

MINUTES
TOWNSHIP OF PENNSAUKEN
TOWNSHIP COMMITTEE MEETING
April 1, 2021

The Committee Meeting of the Pennsauken Township Committee was held via electronic participation on Thursday, April 1, 2021.

The Meeting was called to order by Mayor DiBattista at 6:00 pm. who also called for the Salute to the Flag to be followed by a Moment of Silence.

Mayor DiBattista announced the meeting is in compliance of the "Senator Byron M. Baer Open Public Meetings Act".

The meeting commenced with a roll call by the Township Acting Clerk.

Committeeman Killion moved the motion to approve the use of electronic participation.

Committeeman Martinez seconded the motion.

An affirmative 5/0 voice vote was recorded.

PRESENT: Committeeman Martinez, Committeeman Killion, Committeewoman Roberts, Deputy Mayor Rafeh and Mayor DiBattista.

Also present were Acting Clerk Pamela Scott-Forman, Deputy Clerk Ana Matos, Acting Administrator Joseph Palumbo & Linda Galella, Esq.

APPROVAL OF MINUTES

Regular Meeting Minutes

March 18, 2021

Committeeman Killion moved the motion for approval of minutes.

Deputy Mayor Rafeh seconded the motion.

An affirmative 5/0 voice vote was recorded.

PROCLAMATIONS / AWARDS / MAYORAL APPOINTMENT

Proclamation for Luis Quinones

BIDS OPENED – NONE

ORDINANCES: SECOND READING (PUBLIC MAY COMMENT)

2021:10

AN ORDINANCE OF THE TOWNSHIP OF PENNSAUKEN, COUNTY OF CAMDEN, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR CERTAIN PROPERTIES KNOWN AS BLOCK 4924, LOTS 8, 9, 10 AND 11

WHEREAS, the Township Committee of the Township of Pennsauken ("Township") following referral to and upon recommendation of, the Pennsauken Township Planning Board ("Planning Board"), desires to adopt the Redevelopment Plan, for a certain area in need of non-condemnation redevelopment at Block 49242, Lots 8, 9, 10 and 11, within the Township of Pennsauken, Camden County, New Jersey, which Plan has been prepared by T&M Associates, dated January 29, 2021, and is incorporated herein and made a part hereof by reference; and

WHEREAS, the Planning Board has examined and considered said proposed Redevelopment Plan regarding the subject designated non-condemnation redevelopment area; and

WHEREAS, the Planning Board conducted a public meeting on July 28, 2020 concerning the Plan, which was open to the public and where said Plan was explained and discussed and members of the public had an opportunity to pose questions and submit concerns; and

WHEREAS, the Planning Board has, through Resolution No. P2020-10, reported that the proposed Plan is consistent with the Township Master Plan and has recommended that the Plan be adopted by the Township Committee; and

WHEREAS, the Plan, upon adoption by this Ordinance, is expected to facilitate redevelopment/development of the non-condemnation redevelopment area, and to provide new opportunities for private non-residential development within the US Route 130 Corridor in association with the development of a new public community center for the benefit and enjoyment of Pennsauken Township residents.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Committee of the Township of Pennsauken that, with the recommendation of the Planning Board to adopt the proposed Redevelopment Plan, such recommendation is accepted, and the Plan is hereby adopted.

BE IT FURTHER ORDAINED by the Township Committee of the Township of Pennsauken that the Redevelopment Plan prepared by T&M Associates for the subject non-condemnation redevelopment area, be and hereby is adopted to govern the Redevelopment Area comprised of Block 4924, Lots 8, 9, 10 and 11.

BE IT FURTHER ORDAINED the Township Committee declares and determines the Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the planning development and rehabilitation of the Township and specifically the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 12A-1 et seq.

BE IT FURTHER ORDAINED that any prior Ordinances or Plans which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistencies.

BE IT FURTHER ORDAINED that this Ordinance shall become effective twenty (20) days following final passage and publication as required by law, as the Ordinance adopting the Redevelopment Plan for these designated areas, and zoning and redevelopment maps for the areas, as applicable.

Committeeman Killion moved the motion to close for public hearing.
 Committeewoman Roberts seconded the motion.
 An affirmative 5/0 voice vote was recorded.

Motion To Adopt:

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Martinez</i>		√	√			
<i>Killion</i>	√		√			
<i>Roberts</i>			√			
<i>Rafeh</i>			√			
<i>DiBattista</i>			√			

No Public Wished To Comment

ORDINANCES: FIRST READING - (NO PUBLIC COMMENT) - NONE

RESOLUTION(s) (PUBLIC MAY COMMENT) The Following Resolution(s) will be considered individually:

2021:122

RESOLUTION AUTHORIZING THE CANCELLATION OF PRIOR YEAR OUTSTANDING CHECKS FROM VARIOUS BANK ACCOUNTS OF THE TOWNSHIP OF PENNSAUKEN

WHEREAS, there exist prior years outstanding checks on the books from various accounts of the Township of Pennsauken; and

WHEREAS, these prior years outstanding checks have been investigated and it has been determined that these checks should be canceled;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Pennsauken, that the following prior years outstanding checks, the list of which are on file in the Finance Office, be canceled to their respective Current Funds for the year ended December 31,2021.

	BANK & ACCOUNT NUMBER	AMOUNT
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TAX	BB&T BANK - #1310000329153	\$3,834.97
TOTAL		\$ 3,834.97

Motion To Adopt:

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Martinez</i>	√		√			
<i>Killion</i>		√	√			
<i>Roberts</i>			√			
<i>Rafeh</i>			√			
<i>DiBattista</i>			√			

No Public Wished To Comment

2021:123

RESOLUTION AUTHORIZING TRANSFERS OF APPROPRIATION RESERVES IN THE 2020 BUDGET PENNSAUKEN, CAMDEN COUNTY, NEW JERSEY

Pennsauken
Camden County, New Jersey

WHEREAS, transfers are permitted between appropriations of the preceding year's budget during the first

three months of the fiscal year:

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Pennsauken in

the County of Camden and the State of New Jersey that effective March 31, 2021, transfers between 2020 Budget

Appropriation Reserves are to be made as follows:

MUNICIPAL BUDGET

<u>ACCOUNT #</u>	<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>FROM</u>	<u>TO</u>
0-01-510-535	TOWNSHIP COMMITTEE	O/E	1,450	
0-01-511-101	ADMINISTRATION	O/E	7,250	
0-01-512-399	TOWNSHIP CLERK	O/E	22,675	
0-01-514-426	ZONING BOARD	O/E		3,350
0-01-520-101	FINANCIAL ADMINISTRATION	S/W		20,500
0-01-520-298	FINANCIAL ADMINISTRATION	O/E		4,900
0-01-521-302	PURCHASING DEPARTMENT	O/E		1,050
0-01-525-426	DATA PROCESSING CENTER	O/E		4,375
0-01-540-426	TAX COLLECTOR	O/E		25
0-01-560-431	LEGAL SERVICES	O/E		14,700
0-01-561-431	HUMAN RESOURCES	O/E	175	
0-01-590-101	PUBLIC BUILDINGS AND GROUNDS	S/W	500	
0-01-590-417	PUBLIC BUILDINGS AND GROUNDS	O/E	200	
0-01-610-432	PLANNING BOARD	O/E		1,800
0-01-630-466	GROUP INSURANCE	O/E	240,250	
0-01-632-598	OTHER INSURANCE	O/E	13,500	
0-01-633-472	WORKERS' COMPENSATION	O/E		175,000
0-01-635-571	UNEMPLOYMENT COMPENSATION	O/E		15,000
0-01-650-101	BUREAU OF FIRE PREVENTION	S/W	4,000	
0-01-650-535	BUREAU OF FIRE PREVENTION	O/E	525	
0-01-651-407	FIRE HYDRANT SERVICE	O/E		400

0-01-655-101	FIRE DEPARTMENT	S/W		5,225
0-01-655-506	FIRE DEPARTMENT	O/E	1,150	
0-01-660-101	POLICE DEPARTMENT	S/W	18,225	
0-01-660-271	POLICE DEPARTMENT	O/E		1,900
0-01-666-101	FIRST AID ORGANIZATION	S/W	2,100	
0-01-666-282	FIRST AID ORGANIZATION	O/E	1,200	
0-01-670-391	CONSTRUCTION OFFICIAL	O/E		2,825

RESOLUTION NO. 2021-
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MUNICIPAL BUDGET (CONT'D)

<u>ACCOUNT #</u>	<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>FROM</u>	<u>TO</u>
0-01-680-321	MOTOR FUELS	O/E	7,850	
0-01-682-101	PUBLIC WORKS	S/W	900	
0-01-682-513	PUBLIC WORKS	O/E	675	
0-01-685-405	STREET LIGHTING	O/E		60,900
0-01-686-405	ELECTRICITY	O/E		6,350
0-01-687-406	TELEPHONE	O/E		2,400
0-01-690-101	TOWNSHIP GARAGE	S/W	550	
0-01-690-351	TOWNSHIP GARAGE	O/E		3,350
0-01-755-481	SWIMMING POOL.	O/E	225	
0-01-760-576	CELEBRATION OF PUBLIC EVENTS	O/E		1,550
0-01-770-545	RENT CONTROL BOARD	O/E	400	
0-01-776-545	SHADE TREE COMMISSION	O/E	450	
0-01-851-469	SOCIAL SECURITY SYSTEM	O/E	1,350	
TOTAL			<u>\$ 325,600</u>	<u>\$ 325,600</u>

Motion To Adopt:

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Martinez</i>		√	√			
<i>Killion</i>			√			
<i>Roberts</i>			√			
<i>Rafeh</i>	√		√			
<i>DiBattista</i>			√			

No Public Wished To Comment

2021:124

RESOLUTION AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR 2021

WHEREAS, an emergent condition has arisen with respect to the amount of appropriations authorized in the temporary budget and no adequate provision has been made in the 2021 temporary appropriations for the aforesaid purpose, and N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purpose above mentioned; and

WHEREAS, the total emergency temporary resolutions adopted in the year 2021 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S. 40A:4-20) including this resolution total \$17,118,057.77.

NOW, THEREFORE, BE IT RESOLVED, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S. 40A:4-20:

1. Effective April 1, 2021, an emergency temporary appropriation be and the same is hereby made for the 2021 temporary budget in the amount of \$17,118,057.77.
2. That said emergency temporary appropriation will be provided for in the 2021 budget under the title of:

The 2021 Municipal Budget

3. That one certified copy of this resolution be filed with the Director of Local Government Services.

Motion To Adopt:

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Martinez</i>		√	√			
<i>Killion</i>			√			
<i>Roberts</i>	√		√			
<i>Rafeh</i>			√			
<i>DiBattista</i>			√			

No Public Wished To Comment

2021:125

RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING THE ISSUANCES OF RAFFLE LICENSES (The Heart of Camden)

BE IT RESOLVED, by the Township Committee of the Township of Pennsauken, County of Camden, State of New Jersey that the Township Clerk is authorized to issue a Raffle License to the:

** Name: Heart of Camden, Inc.

Address: 1840 S. Broadway, Camden, NJ

Where Event Is Being Held: 3800 Haddonfield Road Pennsauken, NJ 08109

Date of Event: May 2, 2021

Township License #: R21.01 (Drawing)

State Registration ID # 69-4-35517

BE IT FURTHER RESOLVED, that a background check on the Member in Charge has been completed with favorable result and the Township Clerk is hereby authorized to issue said license upon the approval of the Legalized Games of Chance Control Commission (LGCCC).

Motion To Adopt:

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Martinez</i>		√	√			
<i>Killion</i>			√			
<i>Roberts</i>	√		√			
<i>Rafeh</i>			√			
<i>DiBattista</i>			√			

No Public Wished To Comment

RESOLUTION(s) (PUBLIC MAY COMMENT) The Following Resolution(s) will be considered by consent agenda:

2021:126

RESOLUTION AUTHORIZING THE ISSUANCE OF USED CAR LICENSES FOR 2021 BERGEY'S TRUCKS, INC. (7225 N. Crescent Blvd.)

BE IT RESOLVED, by the Township Committee of the Township of Pennsauken that the following Used Car Licenses are authorized to be issued 2021

BERGEY'S TRUCKS INC.
dba Bergey's Truck Centers

7255 N. Crescent Blvd.
Pennsauken, NJ 08110

2021:127

RESOLUTION AUTHORIZING THE ISSUANCE OF USED CAR LICENSES FOR 2021 BERGEY'S TRUCKS, INC. (7460 Crescent Blvd.)

BE IT RESOLVED, by the Township Committee of the Township of Pennsauken that the following Used Car Licenses are authorized to be issued 2021

BERGEY'S TRUCKS INC.
dba Bergey's Truck Center

7460 N. Crescent Blvd.
Pennsauken, NJ 08110

2021:128

RESOLUTION AUTHORIZING THE ISSUANCE OF USED CAR LICENSES FOR 2021 CITY SELECT

BE IT RESOLVED, by the Township Committee of the Township of Pennsauken that the following Used Car Licenses are authorized to be issued 2021

CITY SELECT AUTO SALES

5910 S. Crescent Blvd.
Pennsauken, NJ 08109

2021:129

RESOLUTION AUTHORIZING THE ISSUANCE OF USED CAR LICENSES FOR 2021
ELITE SALES

BE IT RESOLVED, by the Township Committee of the Township of Pennsauken that the following Used Car Licenses are authorized to be issued 2021.

ELITE SALES, LLC

4200 Strand Avenue
Pennsauken, NJ 08109

2021:130

RESOLUTION AUTHORIZING THE ISSUANCE OF USED CAR LICENSES FOR 2021
JOSHUA MOTOR CAR COMPANY

BE IT RESOLVED, by the Township Committee of the Township of Pennsauken that the following Used Car Licenses are authorized to be issued 2021

JOSHUA MOTOR CAR COMPANY

3429 Haddonfield Road
Pennsauken, NJ 08109

2021:131

RESOLUTION AUTHORIZING THE ISSUANCE OF USED CAR LICENSES FOR 2021
TONY'S AUTO SALES

BE IT RESOLVED, by the Township Committee of the Township of Pennsauken that the following Used Car Licenses are authorized to be issued 2021

TONY'S AUTO SERVICE

4910 Rt. # 130 North
Pennsauken, NJ 08109

2021:132

RESOLUTION APPROVING A REFUND OF \$100.00 FOR CERTIFICATE OF OCCUPANCY MONEY FOR COMMERCIAL PROPERTY INSPECTION (7360 N. Crescent Blvd)

WHEREAS, Jim Stuffo, 2714 Branch Pike, Cinnaminson, New Jersey 08077 made a payment February 17, 2021 with the Township of Pennsauken in the amount of \$100.00 for the maintenance inspection for the rental of property at the location known as 7360 N. Crescent Blvd., and

WHEREAS, payment for this inspection was received February 17, 2021 and was determined to be a duplicate payment and the Jim Stuffo is entitled to a refund of \$100.00, and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Pennsauken, Camden County and State of New Jersey that the sum of \$100.00 be returned to

JIM STUFFO, 3RD
2714 BRANCH PIKE
CINNAMINSON, NEW JERSEY 08077

A CERTIFIED COPY of this resolution will be forwarded by the Township Clerk to the Applicant, Construction Official, Supervisor of the Building Department, and the Township CFO.

2021:133

RESOLUTION APPROVING A REFUND OF \$150.00 FOR CERTIFICATE OF OCCUPANCY MONEY FOR COMMERCIAL PROPERTY INSPECTION (1701 Sherman Avenue)

WHEREAS, Thomas Fox, 2501 Rt. #73 South, Cinnaminson, New Jersey 08077 made a payment March 25, 2021 with the TOWNSHIP OF PENNSAUKEN in the amount of \$150.00 for the maintenance inspection for the rental of property at the location known as 1701 Sherman Avenue; and

WHEREAS, payment for this inspection was received March 23, 2021 and was determined to be a duplicate payment and that Thomas Fox is entitled to a refund of \$150.00; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Pennsauken, County of Camden, and State of New Jersey that the sum of \$150.00 is returned to

TRANSAXLE LLC
THOMAS FOX
2501 RT. #73 SOUTH
CINNAMINSON, NJ 08077

A CERTIFIED COPY of this resolution will be forwarded by the Township Clerk to the Applicant, Construction Official, the Supervisor of the Building Department, and the Finance Department.

Motion To Adopt:

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Martinez</i>		√	√			
<i>Killion</i>			√			
<i>Roberts</i>			√			
<i>Rafeh</i>	√		√			
<i>DiBattista</i>			√			

No Public Wished To Comment

CONFERENCE ITEMS / ITEM OF DISCUSSION

Larry Cardwell - Economic Development

Buckeye Terminal Block 1003, Lots 1,2,3,4,5,6,8,9 & 10 – this property has no significant violations. Buckeye Pennsauken Solar LLC – Is developing a solar photovoltaic system on approximately 100 acres. This project is in keeping with the ownership’s commitment to reducing greenhouse gas emissions across its asset classes targeting net zero by 2050. The property is in an HI zone. The project will consist of 62,000 solar panels producing 20,000 kW AC and up to 28,000 kW DC. The area to be developed is designated as “Historic Fill” by the NJ DEP. The electricity generated will be tied in directly to a PSE&G circuit located on River Road just outside the Buckeye property. The entire area will be surrounded by a fence. (for more details see attached)

- Item was removed from agenda until more information is received from property.

Zoomvee 809 Hylton Road – this property has no significant violations.

Zoomvee – Would like to lease this 9,400 square foot warehouse to open a contactless digital pre-owned car buying company. The vehicle will be delivered to the customer after the online purchase, otherwise customers have the option of taking possession of the vehicle at the nearest Zoomvee location. All vehicles (50 – 60) at a time will be stored inside the warehouse. The vehicles will be fully serviced and detailed before arriving at the warehouse. The property is located in an LI zone. (for more details see attached)

- Committee agreed as long as all protocols are followed.

PAYMENT OF BILLS - NONE

DEPARTMENT REPORT(s) – NONE

PUBLIC COMMENT

Dr. Torey (6717 Crescent Blvd)

Dr. Torey has been very vocal on acquiring lot next to animal hospital to expand here in Pennsauken. They have been working with solicitor and planning board, but it has been a year and they would like to have this looked at to see what can be done or what it is needed. Mayor DiBattista thanked them for all they do, and he will get together with committee and solicitor to discuss where things are.

Committeeman Killion moved the motion to close public comment.
Committeeman Martinez seconded the motion.
An affirmative 5/0 voice vote was recorded.

COMMITTEE COMMENTS

Mayor DiBattista:

- Our first Easter drive thru was a success. Thank you to Committeeman Killion, Duke Martz and all the volunteers for an amazing event.
- We are still in a midst of a pandemic and we are working very hard to have our residents vaccinated. Director Shakir Ali along with Administration and Committeewoman Roberts are making things happen specially for our seniors.
- We are very excited and happy to have a vaccination site in town for our residents at two location in town.
- CAMcare will contact you personally and set up your appointment. If you already have been vaccinated please inform them of this so we can keep calling other residents.
- Please continue to wear your mask, washing your hands and social distancing. We are almost at the finish line.

DEPUTY MAYOR RAFEH:

- Easter drive thru event was a success thank you to Committeeman Killion, Duke Martz and all the volunteers.
- We are working alongside with our Economic Development team and our property owners to facilitate renting their space to businesses. We will be organizing meetings and brainstorming on what can be done. Please contact Larry Cardwell if you are interested.
- We have a lot of exciting things coming up please stay tuned we will be announcing more in weeks to come.
- Please continue to wear your masks, washing your hands and a social distancing. Happy Easter everyone.

COMMITTEEMAN KILLION:

- We had a great turnout at our first ever Easter Drive thru event. Thank you to all our residents who came and supported us, we received over 300 cars.
- Thank You to all the volunteers, Duke Martz and to all our EMS, Police, Fire, Public Works, and every department that participated.
- We are working on our Memorial Day event, and our June 12th event that we will be giving more information on soon.
- It is Spring and we have had a lot of strong winds and with this comes debris on all our properties. Please keep properties clean and cars off the lawns.
- Our inspectors are out doing their rounds and you will receive a notice of violation if not compliant with Township ordinances.
- Please continue to wear your masks, washing your hands and a social distancing. Happy Easter everyone.

COMMITTEEWOMAN ROBERTS:

- Thank you everyone who is joining us today.
- Great job on our Easter drive thru event. Committeeman Killion and Duke Martz everything was done beautifully, and the weather was perfect.
- Covid-19 vaccines are here, and we will be able to help our residents get vaccinated. CAMcare will be contacting you for your appointments.
- There is also a food drive on Bethel Ave parking lot, if you know anyone in need please let them know.
- Please continue to stay safe, wear masks, wash your hands and social distance.

COMMITTEEMAN MARTINEZ:

- Easter drive thru event was a success thank you to everyone that volunteered. The kids had a great time and received a lot of candy.
- Thank you to Public Works for maintaining our fields in such great conditions for our kids.
- April 10th is the Tippins Pond clean up event. Visit their website for more information.
- We have purchased new equipment for 45th and Jackson park and St. Martins to give it a face lift for our kids to enjoy.
- Please stay safe and continue to wear your mask, wash your hands and social distance.

RESOLUTION (PUBLIC MAY COMMENT) The following Resolution will be considered individually:

2021:134

RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN TO DISCUSS MATTERS OF ATTORNEY CLIENT PRIVILEGE – LITIGATION, CONTRACTS AND PERSONNEL

Motion To Adopt:

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Martinez</i>		√	√			
<i>Killion</i>	√		√			
<i>Roberts</i>			√			
<i>Rafeh</i>			√			
<i>DiBattista</i>			√			

No Public Wished To Comment

ADJOURNMENT:

Ana Matos
Deputy Clerk