

**GLOUCESTER TOWNSHIP COUNCIL MEETING
MARCH 28, 2022 @ 7:30 PM
MUNICIPAL BUILDING, CHEWS LANDING NEW JERSEY**

Pledge Allegiance to the Flag

Invocation: Msgr. Michael Mannion

Statement: Mr. Mercado read a statement setting forth the time, date and place of this meeting, that it was properly advertised, posted and filed in the Office of the Township Clerk pursuant to the Open Public Meetings Act.

Roll Call:	Ms. Grace	Mr. Carlamere, Solicitor
	Mr. Hutchison	Mr. Cardis, Business Administrator
	Mr. Mignone	Mrs. Power, Township Clerk, RMC
	Mrs. Stubbs-abs.	
	Mrs. Winters	Chief Harkins, Police
	Mrs. Trotto-abs.	Mr. Chadwell, Engineer
	Mr. Mercado	

PRESENTATION:

Chief Harkins and Mayor David Mayer lead a presentation ceremoniously swearing in several officers.

PUBLIC PORTION:

Mr. Mercado opened the public portion.

Brian Burns of Erial thanked Council for preserving a natural resource for township residents.

Mr. Burns asked why the township is outsourcing Green Acres projects to Triad. Mr. Carlamere clarified.

There being no further comment the public portion was closed.

WAIVE THE READING AND ACCEPT THE MINUTES:

Regular Session:

February 14, 2022

February 28, 2022

Mr. Hutchison made a motion to accept the minutes, seconded by Mignone. Roll call vote. Mr. Hutchison abstained from the 28th, Ms. Grace abstained from the 14th. All in favor. Motion carried. 5-0.

ORDINANCE: SECOND READING (PUBLIC HEARING)

O-22-03 ORDINANCE ADOPTING AN UPDATED AFFORDABLE HOUSING
TRUST FUND SPENDING PLAN FOR THE TOWNSHIP OF
GLOUCESTER

Mr. Mercado opened the public hearing.

Denise Coyne of Chews Landing Road asked for clarification regarding a chart in the plan. Mr. Bach explained. Mrs. Coyne asked for clarification regarding procedural aspects of the plan. Mr. Bach clarified.

Ray Polidoro of Erial expressed his concerns regarding the Market to Affordable program. Mr. Bach provided further clarification of the plan.

Denise Coyne of Chews Landing Road inquired into the Affordable Housing Trust Fund Account. Mr. Bach explained.

Ray Polidoro of Erial asked council questions regarding the Affordable Housing Trust Fund. Mr. Mercado responded. A discussion was held.

There being no further comment, the public hearing was closed.

Mr. Hutchison made a motion to adopt, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 5-0.

CONSENT AGENDA:

R-22:03-084

RESOLUTION AUTHORIZING PAYMENT OF BILLS

BE IT RESOLVED BY THE Township Council of the Township of Gloucester, in the County of Camden, that the following bills are approved by the Township Council in accordance with the provisions of Ordinance 0-82-16 and certified by the Chief Financial Officer that the claims are proper obligation of the township, that adequate funds are available to honor these claims in the account indicated and the claim should be paid:

CURRENT ACCOUNT

Per attached computer readout of the claims presented in the amount of \$ 508,015.51

CAPITAL ACCOUNT

Per attached computer read out of the claims presented in the amount of \$ 165,677.26

ANIMAL TRUST

Per attached computer read out of the claims presented in the amount of \$ 922.20

DEVELOPERS ESCROW

Per attached computer read out of the claims presented in the amount of \$ 4,959.50

TRUST

Per attached computer readout of the claims presented in the amount of \$ 12,243.70

OPEN SPACE TRUST

Per attached computer readout of the claims presented in the amount of \$ 4,488.17

MANUAL CHECKS

Per attached computer readout of the claims presented in the amount of \$ 1,034,441.18

Adopted: March 28, 2022

ATTEST:

President of Council
Orlando Mercado

Township Clerk,
Nancy Power, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 5-0.

R-22:03-085

RESOLUTION TO ALLOW DISABLED VETERAN OR OTHER EXEMPTIONS AND CREDITS FOR TAX YEAR 2022 AND TO AUTHORIZE THE TAX COLLECTOR TO CREDIT TAXES AND REFUND ANY OVERPAYMENTS

WHEREAS, the following names are owners and residents of property in the Township of Gloucester, and

WHEREAS, they have made proper application for Total and Permanent Service-Connected Disability tax exempt status on their property designated with the block and lots listed below and,

WHEREAS, they have submitted proper evidence of Total and Permanent Disability rating from the U.S. Veterans Administration in accordance with State Regulations.

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester that the Tax Collector is authorized to grant said exemption, credit property taxes as stated for 2022 and refund any resulting credit balances.

Block Lot	Name	Comment	Amount to be Credited
13901 70	Michael Williams	Add Disabled Veteran Tax Exemption As Of 2/7/2022	2022 QTR 2 – 1,856.59 Assessment – 187,000

18603	17.01	Kiroth Lor	Add Disabled Veteran Tax Exemption As Of 2/8/22	2022 QTR 2 – 2,843.74 Assessment – 277,100
18801	21	Richard Johnson	Add Disabled Veteran Tax Exemption As Of 2/8/22	2022 – 1,744.78 Assessment – 177,600
13306	1 C0205	Lagail Smith	Add Disabled Veteran Tax Exemption As Of 1/17/22	2022 – 1,954.55 Assessment – 188,300
8703	8	James Goodman	Add Disabled Veteran Tax Exemption As Of 3/7/22	2022 – 1,589.34 Assessment – 157,400
8901	40	John Camera	Add Disabled Veteran Tax Exemption As Of 2/8/22	2022 – 2,439.56 Assessment – 274,700

Adopted: March 28, 2022

President of Council
Orlando Mercado

Township Clerk
Nancy Power, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 5-0.

R-22:03-086

RESOLUTION AUTHORIZING REFUNDING OF TAXES

BE IT RESOLVED by the Township Council of the Township of Gloucester to authorize the refunding of the following credit balances:

BLOCK	LOT	NAME AND ADDRESS	YEAR	AMOUNT	REASON
10104	10	Gregory Funding P.O. Box 230579 Tigard, OR 97281 Attn: Jini Stupak	2022	\$2,084.13	Erroneous Payment
19001	4	Whansley Pierre 5 Aberdeen Drive Sicklerville, NJ 08081	2022	\$900.50	Overpayment
20103	5	Corelogic 3001 Hackberry Rd. Irving, TX 75063 Attn: Refunds Department	2022	\$1,744.78	Overpayment

Adopted: March 28, 2022

President of Council
Orlando Mercado

Township Clerk
Nancy Power, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 5-0.

R-22:03-087

**RESOLUTION AUTHORIZING REFUNDS FROM THE DEPARTMENT
OF FINANCE**

BE IT RESOLVED by the Township Council of the Township of Gloucester that the following refunds be and are hereby authorized:

Harry Landis
230 Maple Avenue
Blackwood, NJ 08012

#14916-212015C
230 Maple Avenue
Block 4504 Lot 1
Balance of unexpended funds: \$150.00

Adopted: March 28, 2022

President of Council
Orlando Mercado

ATTEST:

Township Clerk
Nancy Power, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 5-0.

R-22:03-088

**RESOLUTION AUTHORIZING CANCELLATION OF MUNICIPAL TAX SALE
CERTIFICATES**

WHEREAS, Certificate of Sale #13-04890, issued to the Township of Gloucester, for delinquent taxes on Block 12402, Lot 5, assessed to William Corsino, at a tax sale held on December 23, 2013, and was redeemed by homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #17-00075, issued to the Township of Gloucester, for delinquent taxes on Block 1901, Lot 14, assessed to 1743 Farmhouse LLC, at a tax sale held on December 28, 2017, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #18-00074, issued to the Township of Gloucester, for delinquent taxes on Block 1704, Lot 17, assessed to William Waters, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #18-00074 include CCMUA charges in the amount of \$297.19 and GTMUA charges in the amount of \$155.40 to be refunded upon collection and;

WHEREAS, Certificate of Sale #18-00090, issued to the Township of Gloucester, for delinquent taxes on Block 2005, Lot 8, assessed to Hogar Hispano Inc, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #18-00090 include CCMUA charges in the amount of \$297.86 and GTMUA charges in the amount of \$211.24 to be refunded upon collection and;

WHEREAS, Certificate of Sale #18-00215, issued to the Township of Gloucester, for delinquent taxes on Block 7806, Lot 18, assessed to Thompson, Morton C, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #18-00377, issued to the Township of Gloucester, for delinquent taxes on Block 10501, Lot 14, assessed to Charlotte Heights Capital LLC, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #18-00377 include CCMUA charges in the amount of \$594.15 to be refunded upon collection and;

WHEREAS, Certificate of Sale #18-00382, issued to the Township of Gloucester, for delinquent taxes on Block 10601, Lot 17.01, assessed to Wilson Bernard & Eileen C, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #18-00481, issued to the Township of Gloucester, for delinquent taxes on Block 11509, Lot 7, assessed to Christmas Joanna, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #18-00576, issued to the Township of Gloucester, for delinquent taxes on Block 13103, Lot 19, assessed to MRP-MDR Corp, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #18-00576 include CCMUA charges in the amount of \$403.96 and GTMUA charges in the amount of \$211.24 to be refunded upon collection and;

WHEREAS, Certificate of Sale #18-00655, issued to the Township of Gloucester, for delinquent taxes on Block 13801, Lot 6, assessed to Fidelibus, Dale Elvino, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #18-00655 include CCMUA charges in the amount of \$298.78 and GTMUA charges in the amount of \$155.40 to be refunded upon collection and;

WHEREAS, Certificate of Sale #18-00879, issued to the Township of Gloucester, for delinquent taxes on Block 16603, Lot 19, assessed to SKS Holdings LP, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #18-01148, issued to the Township of Gloucester, for delinquent taxes on Block 19501, Lot 907, assessed to ASAL Real Estate Investments Group, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #19-00077, issued to the Township of Gloucester, for delinquent taxes on Block 2103, Lot 26, assessed to Spring Hill Partners LLC, at a tax sale held on December 27, 2019, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #19-00119, issued to the Township of Gloucester, for delinquent taxes on Block 4402, Lot 7, assessed to Davis, Mark W & Andra A, at a tax sale held on December 27, 2019, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #19-00141, issued to the Township of Gloucester, for delinquent taxes on Block 5303, Lot 19, assessed to Mooney, Donald & Debra Ann, at a tax sale held on December 27, 2019, and was redeemed by the homeowner paying the full amount of the delinquency and;

WHEREAS, Certificate of Sale #21-00126, issued to the Township of Gloucester, for delinquent taxes on Block 5501, Lot 16.01, assessed to Garbin, Zorka, at a tax sale held on December 28, 2021, and was redeemed by the homeowner paying the full amount of the delinquency and;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Clerk of the Township of Gloucester are hereby authorized to endorse the above

Certificates of Sale for cancellation and refund GTMUA the total of \$733.28 and CCMUA the total of \$1,891.94.

Adopted: March 28, 2022

President of Council
Orlando Mercado

Township Clerk
Nancy Power, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 5-0.

R-22:03-089

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
GLOUCESTER, CONFIRMING CASES FOR SPECIAL TAX APPEALS ASSIGNED TO
BLAU & BLAU**

WHEREAS, the Township Council has previously retained Blau & Blau as Special Tax Appeal Counsel to file appeals to increase assessments that they found to be substantially under assessed; and

WHEREAS, Blau & Blau have filed such appeals for the years 2018 and 2019; and

WHEREAS, certain appeals as identified in Schedule A attached hereto have been filed by Blau & Blau but not specifically authorized by resolution of the Township Council of the Township of Gloucester; and

WHEREAS, the Township Council of the Township of Gloucester hereby authorize and certify Blau & Blau to file the appeals attached hereto in Schedule A.

NOW, THEREFORE BE IT RESOLVED, that the Township Council further authorize the appeals Blau & Blau desire to file which have been attached hereto in Schedule A and further ratify the actions that Blau & Blau have taken on behalf of the Township of Gloucester.

Adopted: March 28, 2022

President of Council
Orlando Mercado

Township Clerk
Nancy Power, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 5-0.

R-22:03-090

**RESOLUTION AUTHORIZING THE TAX COLLECTOR TO TURN OVER FUNDS
FROM PREMIUM ACCOUNT TO GENERAL FUND**

WHEREAS, certain adjustments are necessary to the records of the Tax Collector, and;

WHEREAS, in accordance with NJSA 54:5-33, any premium payments shall be held by the collector and returned to the purchaser of the fee if and when redemption is made and;

WHEREAS, if redemption is not made within five years from date of sale or the Lienholder received a Final Judgement, the premium payment shall be turned over to the treasurer of the municipality; and

WHEREAS, below is a list of certificate numbers and amount of premiums for the total amount of \$52,600.00 along with foreclosure date to be with turned over to the Township.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Gloucester, County of Camden, State of New Jersey, that they hereby authorize the Chief Financial Officer to accept the premiums in the amount of \$52,600.00.

Block	Lot	Certificate #	Foreclosure Date	Amount of Premium
1101	4	17-00040	12/15/20	\$1,400.00
2203	11	16-00092	07/06/20	4,600.00
8701	19	15-07904	08/09/19	13,000.00
11401	148	14-06614	07/19/21	1,200.00
13103	13	14-06760	07/31/20	6,800.00
13306	1-C1101	16-00619	05/05/21	4,100.00
14901	30	18-00721	12/10/21	6,600.00
15703	202	16-00837	06/10/21	300.00
16405	2	17-00904	02/10/21	4,900.00
16601	7	16-00957	08/09/19	100.00
17604	32	14-07312	01/17/19	8,200.00
19502	507	14-07517	12/18/19	1,400.00
			Total	\$52,600.00

Adopted: March 28, 2022

President of Council
Orlando Mercado

Township Clerk
Nancy Power, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 5-0.

R-22:03-091

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER AUTHORIZING THE TOWNSHIP OF GLOUCESTER TO ENTER INTO A COOPERATIVE PRICING AGREEMENT IN THE CRANFORD PRICING SYSTEM

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Cranford Police Cooperative Pricing System (ID #47-CPCPS), hereinafter referred to as the "Lead Agency" has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, on this 28th day of March, 2022, the Township Council of the Township of Gloucester, County of Camden, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE, BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the Township of Gloucester.

AUTHORITY

Pursuant to the provision of N.J.S.A. 40A:11-11(5), the Mayor of the Township of Gloucester is hereby authorized to enter into a Cooperative Pricing Agreement with the lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

Adopted: March 28, 2022

President of Council
Orlando Mercado

ATTEST:

Township Clerk
Nancy Power, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 5-0.

R-22:03-092

RESOLUTION CONFIRMING AND AUTHORIZING THE SIGNING OF AN AGREEMENT OF SALE FOR PROPERTY KNOWN AS 344 AND 348 LITTLE MILL ROAD, BLOCK 14404, LOTS 38 AND 39 AND 2488, 2490 AND 2520 ERIAL ROAD, BLOCK 14404, LOTS 36 AND 37 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF GLOUCESTER TO BE ACQUIRED WITH NEW JERSEY GREEN ACRES GRANT FUNDING

WHEREAS, the Township Council of the Township of Gloucester believes in the importance of preserving open space land for historic, scenic and recreational use for the residents of Gloucester Township; and

WHEREAS, the Township of Gloucester desires to purchase the property located in the Township of Gloucester, County of Camden and State of New Jersey, described as Block 14404, Lots 38 and 39, Little Mill Road and Block 14404, Lots 36 and 37, Erial Road with grant funding from the State of New Jersey, Department of Environmental Protection, Green Acres Program for historic, scenic land preservation and recreation use; and

WHEREAS, the Township desires to purchase Block 14404, Lots 38 and 39 and Block 14404, Lots 36 and 37 for the estimated purchase price not to exceed \$309,000.00 and \$385,000.00; and

WHEREAS, Green Acres will determine the purchase price after completing a property appraisal; and

WHEREAS, the parties hereto desire to set forth their mutual understandings and agreements with respect to the sale and purchase of said properties with the signing of an Agreement of Sale.

NOW, THEREFORE BE IT RESOLVED, that the Township Council of the Township of Gloucester is hereby authorized to sign an agreement of sale for the property known as Block 14404, Lots 38 and 39, Little Mill Road and Block 14404, Lots 36 and 37 Erial Road, Gloucester Township, County of Camden, State of New Jersey as shown on the tax map of the Township of Gloucester in consideration for \$309,000.00 and \$385,000.00.

Adopted: March 28, 2022

Council President
Orlando Mercado

ATTEST:

Township Clerk
Nancy Power, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 5-0.

GT E-GOV ACCESS:

Robert Shellock of High Street asked council the following question:

1. *Why is the police officer at the council meeting not paying attention? I see him on video scrolling his cell phone every couple of minutes.*

Mr. Mercado stated Chief Harkins responded to this individual.

PUBLIC PORTION:

Mr. Mercado opened the public portion.

William Hill of Kearsley Road asked if there is an ordinance regarding pan handling in the township. Chief Harkins explained. Mr. Hill inquired into speed bumps. Chief Harkins explained.

Shaunessy Smithman of Millbridge Gardens inquired into broken sidewalk on Kelly Drivers Lane. Ms. Smithman suggested the township purchase an ambulance. Mr. Mercado explained. Paul Krug of Blackwood Estates thanked Mr. Burns for his hard work and persistence in helping to acquire open space. Mr. Krug expressed his concerns regarding the rate at which the budget has increased. A discussion was held.

Danielle Vermitski of Blackwood Estates wanted to thank public works for assisting her with a fence issue. Ms. Vermitski asked if the Green Team will be meeting. Mr. Mercado explained. Shaunessy Smithman of Millbridge Gardens expressed her views on stillborn children and why the addresses of the local police and fire departments should be posted on street signs. Ms. Smithman provided suggestions for copyright infringement.

There being no further comment, the public portion was closed.

POLLING OF DIRECTORS:

Chief Harkins thanked council and administration for their support.

POLLING OF COUNCIL:

Mr. Hutchison thanked everyone for coming.

Ms. Grace thanked Chief Harkins and everyone for attending. Ms. Grace is confident the Affordable Housing Funds will be used to help township residents.

Mr. Mignone congratulated the officers sworn in this evening.

Mrs. Winters congratulated and thanked the police department.

Mr. Mercado thanked everyone for attending this evening. Mr. Mercado thanked Chief Harkins.

Mr. Mercado remembered resident Charlie Miller who was instrumental in the Blackwood Christmas Parade and Farmers' Market. Mr. Mercado stated baseball is starting up and the Scholarship Committee will be presenting at the next council meeting.

Mr. Hutchison made a motion to adjourn, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 5-0.

Respectfully Submitted,

Council President
Orlando Mercado

Nancy Power, RMC
Township Clerk