

MINUTES
TOWNSHIP OF PENNSAUKEN
TOWNSHIP COMMITTEE MEETING
April 23, 2020

The Committee Meeting of the Pennsauken Township Committee was held via ZOOM video conference due to the pandemic in effect.

The Meeting was called to order by Mayor Tim Killion at 6:04 p.m.

PRESENT: Committeeman Dyer, Committeewoman McBride, Committeewoman Rafeh, Deputy Mayor DiBattista and Mayor Killion

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

Mayor Killion called for the Salute to the Flag to be followed by a Moment of Silence after which he spoke about the pandemic in effect and the need to continue with social distancing. He announced that Pennsauken had 242 people infected with COVID-19 and 2 deaths as of 5:30 p.m.

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

CONSIDERATION OF/AND POSSIBLE ACTIONS ON ANY REQUEST FOR ELECTRONIC PARTICIPATION IN MEETING –

A roll call vote was taken to conduct the meeting via Zoom video conferencing

Deputy Mayor DiBattista moved a motion to approve
Committeewoman Rafeh seconded the motion
An affirmative 5/0 roll call vote was recorded

APPROVAL OF MINUTES-

Meeting of April 9, 2020

Committeewoman Rafeh moved a motion to accept the submitted minutes
Committeeman Dyer seconded the motion
An affirmative 5/0 roll call vote was recorded

ORDINANCES: FIRST READING – (NO PUBLIC COMMENT)

2020:07

AN ORDINANCE OF THE TOWNSHIP OF PENNSAUKEN, ACCEPTING DEED OF LAND FROM MERCHANTVILLE PENNSAUKEN WATER COMMISSION

Committeewoman McBride moved a motion on Ordinance 2020:07 on First Reading
Committeewoman Rafeh seconded the motion
An Affirmative 5/0 roll call vote

2020:08

AN ORDINANCE OF THE TOWNSHIP OF PENNSAUKEN, ACCEPTING DEED OF LAND FROM THE BOARD OF EDUCATION OF THE TOWNSHIP OF PENNSAUKEN

Committeeman Dyer moved a motion on Ordinance 2020:08 on First Reading
Committeewoman Rafeh seconded the motion
An Affirmative 5/0 roll call vote

2020:09

ORDINANCE AUTHORIZING AN AMENDMENT TO EASEMENT ON A CERTAIN PROPERTY LOCATED AT 5324 KAIGHN AVENUE (ROUTE #38) PENNSAUKEN, NEW JERSEY 08109 AND DESIGNATED AS BLOCK 6113, LOT 5, ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF PENNSAUKEN, COUNTY OF CAMDEN, STATE OF NEW JERSEY

Deputy Mayor DiBattista moved a motion on Ordinance 2020:09 on First Reading
Committeeman Dyer seconded the motion
An Affirmative 5/0 roll call vote

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

2020:138 RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN, CAMDEN COUNTY, STATE OF NEW JERSEY AUTHORIZING THE TOWNSHIP OF PENNSAUKEN TO ENTER INTO AN INTERLOCAL SHARED SERVICE AGREEMENT WITH VARIOUS CAMDEN COUNTY MUNICIPALITIES AND THE CAMDEN COUNTY SHERIFF’S DEPARTMENT

WHEREAS. The Township of Pennsauken desires to enter into an Inter-local Services Agreement authorizing participation in the purchase and operation of an Law Enforcement Records Management System (RMS), and

WHEREAS, The Township of Pennsauken desires to enter into an agreement with the Camden County Sheriff’s Department and various Municipalities within Camden County relating to the purchase and operation of a Law Enforcement Records Management System, hereto attached.

NOW BE IT RESOLVED by the Township Committee of the Township of Pennsauken that the interlocal shared service agreement with various Camden County Municipalities and the Camden County Sheriff’s Department is hereby approved and ratified.

NOW BE IT FURTHER RESOLVED by the Township Committee of the Township of Pennsauken hereby authorizes the Administrator to execute the said agreement on behalf of the Township.

Administrator Palumbo commented it completes a memorandum of understanding for digital management with other Municipalities and the Camden County Sheriff’s Department.

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Dyer</i>			√			
<i>McBride</i>			√			
<i>Rafah</i>		√	√			
<i>DiBattista</i>	√		√			
<i>Killion</i>					√	

2020:139 RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING EXECUTION OF “THE MONUMENT DISPLAY OPERATING & MAINTENANCE AGREEMENT” BY AND BETWEEN THE TOWNSHIP OF PENNSAUKEN (THE “TOWNSHIP”) AND 5407 RT. 70 PENNSAUKEN OUTDOOR, LLC (THE “OWNER”) (COLLECTIVELY THE “PARTIES”)

WHEREAS, the Owner is in the business of developing, constructing, operating and maintaining commercial off-premises advertising digital monument display and occupied structures; and

WHEREAS, the Owner or its affiliate and/or nominees, is or will be the fee simple title owner of that certain property located at 5407 Marlton Pike (Route 70), Pennsauken, New Jersey 08109, and designated as Block 6103, Lot 2 on the official tax map of the Township of Pennsauken (the "Property"); and

WHEREAS, on November 7, 2019, the Pennsauken Planning Board granted preliminary and final site plan approval for a monument display at the Property (the "Monument Display"), subject to the Parties entering into "The Monument Display Operating & Maintenance Agreement" (the "Agreement"), the approval memorialized by Resolution P2019-7 dated November 26, 2019; and

WHEREAS, the Parties desire to ratify and memorialize the Agreement by affixing their signatures thereto.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Pennsauken, County of Camden, State of New Jersey that:

1. The Monument Display & Operating Agreement by and between the Township of Pennsauken, substantially in the form attached hereto and 5401 Marlton Pike (Rt. 70) Pennsauken Outdoor, LLC, is hereby approved and ratify; and
2. That the Township Administrator is authorized to execute the same on behalf of the Township of Pennsauken.

BE IT FURTHER RESOLVED, a copy of this resolution with the Monument Display & Operating Agreement, attached hereto shall be filed with the Clerk of the Township of Pennsauken.

Administrator Palumbo commented this is the maintenance agreement for the monument on Marlton Pike.

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Dyer</i>		√	√			
<i>McBride</i>	√		√			
<i>Rafeh</i>			√			
<i>DiBattista</i>			√			
<i>Killion</i>			√			

2020:140 RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING EXECUTION OF "THE MONUMENT DISPLAY OPERATING & MAINTENANCE AGREEMENT" BY AND BETWEEN THE TOWNSHIP OF PENNSAUKEN (THE "TOWNSHIP") AND 5324 RT. 38 PENNSAUKEN OUTDOOR, LLC (THE "OWNER") (COLLECTIVELY THE "PARTIES")

WHEREAS, the Owner is in the business of developing, constructing, operating and maintaining commercial off-premises advertising digital monument display and occupied structures; and

WHEREAS, the Owner or its affiliate and/or nominees, is or will be the fee simple title owner of that certain property located at 5324 Kaighn Avenue (Route 38), Pennsauken, New Jersey 08109, and designated as Block 6113, Lot 5 on the official tax map of the Township of Pennsauken (the "Property"); and

WHEREAS, on November 7, 2019, the Pennsauken Planning Board granted preliminary and final site plan approval for a monument display at the Property (the "Monument Display"), subject to the Parties entering into "The Monument Display Operating & Maintenance Agreement" (the "Agreement"), the approval memorialized by Resolution P2019-8 dated November 26, 2019; and

WHEREAS, the Parties desire to ratify and memorialize the Agreement by affixing their signatures thereto.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Pennsauken, County of Camden, State of New Jersey that:

3. The Monument Display & Operating Agreement by and between the Township of Pennsauken, substantially in the form attached hereto and 5324 Kaighn Avenue (Rt. 38) Pennsauken Outdoor, LLC, is hereby approved and ratified; and
4. That the Township Administrator is authorized to execute the same on behalf of the Township of Pennsauken.

BE IT FURTHER RESOLVED, a copy of this resolution with the Monument Display & Operating Agreement, attached hereto shall be filed with the Clerk of the Township of Pennsauken.

Administrator Palumbo commented this is the maintenance agreement for the monument on Kaighn Avenue.

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Dyer</i>		√	√			
<i>McBride</i>			√			
<i>Rafeh</i>		√	√			
<i>DiBattista</i>			√			
<i>Killion</i>			√			

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

2020:141

RESOLUTION AUTHORIZING THE REFUND OF SITE INSPECTION ESCROW IN THE AMOUNT OF SIX THOUSAND, SIX HUNDRED THIRTY SEVEN DOLLARS (\$6,637.00) TO CRESCENT BURIAL PARK LOCATED AT 7349 WESTFIELD AVE, BLOCK 1407, LOT 1.

WHEREAS, Mr. Robert Baranowski from Crescent Burial Park, Inc. to the Planning Board in the Township of Pennsauken for site improvement approvals on the premises located at 7349 Westfield Avenue, Block 1407, Lot 1; and

WHEREAS, one of the conditions of said approval was to post escrow fees for the Planning Board Engineer’s review and inspections of the site;

WHEREAS, Crescent Burial Park, Inc. satisfied the Planning Board Engineer Site Improvements and Construction Office Permits (see attached) and request the refund of the remaining escrow monies in the amount of Six Thousand, Six Hundred Thirty Seven Dollars and no Cents (\$ 6,637.00).

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Pennsauken, in the County of Camden and State of New Jersey that the Pennsauken Finance Department is hereby directed to refund Mr. Robert Baranowski from Crescent Burial Park, Inc. the remaining escrow monies in the amount of Six Thousand, Six Hundred Thirty Seven Dollars and No Cents (\$ 6,637.00).

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Finance Department, the Planning & Zoning Office and to **Mr. Robert Baranowski of Crescent Burial Park, 7349 Westfield Avenue, Pennsauken, NJ 08110**

2020:142 RESOLUTION APPROVING THE REFUND OF \$825.00 OF A GOLF MEMBERSHIP FROM THE PENNSAUKEN TOWNSHIP COUNTRY CLUB

WHEREAS, Bruce MacGregor of 271 Uxbridge Drive, Cherry Hill, NJ 08034 paid for a Class AC membership to the Pennsauken Township Country Club in the amount of Nine Hundred Fifty-five Dollars (\$955.00); and

WHEREAS, Mr. MacGregor played five (5) rounds of golf in an aggregate amount of One Hundred Thirty Dollars prior to his untimely death on March 11, 2020 of a brain aneurysm; and

WHEREAS the Management team of the Country Club believes this to be outside of the parameters of the current refund policy of the Country Club therefore deems the applicant is entitled to an Eight Hundred Twenty-five Dollar (\$825.00) refund.

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 Eight Hundred Twenty-five Dollar (\$825.00) is returned to Robin Jacobsen (wife), 271 Uxbridge Drive, Cherry Hill, NJ 08034

CERTIFIED COPY of this resolution will be forwarded by the Township Clerk to the Applicant, Management of the Pennsauken Country Club, and the Chief Financial Officer.

2020:143 RESOLUTION APPOINTING A ONE YEAR CONTRACT TO ANTHONY LEONE AS AN INDEPENDENT CONTRACTOR TO ASSIST THE TOWNSHIP OF PENNSAUKEN IN RECORDS MANAGEMENT

WHEREAS, there exists a need for Records Management services and funds are available; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bids must be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Pennsauken, in the County of Camden and State of New Jersey as follows:

1. The Township Administrator is hereby authorized and directed to execute a contract with Anthony Leone.
2. This contract is awarded without competitive bidding as a “Professional Service” in accordance with 40A:11-5(1) (a) of the Local Public Contracts Law.
3. The Township Administrator is hereby authorized to execute this contract and a copy of this executed contract will be on file in the Township Clerk’s office.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be forwarded by the Township Clerk to the Municipal Finance Officer and Anthony Leone.

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Dyer</i>			√			
<i>McBride</i>			√			
<i>Rafeh</i>		√	√			
<i>DiBattista</i>	√		√			
<i>Killion</i>			√			

PAYMENT OF BILLS- NONE

CONFERENCE /ITEMS OF DISCUSSION - NONE

Discussion of Business in Redevelopment Areas presented by Terry Carr and Larry Cardwell

Recording studio— ~~4616 Westfield Ave **Bills Electronics store**~~ this occupancy certificate application is for a proposed recording studio.

Mr. Cardwell informed Committee they called and asked to be removed.

Habitat for Humanity – 7937 South Crescent blvd (**Howard Hill**) This location was formerly a furniture store. The perspective tenants would like to relocate an existing Habitat for Humanity to this site.

Mr. Carr stated Habitat for Humanity would like to lease the existing building the current operation has closed.

*** Committee approved to move forward*

OctaPharma – 5000 North Crescent Blvd. (**next to DaVita Dialyses**). The proposed operation deals with the public donor supply of blood plasma. See attached.

Mr. Cardwell presented the information and stated they would have 2 shifts with 25-30 personnel on site. The concern would be parking and safety buffering a neighborhood development.

There were two persons on the call to represent OctaPharma

Patrick McNamara of Red Bank, NJ stated a letter had been submitted prior to the Corona Virus. They are currently looking at plasma helping to cure victims of the virus.

Mr. Kerry Clish of Charlotte, SC commented on the safety aspect of the 111 facilities they currently own throughout the country. He assured Committee there would be no issue with security.

Committee asked several other questions concerning number of employees, number of anticipated participants, hours of operation, loitering and the assurance of quality of life to the neighbors.

***Committee is not ready to give approval to move forward and asked for additional written information*

PUBLIC COMMENT

Jack Killion of Bryn Mawr Avenue – Gave his congratulations to Committee and their quick response to the pandemic. He stated he thought the monuments would be a nice addition to the Township. He commented that he was also happy to see the transfer of deeds.

Chris Mateo of Corbett Avenue is concern about the opening of Pennsylvania, Philadelphia specifically and the PA residents coming across the bridge to Pennsauken. He specifically asked if the Township was coordinating with the Mayor of Philadelphia on the safety of Pennsauken.

Mayor Killion replied that the Township is following the guidelines of the Governor here in New Jersey. We are aware of other states opening up, we have and are aware we have the 2nd highest numbers; the borders to our neighboring states are not closed; but we will continue to take precautions. We take our guidelines from the State. He also commented that he specifically is not in contact with the Mayor of Philadelphia but attends a conference call twice a week with the county and once a week with the Governor.

Michele Gillis of Connecticut Avenue – Questioned if the Township has heard anything more on the schools

Mayor Killion responded no, and that we probably will hear something in the upcoming weeks and directed her to the school website and Superintendent.

Deputy Mayor DiBattista moved a motion on close the floor to the public
Committeewoman Rafeh seconded the motion
An Affirmative 5/0 roll call vote

COMMITTEE COMMENTS

Deputy Mayor DiBattista thanked everyone who joined the meeting, he continued by stating how proud he is of the Fire, Police, EMS, OEM and Twp. employees who are all doing a great job. "Social distancing is working please continue to practice it."

Committeewoman Rafeh thanked those who joined the meeting and also thanked the Fire, Police, EMS, OEM Mayor and Committee. She commented that the Library has a lot of programs going on and stressed to check their website. Stay at home preschool story time with a bilingual Wednesday @ 6pm; Family read aloud Thursdays @ 7pm online also broadcast channel 19 on Comcast and channel 21 on Verizon; DIY Friday where adults can showcase their projects. There will be a seminar on keeping pest out of your garden. For these and other programs please reach out to quarantine@pennsaukenlibrary.org. She ended with a quote from Muhammed Ali "DON'T COUNT THE DAYS, MAKE THE DAYS COUNT"

Committeeman Dyer thanked the first responders and added Doctors, Nurses, Janitors, truck drivers and grocery store employees. "Pennsauken is doing a great job, but I'd like to ask everyone to continue your social distancing, wear your mask and protective clothing and to please check on your elderly neighbors and family."

Committeewoman McBride Commented she has a concern that the numbers will go up. She encouraged everyone to share checking in on neighbors. "The more we know about each other the more we can help" She reminded everyone of how important the census is and asked everyone to ask someone if they've completed their census form and encourage them to ask other to do the same.

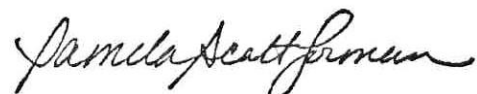
Mayor Killion thanked the dynamic duo of social media Ryan Wachter and Frank Sinatra. He stated they have received lots of pictures and videos and encouraged everyone to please check it out on our social media pages. He asked everyone to continue to wear their mask. "I know everyone wants to go back to 'normal' but to please have patience." Go Birds.

ADJOURNMENT

Deputy Mayor DiBattista moved a motion on close the floor to the public
Committeeman Dyer seconded the motion
An Affirmative 5/0 roll call vote

The meeting adjourned at 7:20 pm

Respectfully submitted,



Pamela Scott-Forman
Acting Township Clerk

ADOPTED: May 7, 2020