

**MINUTES  
TOWNSHIP OF PENNSAUKEN  
TOWNSHIP COMMITTEE MEETING  
September 5, 2019 (5:30PM)**

The Committee Meeting of the Pennsauken Township Committee was held in the meeting room at the Pennsauken Municipal Building: 5605 N. Crescent Blvd., Pennsauken, NJ 08109 on Thursday, September 5, 2019

The Meeting was called to order by Mayor McBride at 5:30 pm. who also called for the Salute to the Flag to be followed by a Moment of Silence.

Mayor McBride announced the meeting was in compliance of the “Senator Byron M. Baer Open Public Meetings Act”.

There had been no special request for electronic participation in the meeting.

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

**PRESENT:** Committeeman Killion, Committeeman DiBattista, Deputy Mayor Taylor and Mayor McBride,

**ABSENT :** Committeewoman Rafeh

Also present were Township Administrator John Kneib, Deputy Clerk Pamela Scott-Forman, Linda Galella, Esq.

**APPROVAL OF MINUTES-**

Meeting – August 29, 2019

Deputy Mayor Taylor moved a motion to approve both sets of minutes on the agenda  
Committeeman Killion seconded the motion  
An affirmative 4/0 voice vote was recorded

**ORDINANCES: FIRST READING – (NO PUBLIC COMMENT)**

**2019:17 ORDINANCE OF THE TOWNSHIP OF PENNSAUKEN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AMENDING 289-4 CURBSIDE TREE SPECIES AND CREATING 289-4.1 COMMERCIAL LANDSCAPING GUIDELINES OF CHAPTER 289 TREES OF THE CODE OF THE TOWNSHIP OF PENNSAUKEN**

**§289-4 Official curbside tree species**

The following list constitutes the official curbside tree species for Pennsauken Township. No species other than those included on this list may be planted as curbside trees without permission of the Shade Tree Commission. (For purposes of this chapter, “curbside” is defined as the area inside the face of the curb and the outside edge of the walkway or property line).

- A. Under Utility Wires, in curbside areas 24 inches to 30 inches in width, the following species may be planted:

Latin Name	Common Name	Mature Height (Average)	Mature Width (Average)	Comments
Acer Buergeranum	Trident Maple	20'	15'	
Acer Griseum	Paperbark Maple	20'	15'	
Carpinus Betula	Columnar European	20'	8'	Columnar

Fastigiata	Hornbeam			
Prunus Autumnalis	Autumn Flowering Cherry	20'	15'	
Prunus Sarg. Columnaris	Columnar Sargent Cherry	20'	15'	
Prunus Virgiana	Canada Red Chokecherry	20'	15'	
Syringa Reticulate	Japanese Tree Lilac	20'	15'	

B. Under Utility Wires, in curbside areas 30 inches to 36 inches in width, any trees from group A, plus the following species may be planted:

Latin Name	Common Name	Mature Height (Average)	Mature Width (Average)	Comments
Acer Campestre	Hedge Maple	25'	25'	
Acer Leucoderme	Chalkbark Maple	25'	25'	Native SE US
Acer Palmatum	Japanese Maple	10'	10'	
Acer Truncatum	Purpleblow Maple	20'	20'	
Amelanchier Autumn Brilliance	Autumn Brilliance Serviceberry	15'	15'	Native
Amelanchier Prince Charles	Prince Charles Serviceberry	25'	20'	Native
Amelanchier Princess Diana	Princess Diana Servicebery	15'	15'	Native
Carpinus Caroliniana	American Hornbeam	20'	20'	Native
Cercis Forest Pansy	Forest Pansy Redbud	20'	20'	Native
Cercis Ren. Oklahome	Oklahoma Redbud	12'	15'	Native
Chionanthus Virginicus	White Fringetree	12'	12'	Native
Cornus Florida Selections	American Dogwoods	12'-30'	15'-30'	Native
Cornus Kousa Selections	Kousa Dogwoods	15'-30'	15'-30'	Tree Form
Cornus Rutgers Selections	Rutgers Dogwoods	15'-30'	15'-30'	Native
Crataegus Winter King	Winter King Hawthorn	25'	25'	Native
Cotinus Obovatus	American Smoketree	10'	15'	Native
Lagerstromia	Crape Myrtle	4'-12'	4'-8'	Vase Shaped
Maackia Amurensis	Amur Maackia	20'	20'	
Malus Selections	Crabapples	15'-20'	15'-20'	Tree Form
Parrotia Persica	Persian Parrotia	20'	20'	
Prunus Cerasifera	Cherry Plum	15'	15'	
Prunus Kwanzan	Kwanzan Cherry	25'	25'	
Prunus Okame	Okame Cherry	20'	15'	
Prunus Sargentii	Sargent Cherry	20'	20'	
Styrax Japonica	Japanese Snowbell	20'	20'	

C. Under Utility Wires, in curbside areas greater than 36 inches in width, any trees from groups A and B, plus the following species may be planted:

Latin Name	Common Name	Mature Height (Average)	Mature Width (Average)	Comments
Acer Henryi	Henry Maple	20'	30'	

Acer Sac. Newton Sentry	Newton Sentry Sugar Maple	40'	10'	
Acer Nikoense	Nikko Maple	20'	30'	
Acer Rub. October Glory	October Glory Maple	40'	30'	
Acer Rub. Red Sunset	Red Sunset Maple	40'	30'	
Aescuius Car. Briotti	Ruby Horse Chestnut	30'	25'	
Carpinus Betula	European Hornbeam	40'	30'	Not Fastigiata
Gleditisa Tri. Inermis	Thornless Honey Locust	30'	25'	
Halesia Tetraptera	Carolina Silverbell	30'	20'	Native
Nyssa Sylvatica	Black Gum Tree	30'	20'	Native
Prunus Yedoensis	Yoshino Cherry	30'	30'	
Sophora Jap. Sr. Upright	Princeton Upright Scholar Tree	40'	30'	
Sorbus Alnifolia	Korean Mountain Ash	40'	20'	

D. In curbside areas greater than 36" in width, where there are no utility wires, any trees from groups A, B or C, plus the following species may be planted:

Latin Name	Common Name	Mature Height (Average)	Mature Width (Average)	Comments
Acer Freemani Armstrong	Armstrong Maple	50'	10'	
Acer Sacc. Green Mountain	Green Mountain Sugar Maple	40'	25'	
Tilia Cordata	Little Leaf Linden	50'	35'	
Tilia Cordata Greenspire	Greenspire Linden	40'	35'	
Quercus Phellos	Willow Oak	40'	25'	

E. In curbside areas greater than 48" in width, where there are no utility wires, any trees from groups A, B, C or D, plus the following species may be planted:

Latin Name	Common Name	Mature Height (Average)	Mature Width (Average)	Comments
Acer Saccharum 'Bonfire'	Bonfire Sugar Maple	60'	60'	
Celtis Occidentalis	Hackberry	40'	40'	
Fraxinus Penn. Seedless	Marshall Seedless Green Ash	50'	35'	
Quercus Alba	White Oak	50'	50'	
Platanus Occidentalis	Sycamore Tree	75'	75'	Native SE US

**The trees suggested on the recommended list above are acceptable, however a potential hazard for sidewalks, water and sewer lines *always* exists.**

## 298-4.1 Commercial Landscaping Guidelines

### Landscaping.

#### (1)

Landscaping shall be provided as approved by the reviewing board to provide shade, designate entrances, screen parking from roads, buffer utility areas and provide aesthetic interest throughout the year. ***Along Route 130, a berm and plantings are required to screen parking***

**from the road. The minimum tree size along Route 130 shall be 3 ½ to four inches in caliper, either 50 feet on center or equivalent.**

**(2)**

**Protection of existing plantings.** Maximum effort shall be made to save existing plantings (because of size or relative rarity). No material or temporary soil deposits shall be placed within four feet of shrubs or 10 feet of trees designated to be retained. Protective barriers or tree wells shall be installed around each plant and/or group of plants that are to remain on the site. Snow fences and silt fences are examples of acceptable barriers.

**(3)**

**Slope plantings.** Landscaping in the area of all cuts and fills and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one foot vertically to three feet horizontally shall be planted with ground covers appropriate for the purpose and soil conditions, water availability and environment.

**(4)**

**Additional Landscaping.** In non-residential developments, all areas of the site not occupied by buildings and improvements shall be landscaped by the planting of grass or other ground cover, shrubs and trees as part of a site plan approved.

**(5)**

Only nursery-grown plant materials shall be acceptable; and all trees, shrubs and ground covers shall be planted according to accepted horticultural standards.

**(6)**

**Plant species.** The plant species selected should be hardy for the climate zone and appropriate in terms of function and size.

**(7)**

**Maintenance.** Plantings shall be watered regularly and in a manner appropriate for the specific plant species through the first growing season, and dead or dying plants shall be replaced by the applicant during the next planting season.

**(8)**

**Parking lot landscaping.** In parking lots, at least 5% of the interior parking area shall be landscaped with plantings, and one tree for each 10 spaces shall be installed. Parking lot street frontage screening and perimeter screening shall be a minimum of five feet wide. Planting required within the parking lot is exclusive to other planting requirements.

All Sections contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

Committeeman Killion moved a motion to approve on first reading  
Deputy Mayor Taylor seconded the motion  
An 4/0 affirmative voice vote was recorded

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

**2019:291**

**RESOLUTION ACCEPTING THE 2018 MUNICIPAL AUDIT REPORT**

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made annual of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the Year 2018 has been filed by a Registered Municipal Accountant with the Clerk of the Township Committee pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall be resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Findings and Recommendations”; and,

WHEREAS, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit and, specifically, the sections of the Annual Audit entitled “Schedule of Findings and Recommendations”, as evidenced by the group affidavit form of the governing body attached hereto; and,

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30 – 6.5; and,

WHEREAS, all members of the governing body have received and have familiarized themselves with; at least, the minimum requirements of the Local Finance Board of the State of New Jersey; as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S.52:27BB-52 to wit;

R.S.52:27BB-52 “A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provision of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his/her office”.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Pennsauken hereby states that it has complied with N.J.A.C. 5:30 – 6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

I hereby certify that this is a true copy of the resolution passed at the meeting held on September 5, 2019.

Administrator Kneib stated there were no comments and no recommendations made by Bowman who completed the audit.

Deputy Mayor Taylor commented GREAT job to the staff

No public wished to comment

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

**2019:292**

**RESOLUTION AUTHORIZING THE SUBMITTAL OF THE 2019-2020 GRANT YEAR APPLICATION FOR THE CAMDEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT**

**WHEREAS**, the Township of Pennsauken Is entitled to Community Development Block Grant funding; and

**WHEREAS**, the Governing Body has chosen to submit an application for the 2019-2020 Grant year; and

**WHEREAS**, the estimated grant allocation for 2019-2020 for the Township of Pennsauken is \$150,000.00; and

**WHEREAS**, the governing body has agreed to apply for funding for the following activity(s);

**Lend a Hand**

**NOW THEREFORE BE IT RESOLVED** by the Governing Body of the Township of Pennsauken that the Mayor Is hereby authorized to sign the Project Description Form for the 2019-2020 Grant Year.

No public wished to comment

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

**2019:293**

**RESOLUTION FOR UNPAID MUNICIPAL CHARGES FOR EXAMPLE BUT NOT LIMITED TO GRASSCUTTING, CLEAN-UP, AND BOARD-UP; ESTABLISH A FINAL BILLING; IMPOSE MUNICIPAL ASSESSMENTS; ENFORCE THROUGH TAX SALE; AND IMPOSE MUNICIPAL LIENS.**

**WHEREAS**, THE TOWNSHIP OF PENNSAUKEN HAS INCURRED AN EXPENSE IN THE YEAR(S) 2018 AGAINST VARIOUS PROPERTIES WITHIN THE TOWNSHIP FOR FAILURE OF THE PROPERTY OWNER TO COMPLY WITH MUNICIPAL ORDINANCES CONCERNING THE CONDITION OF THEIR PROPERTY, AND;

**WHEREAS**, THE TOWNSHIP IS EMPOWERED UNDER N.J.S.A. 40:48-2.13; N.J.S.A. 40:48-2.14; AND, N.J.S.A. 40:48-2.5(F)(2), TO IMPOSE A LIEN FOR THE RECOVERY OF THOSE MONIES EXPENDED BY THE MUNICIPALITY.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE**

OF THE TOWNSHIP OF PENNSAUKEN, IN THE COUNTY OF CAMDEN, IN THE STATE OF NEW JERSEY, THAT THE ATTACHED LIST OF PROPERTIES DESIGNATED BY BLOCK AND LOT NUMBER, THE OWNER OF RECORD AND MAILING ADDRESS OF RECORD. THE AMOUNT LISTED CONSTITUTES A DEMAND BY THE TOWNSHIP FOR PAYMENT BY THE PROPERTY OWNER FOR THE COST INCURRED BY THE MUNICIPALITY.

**BE IT FURTHER RESOLVED**, IF PAYMENT IS NOT MADE IN FULL BY CASH OR CERTIFIED FUNDS MADE TO THE ORDER OF THE TOWNSHIP OF PENNSAUKEN, C/O DANIEL O'BRIEN, JR., TAX COLLECTOR, 5605 NORTH CRESCENT BOULEVARD, PENNSAUKEN, NEW JERSEY 08110 WITHIN THIRTY (30) DAYS OF THE ADOPTION OF THIS RESOLUTION, THE TAX COLLECTOR IS HEREBY AUTHORIZED TO IMPOSE A MUNICIPAL ASSESSMENT AGAINST THE PROPERTY IN ACCORDANCE WITH NEW JERSEY STATE STATUTE.

**BE IT FURTHER RESOLVED**, IF PAYMENT FOR THE MUNICIPAL ASSESSMENT IS NOT RECEIVED IN FULL BY CASH OR CERTIFIED FUNDS MADE TO THE ORDER OF THE TOWNSHIP OF PENNSAUKEN, C/O DANIEL O'BRIEN, JR., TAX COLLECTOR, 5605 NORTH CRESCENT BOULEVARD, PENNSAUKEN, NEW JERSEY 08110 THAT THE MUNICIPAL ASSESSMENT WILL BE ENFORCED BY TAX SALE BECOMING A MUNICIPAL LIEN IN ACCORDANCE WITH NEW JERSEY STATE STATUTE.

**BE IT FURTHER RESOLVED**, CERTIFIED COPY OF THIS RESOLUTION WILL BE FORWARDED TO THE TAX COLLECTOR AND THE CHIEF FINANCIAL OFFICER.

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Killion</i>			√			

<i>DiBattista</i>	√		√			
<i>Rafeh</i>						√
<i>Taylor</i>		√	√			
<i>McBride</i>			√			

**DEPARTMENT REPORTS**

Department report(s) were submitted by the Country Club

Deputy Mayor Taylor moved a motion to accept the reports as submitted  
 Committeeman Killion seconded the motion  
 An affirmative 4/0 voice vote was recorded

**CONFERENCE /ITEMS OF DISCUSSION-**

The following was presented by Larry Cardwell of the Economic Development department.

**Caliber Collison** – 6900 Westfield Ave *between Bethel & Sherman Aves (Formerly Collison Max)* Caliber Collison has merged with Collison Max. The new company is rebranding as Caliber Collison. As a result of the new branding there will be exterior site improvements. See attached letter.

***\*Committee approved for this to move forward***

**Cleans-in-Place** – 6928 Westfield Ave *between Bethel & Sherman Aves (formerly the Animal Hospital)* the perspective tenants use of the location is for an office to perform Colon Hydrotherapy. For an overview of the process please see the attached brochure. The tenant most recently had an office in Riverton NJ.

***\*Committee approved for this to move forward***

**Paul Cheng** – 6210 Westfield Ave. *between Scovel & Penn (Across the street from Macaros)* this application is for a change of owner for the building. Also the vacant space that was used for a hair stylist would be converted to an office.

***\*Committee approved for this to move forward***

Mr. Cardwell informed Committee that Mr. Dennis Zaryshiniak – Would like to purchase the former Wachovia Bank site on Haddonfield Road for a used car dealership.

***\*Committee did not feel that this was a good move for that location***

Mr. Cardwell also reminded Committee the Job Fair is scheduled for September 27<sup>th</sup> and it's been advertised in the Philadelphia Inquirer along with all Township Social Media outlets.

**AGENDA ITEMS -**

**RESOLUTIONS – MATTERS OF LITTLE OR NO DISCUSSION:**

**ORDINANCE 2019-16** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN COUNTY OF CAMDEN, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO CHAPTER 141,

ARTICLE VII-141-86 SIGNS OF THE CODE OF THE TOWNSHIP OF PENNSAUKEN (Monuments)

A reminder the Ordinance will be on the September 19, 2019 agenda for a public hearing and adoption. Deputy Clerk Scott-Forman reminded them the Ordinance 2019:17 approved earlier on First Reading will also be on the agenda for public hearing and final adoption.

**PUBLIC COMMENT**

Mayor McBride opened the floor to the public for comment

Diane Johnson of 45<sup>th</sup> Street apologized for being late and questions Ordinance 2019:17

Mayor McBride replied the ordinance is an updated listing of curbside trees; she continued the trees are the responsibility of the property owner.

Ms. Johnson continued there is a tree on High Street with invasive vines growing around it which she believes in hindering the trees growth.

Al Dyer of Plymouth Avenue questioned again if the tree along the curbside is that of the property owners.

Mayor McBride said that the Shade Tree Commission will not plant trees and that they will consider removing trees curbside trees as a courtesy if the tree is 60% or more dead or diseased; the stump removal will be the responsibility of the property owner.

Genise Williams of Derosse Avenue Thanked the Committee for the paperwork from the traffic study

Deputy Mayor Taylor questioned if someone new purchased the property why aren't they held to the same standards

Administrator Kneib commented there is a second traffic study in progress and that the new business owners came before the Planning & Zoning Boards received the approval and the business hours are 24 hours.

Committeeman DiBattista asked if directional signs could be placed

Mayor McBride asked for a courtesy letter be prepared for her signature and for Mr. Kneib to have a face to face meeting with the owners.

Deputy Mayor Taylor moved a motion to close the floor to public comment

Committeeman Killion seconded the motion

An affirmative 4/0 voice vote was recorded

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

**2019:294**

RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN TO DISCUSS A MATTER OF PERSONNEL AND CONTRACTS



**WHEREAS**, the Township Committee of the Township of Pennsauken is subject to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6- et. seq; and

**WHEREAS**, the Open Public Meetings Act of the State of New Jersey generally requires that all meetings of public bodies be open to the public; and

**WHEREAS**, the Open Public Meetings Act further provides that a public body may exclude the public from a portion of a meeting at which the public body discusses items enumerated in the Open Public Meetings Act at N.J.S.A. 10:4-12b, which items are recognized as requiring confidentiality; and

**WHEREAS**, it is necessary and appropriate for the Township Committee of the Township of Pennsauken to discuss certain matters in a meeting not open to the public consistent with N.J.S.A. 10:4-12b.

**WHEREAS**, matters under discussion will not be disclosed until the need for confidentiality no longer exists; and

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Pennsauken, pursuant to the Open Public Meetings Act of the State of New Jersey that:

1. The Township Committee of the Township of Pennsauken shall hold a closed meeting from which the public shall be excluded, on September 5, 2019.
2. The general natures of the subjects to be discussed at said closed meeting shall be matters of Personnel N.J.S.A. 10:4-12b (7) and (8)

ADOPTED at the Meeting of the Township Committee of the Township of Pennsauken on September 5, 2019.

No public wished to comment

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

Mayor and Committee moved into Executive Session at 5:59 pm

Mayor and Committee returned to the public session at 7:07 pm

Committeeman Killion moved to adjourn at 7:08pm  
Committeeman DiBattista seconded the motion  
An affirmative 4/0 voice vote was recorded

The meeting adjourned at 7:08 pm

Respectfully submitted

Pamela Scott-Forman  
Deputy Clerk