

**MINUTES
TOWNSHIP OF PENNSAUKEN
TOWNSHIP COMMITTEE MEETING
MARCH 15, 2017**

A Meeting of the Pennsauken Township Committee was held on Wednesday, March 15, 2017 in the meeting room at the Township of Pennsauken Municipal Building, 5605 N. Crescent Blvd. Pennsauken, NJ 08110.

Mayor McBride called the meeting to order at 5:30 pm, the roll was recorded as such:

PRESENT: Mayor Betsy McBride, Deputy Mayor Killion, Committeeman Figueroa and Committeeman Orth

Also present were Township Administrator John Kneib, Township Clerk, Gene Padalino, Deputy Clerk Pamela Scott-Forman and Township Attorney Michael Joyce.

Roll call was followed by the Pledge to the Flag with a moment of silence.

Mayor McBride announced that the Meeting was being held in compliance with the "Senator Byron M. Baer Open Public Meetings Act".

APPROVAL OF MINUTES-

Closed Session-February 15, 2017

Closed Session-March 1, 2017

Meeting – March 1, 2017

Committeeman Figueroa moved a motion to approve the minutes on the agenda; which was seconded by Committeeman Orth. An affirmative 4/0 voice vote was recorded

BIDS OPENED –

Opened March 15, 2017 @ 10:30 am-Emergency Traffic Signal Maintenance BP# 17-09

Committeeman Figueroa moved the motion to acknowledge the bid opening; which was seconded by Deputy Mayor Killion

An affirmative 4/0 voice vote was recorded

ORDINANCES – FIRST READING - (NO PUBLIC COMMENT)

2017:05

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF PENNSAUKEN CHAPTER 299 ENTITLED VEHICLES AND TRAFFIC TO ADD A "DO NOT BLOCK" BOX ON REMINGTON AVENUE

FIRST READING APPROVAL

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Figueroa</i>		√	√			
<i>Orth</i>	√		√			
<i>Taylor</i>						√
<i>Killion</i>			√			
<i>McBride</i>			√			

RESOLUTION(s)- Public May Comment -The Following Resolution(s) will be considered by consent agenda

2017:116 RESOLUTION AUTHORIZING THE ISSUANCE OF USED CAR LICENSES FOR 2017

BE IT RESOLVED, by the Township Committee of the Township of Pennsauken that the following Used Car Licenses are authorized to be issued 2017

BERGEY'S TRUCK CENTER (FORMERLY HORNER MACK)

7460 N. CRESCENT BLVD.
PENNSAUKEN, N.J. 08110

ELITE AUTO SERVICES

4200 STRAND AVE.
PENNSAUKEN, NJ. 08110
HAS RESTRICTIONS

Has the following restrictions

1. that all used cars that enter the site will be pre-sold and that there will be no sales occurring on site
2. there will be no invitations to the general public to buy used cars from the site
3. no used cars will be stored on site
4. there will be no advertisement that used cars are sold at the Site
5. there will be no signs that indicate that used cars are sold at the site

SUBARU OF NORTH AMERICA

7905 Browning

1. The license is issued for the purpose of distributing vehicles to Subaru of America, Inc. and for the sale of vehicles to Subaru of America employees only.
2. There will be no sale of vehicles to the general public.
3. There will be no invitations to the general public to buy used cars from the site
4. There will be no advertising that used cars are sold at the site
5. There will be no signs that indicate that used cars are sold at the site

TONY'S AUTO SERVICE

4710 N. Crescent Blvd.
Pennsauken, NJ 08109

This license is solely and exclusively for the transport of vehicles to and from this business location for repair and wholesale purposes.

1. No used cars shall be sold at the business location.
2. There shall be no invitations to the general public to buy used cars from the business location
3. There shall be no advertising that used cars are sold at the business location
4. There shall be no signs that indicate that used cars are sold at the business location
5. No more than 10 vehicles shall be stored for repair at the business location at any time.

2017:117 RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING THE ISSUANCE OF RAFFLE LICENSE (Food Bank of South Jersey)

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 following:

Name: Food Bank of South Jersey
 Address: 1501 John Tipton Blvd, Pennsauken, NJ 08110
 Where Event Is Being Held: same as above
 Date of Event: April 27, 2017
 Township License #: R17.08 (50/50)
 State Registration ID 384-4-356637

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).

2017:118 RESOLUTION AUTHORIZING AND SUPPORTING THE SUBMISSION OF AN APPLICATION FOR THE RECREATION FACILITY ENHANCEMENT PROJECT AND THE EXECUTION OF SAID GRANT IF RECEIVED

WHEREAS, the Township of Pennsauken supports and desires to apply and obtain a grant from the Camden County Open Space, Farmland, Recreation and Historic Preservation Trust Fund in the amount of \$25,000 for the improvement of the JOHNSON PARK identified as Block # 3108; Lot # 3 on the Pennsauken Tax Map; located at the intersecting corners of Park & Norwood Avenues; for all Pennsauken and Camden County residents to enjoy;

BE IT FURTHER RESOLVED, that the Township of Pennsauken authorizes the submission of the application for the Recreation Facility Enhancement Project Grant and that the Township Administrator or his designee is authorized to execute the grant agreement if the grant is received.

Administrator Kneib commented this is for Johnson Park

No public wished to comment on any resolutions on the consent agenda

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Figueroa</i>		√	√			
<i>Orth</i>			√			
<i>Taylor</i>						√
<i>Killion</i>	√		√			
<i>McBride</i>			√			

RESOLUTION(s)- (Public May Comment) The Following Resolution(s) will be considered individually-

2017:119 RESOLUTION AUTHORIZING COMPETITIVE CONTRACT AWARD EMS MEDICAL BILLING SERVICES (DM MEDICAL BILLINGS, LLC)

WHEREAS, the Township of Pennsauken, County of Camden, State of New Jersey, desires to contract EMS Medical Billing Services for the Township of Pennsauken First Aid Department; and

WHEREAS, the Local Public Contracts Law NJSA 40A:11-4.1 et seq provides that the provision of specialized goods and services such as this requires sealed bids, and allows that price and other factors can be considered when awarding a contract, in lieu of public bidding; and

WHEREAS, a Request for Proposals for EMS Medical Billing Services, RFP# 2017-5 was publicized and received in accordance with NJSA 40A:11-4 et seq.; and

WHEREAS, the received proposals were evaluated in accordance with the methodology described in the Request for Proposals and an evaluation recommending the award of a contract to DM MEDICAL BILLINGS, LLC, 20 EAST TAUNTON ROAD, SUITE 500, BERLIN, NJ was found to be prepared and provided to the Township Committee; and

WHEREAS, the contract shall be for a three (3) year period;

NOW, THEREFORE BE IT RESOLVED, by the Township Committee, that a contract be prepared and awarded to DM Medical Billings, LLC for a flat compensation rate of 5.75% of net cash collected.

BE IT FURTHER RESOLVED, that notice of this award shall be published in the official Township Newspaper summarizing the award of the contract with a statement that this resolution and contract are on file and available for public inspection.

Mr. Kneib explained the three (3) bids had been received and that DM Medical Billing, LLC had been the most competitive, he also commented that they are the current company being used.

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Figueroa</i>	√		√			
<i>Orth</i>			√			
<i>Taylor</i>						√
<i>Killion</i>		√	√			
<i>McBride</i>			√			

2017:120 RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, CONFIRMING THE NEED FOR THE CONSTRUCTION OF A 68 UNIT RESIDENTIAL AGE RESTRICTED (55 AND OLDER) HOUSING DEVELOPMENT AND AUTHORIZING AN AGREEMENT FOR PAYMENTS IN LIEU OF TAXES WITH PENNSAUKEN TOWNSHIP

WHEREAS, SG Phase II Associates LLC (hereinafter referred to as the "Sponsor") proposes to construct a 68 unit age restricted (55 and older) multi-family housing project (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq. (the foregoing hereinafter referred to as the "HMFA Law") within the Township of Pennsauken (hereinafter referred to as the "Municipality") on an approximately 1.88+/- acre site described as a portion of Lot 73, Block 6001 as shown on the Official Assessment Map of the Township of Pennsauken, Camden County and known as 6306 Browning Road, Pennsauken Township, New Jersey; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the provisions of the HMFA Law, the governing body of the Municipality hereby determines that there is a need for this age restricted housing project in the Municipality; and

WHEREAS, the Sponsor has presented to the Municipality a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency.

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

1. The Committee finds and determines that the proposed Project currently meets or will meet in the future an existing housing need in the Township.
2. The Committee does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Law with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall construct, own and operate the Project.
3. The Committee does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payment in lieu of taxes for municipal services supplied to the Project are made to the Municipality in such amounts and manner set forth in the Agreement for Payment in Lieu of Taxes attached hereto as Exhibit "A"
4. The Committee hereby authorizes and directs the Mayor of the Township of Pennsauken to execute, on behalf of the Municipality, the Agreement for Payment in Lieu of Taxes in substantially the form annexed hereto as Exhibit "A".
5. The Committee understands and agrees that the revenue projections set forth are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the Municipality shall be determined pursuant to the Agreement for Payment in Lieu of Taxes executed between the Sponsor and Municipality.

6. The Township Clerk is hereby authorized to forward a certified copy of this Resolution to SG Phase II Associates LLC. The Township Clerk is hereby authorized to forward a certified true copy of this Resolution, and the Financial Agreement implementing it, to both the Municipal Tax Assessor and the Director of the Division of Local Government Services.

Administrator Kneib stated this is Stonegate II
 No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Figueroa</i>			√			
<i>Orth</i>		√	√			
<i>Taylor</i>						√
<i>Killion</i>	√		√			
<i>McBride</i>			√			

Attorney Michael Joyce commented the next two resolutions 2017:121 and 2017:122 should be / could be taken by consent agenda. Mayor & Committee agreed

2017:121 RESOLUTION OF NEED FROM PENNSAUKEN TOWNSHIP (Brittin Base)

WHEREAS, VOADV Property, Inc. (hereinafter referred to as the "Sponsor") proposes to construct a 66 unit affordable rental project which is expected to be called Brittin Village (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A.55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements") within Pennsauken Township, Camden County, New Jersey (hereinafter referred to as the "Municipality") on a site described as Lot 2, Block 4517 as shown on the Official Assessment Map of the Pennsauken Township, Camden County and commonly known as 3911 Federal Street, Pennsauken, New Jersey; and

WHEREAS, Sponsor is working with the Township of Pennsauken to subdivide Block 4517 Lot 2 into Lot 2 which the Sponsor will develop and is the subject of this Resolution, and proposed Lot 2.01 which will be the portion of the property containing the FAA Tower which is not the subject of this Resolution; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Pennsauken (hereinafter referred to as the "Township Committee"), this ___ day of March 2017 that:

- (1) The Township Committee finds and determines that the Brittin Village affordable family rental Project proposed by the Sponsor meets or will meet an existing housing need;
- (2) The Township Committee does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

Administrator Kneib commented, the Armory was turned over to the Volunteers of America which allows them to get funding.

Deputy Mayor Killion questioned the asbestos that's in the building and if the township would be liable for it.

Mr. Kneib replied the Township would not be; they (Volunteers of America) are responsible.

2017:122 A RESOLUTION OF THE TOWNSHIP COMMITTEE PENNSAUKEN TOWNSHIP, CAMDEN COUNTY, GRANTING A TAX ABATEMENT TO VOADV PROPERTY, INC. LOCATED ON PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAP AS A PORTION OF BLOCK 4517 LOT 2 MORE COMMONLY KNOWN AS 3911 FEDERAL STREET (THE FORMER BRITTIN ARMY RESERVE PROPERTY) FOR THE PERIOD COMMENCING FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY UNTIL EXPIRATION OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY MORTGAGE TO BE RECORDED AGAINST THE PROPERTY.

WHEREAS, VOADV Property, Inc. (hereinafter referred to as the "Sponsor") proposes to construct a 66 unit affordable rental project which is expected to be called Brittin Village (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A.55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements") within Pennsauken Township, Camden County, New Jersey (hereinafter referred to as the "Municipality") on a site described as Lot 2, Block 4517 as shown on the Official Assessment Map of the Pennsauken Township, Camden County and commonly known as 3911 Federal Street, Pennsauken, New Jersey; and

WHEREAS, Sponsor is working with the Township of Pennsauken to subdivide Block 4517 Lot 2 into Lot 2 which the Sponsor will develop and is the subject of this Ordinance, and proposed Lot 2.01 which will be the portion of the property containing the FAA Tower which is not the subject of this Resolution; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, the Sponsor has presented to the Township Committee of the Township of Pennsauken a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit 'A'.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Pennsauken (hereinafter referred to as the "Township Committee"), this ____ day of March 2017, as follows:

1. The Township Committee finds and determines that the proposed Project will meet or meets an existing housing need;
2. The Township Committee does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Requirements with the intent and purpose that the Agency shall rely thereon to enable the Agency to process the Sponsor's application for Agency funding to finance the Project, and in making a mortgage loan to the Sponsor, which shall construct, own and operate the Project; and
3. The Township Committee does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Requirements, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the municipality in such amounts and manner set forth in the Agreement for Payment in Lieu of Taxes attached hereto as Exhibit 'B'; and
4. The Township Committee understands and agrees that the revenue projections set forth in Exhibit 'A' are estimates and that the actual payments in lieu of taxes paid by the Sponsor to the municipality shall be determined pursuant to the Agreement for Payment in Lieu of Taxes executed between the Sponsor and municipality.
5. It is further Resolved that Mayor and Township Clerk of the Township of Pennsauken, be and hereby are authorized to execute on behalf of the Township of Pennsauken, the attached Financial Agreement for Payment in Lieu of Taxes in substantially the form annexed hereto as Exhibit 'B'; and
6. The Township Clerk is hereby authorized to forward a certified copy of this Resolution to VOADV Property, Inc., 235 White Horse Pike, Second Floor, Collingswood, New Jersey 08107. The Township Clerk is hereby authorized to forward a certified true copy of this Resolution, and the Financial Agreement implementing it, to both the Municipal Tax Assessor and the Director of the Division of Local Government Services.

Mayor McBride asked if there were any questions, there were none from Committee and no one from the public wished to comment.

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Figueroa</i>		√	√			
<i>Orth</i>			√			
<i>Taylor</i>						√
<i>Killion</i>	√		√			
<i>McBride</i>			√			

2017:123 RESOLUTION APPROVING REFUND OF \$400.00 FOR STREET OPENING ESCROW TO ROOT 24 HOURS PLUMBING FOR STREET OPENING AT 2200 44TH STREET

WHEREAS, Root 24 Hours Plumbing, Inc., 130 Ferry Avenue, Camden, New Jersey 08104 made a deposit with the Township of Pennsauken in the amount of \$500.00 for excavation and repaving the street, permit #91712 dated November 16, 2016 located at 2200 44th Street; and

WHEREAS, in accordance with Section 273-14 of the Code of the Township of Pennsauken, the Township Engineer has inspected the final repair of the street excavation and is satisfied that the repair is in acceptable condition and the applicant is now entitled to a \$400.00 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 \$400.00 be returned to Root 24 Hours Plumbing, 130 Ferry Avenue, Camden, New Jersey 08104 balance of \$100.00 to be retained as a maintenance guarantee for a period of one (1) year.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded by the Township Clerk to Ron Crane-Municipal Finance Officer.

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Figueroa</i>	√		√			
<i>Orth</i>			√			
<i>Taylor</i>						√
<i>Killion</i>		√	√			
<i>McBride</i>			√			

CONFERENCE /ITEMS OF DISCUSSION-

Discussion of Businesses in Redevelopment Areas / Terry Carr & Larry Cardwell

Total Renal Care – 5000 N. Crescent Blvd (Former Thriftway site) The applicant would like to lease 10,000 square feet to operate a Dialysis center. DaVita Dialysis

Mr. Cardwell stated this would be a second location in Pennsauken.

*****Mayor & committee agreed it should move forward.**

Frank Paulsworth – 7533 S. Crescent Blvd, (Village Thrift) The tenant proposes to lease space in the parking lot for the sale of flowers for Easter and Mother’s Day.

*****Mayor & committee agreed it should move forward.**

Lan Pharmacy –5509 Westfield Ave. Unit C. addition to the existing Pharmacy this unit would be used for a break room.

Mr. Cardwell commented they currently have units A & B

******Mayor & committee agreed it should move forward.**

Discussion of Clothing Donation Bins / Administrator Kneib

Administrator Kneib commented an ordinance was needed for clothing donation bin's, there have been a few calls about overflowed bins, etc.

Mr. Joyce was asked to draft the ordinance, by Mayor & Committee.

Township Clerk Gene Padalino commented the following are reminders for future meetings.

1) UNFINISHED BUSINESS/ORDINANCES ON SECOND READING:

ORDINANCE NO. 2017:04

AN ORDINANCE OF THE TOWNSHIP OF PENNSAUKEN AMENDING THE CODE TO THE TOWNSHIP OF PENNSAUKEN CHAPTER 226 ENTITLED "PARKS AND PLAYGROUNDS" (Second Reading/Public Hearing –April 5, 2017)

2) NEW BUSINESS/ORDINANCES ON FIRST READING: None

3) RESOLUTIONS – MATTERS OF LITTLE OR NO DISCUSSION:

RESOLUTION AUTHORIZING THE TOWNSHIP ADMINISTRATOR TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT WITH PAUL M. COLSEY TO PROVIDE CONSULTING SERVICES IN THE TAX COLLECTOR'S OFFICE

RESOLUTION APPOINTING ANTHONY LEONE AS AN INDEPENDENT CONTRACTOR TO ASSIST THE TOWNSHIP OF PENNSAUKEN IN RECORDS MANAGEMENT

PAYMENT OF BILLS-

Budgeted Items-February	\$ 7,007,098.80
Statutory Expenditures-February	\$ 55,093.00
Section 8-February	\$ 44,912.63
Rehab-February	\$ 7,020.99

Committeeman Figueroa moved the motion to pay the bills submitted which was seconded by Committeeman Orth. An affirmative 4/0 voice vote was recorded.

DEPARTMENT REPORT(s) and/ or Country Club Revenues to Date-

Township Clerk Gene Padalino commented reports were submitted by the following:

Police

2016 Annual Tax Collector's Report and 2016 Tax Collector's Report of Uncollectible Taxes

Committeeman Orth moved the motion to accept the reports as submitted, which was seconded by Deputy Mayor Killion. An affirmative 4/0 voice vote was recorded.

PUBLIC COMMENT

Mayor McBride opened the floor for public comment.

Nyda Torres of Balfour Road commented that a neighbor who owns several properties has been parking a dumpster like truck on the vacant lot next to her residential property.

Felix Torres of Balfour Road commented that the neighbor stopped him one day and commented that the Township had given him permission to park his vehicles on the property. Their concern was why would the Township give permission to park business truck on vacant property in a residential area?

Mayor McBride asked for their specific contact information so that the Administrator could look into the location and what if any permission was given.

Mrs. Torres also commented that they were given notices to correct their sidewalks and that she did along with one or two other residents but the others have not, and questioned what was being done about them.

Mr. Kneib stated that he would get back to her with the answers to her questions.

No other public wished to comment.

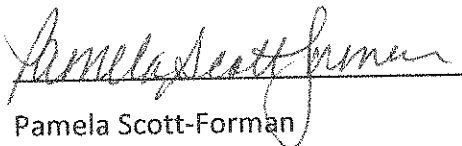
Committeeman Orth moved a motion to close the floor to public comment, which was seconded by Committeeman Figueroa. An affirmative 4/0 voice vote was recorded.

ADJOURNMENT

Committeeman Orth moved a motion to adjourn, which was seconded by Committeeman Figueroa. An affirmative 4/0 voice vote was recorded.

Meeting adjourned at 5:48 pm

Respectfully submitted



Pamela Scott-Forman

Deputy Clerk

MINUTES APPROVED: MARCH 22, 2017