

**MINUTES  
TOWNSHIP OF PENNSAUKEN  
PUBLIC COMMITTEE MEETING  
November 14, 2022**

Pennsauken Township Public Committee Meeting was held at the Municipal Building located at 5605 N. Crescent Blvd Pennsauken, NJ 08110 on Monday, November 14, 2022.

The Meeting was called to order by Mayor Rafeh at 6:00 pm, who also called for the Salute to the Flag, to be followed by a Moment of Silence. Please keep in your thoughts and prayer the Henry Family.

Mayor announced the meeting complies with the "Senator Byron M. Baer Open Public Meetings Act."

**NOTE:** Township Clerk announced that this meeting was published in the Courier Post and Retrospect on January 14, 2022

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

**PRESENT:** Committeeman DiBattista, Committeeman Martinez, Committeeman Olivo, Deputy Mayor Roberts, and Mayor Rafeh

Also, present were Township Administrator Tim Killion, Township Clerk Pamela Scott-Forman, Deputy Clerk Ana Matos, and Solicitor Linda Galella esq.

**NOTE:** Meeting was streamed live on YouTube.

**APPROVAL OF MINUTES**

Regular meeting – November 3, 2022

Committeeman Olivo moved motion to approve meeting minutes.  
Deputy Mayor Roberts seconded the motion.  
An affirmative 5/0 voice vote was recorded.

**ACKNOWLEDGEMENT OF BEST PRACTICES REPORT**

Committeeman Olivo moved motion to approve meeting minutes.  
Deputy Mayor Roberts seconded the motion.  
An affirmative 5/0 voice vote was recorded.

**RESOLUTION(s) (PUBLIC MAY COMMENT)** The following Resolution(s) will be considered individually.

**2022:431 AWARD OF CONTRACT FOR PROFESSIONAL SERVICES: TAX MAP REVISIONS (T&M)**

**WHEREAS**, the Township has determined a need for tax map revisions in preparation for an upcoming revaluation directed by Camden County; and

**WHEREAS**, the Local Public Contracts Law (40A:11-5(1)(a)(i)) states that a contract, the subject matter of which consists of professional services, may be awarded without competitive bidding; and

**WHEREAS**, the Township Committee anticipates that the cost of the aforementioned item to be paid with municipal funds will not exceed \$44,000 in the fiscal year and said services constitute professional services; and

**WHEREAS**, the Chief Financial Officer, as required by N.J.A.C. 5:30-5.1, has certified that there are sufficient funds available for the purpose of awarding a contract for said purpose, said certification being attached hereto and made a part hereof; and

**WHEREAS**, the Township Committee believes that T&M Associates, 11 Tindall Road, Middletown, NJ 07748, possesses the necessary professional qualifications to provide the aforementioned services for an amount not to exceed \$33,500 for contract term period of November 14, 2022 to November 13, 2023.

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

1. The Township Committee, for the aforementioned reasons, hereby declares that T&M Associates, 11 Tindall Road, Middletown, NJ 07748, possesses the necessary qualifications to render the aforementioned professional services and hereby awards a contract to said entity for the aforesaid purposes in an amount not to exceed \$33,500 for term of November 14, 2022 to November 13, 2023, and in accordance with the terms and conditions of an agreement on file in the Office of the Township Clerk and available for public inspection during regular business hours.
2. That the Township Administrator and Township Clerk are hereby authorized to execute any documents which are necessary to effectuate the terms of this Resolution, subject to review, revision and approval by the Office of the Township Attorney and hereby directs the Township Clerk to prepare and publish the appropriate notice of the award of this contract.

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the Township Committee of the Township of Pennsauken, County of Camden, State of New Jersey at their meeting held on the 14<sup>th</sup> of November, 2022.

Motion To Adopt:

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

No Public Wished To Comment

**2022:432 PENNSAUKEN TOWNSHIP COMMITTEE AUTHORIZING ADDITIONAL OFFICIAL TO ACT ON BEHALF OF THE PENNSAUKEN MUNICIPAL COURT**

**WHEREAS**, the Pennsauken Municipal Judge Brian K. Herman and the Court Administrator realize there may be times when neither the Judge, the Court Administrator or the Deputy Court Administrator are present to act for the court and;

**WHEREAS**, Judge Herman is requesting authorization from the Township Committee to authorize a back-up administrator pursuant to N.J.S.A. 2B:12-21(a), to administer oaths for complaints filed with municipal court and to issue warrants and summonses, and;

**WHEREAS**, also pursuant to N.J.S.A. 2B:12-21(c), to further authorize the back-up administrator to set conditions of pre-trial release in accordance with bail schedules promulgated by the Administrative Office of the Courts or by Pennsauken court, and;

**WHEREAS**, Judge Herman wishes to authorize a back-up judicial officer in the event there is an emergent matter and the Court Administrator Meagan Perez or Deputy Court Administrator Jennifer Wurtenberg are not available, and;

**WHEREAS**, Judge Herman, would like to authorize Adelene Khan, Court Administrator of Cherry Hill as that authorized person at a rate of \$100 a day in the absence of the Judge or Court Administrator.

**NOW THEREFORE BE IT RESOLVED**, Township Committee hereby authorizes Judge Brian K. Herman, J.M.C. of the Pennsauken Court to sign and submit the proper paperwork on behalf of the Township so that Alene Khan can be designated a back-up judicial officer to act for the court.

Motion To Adopt:

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

No Public Wished To Comment

**2022:433 RESOLUTION AUTHORIZING LAND USE APPLICATION FOR CHANGE OF USE FOR PROPERTY AT 6714 WAYNE AVE**

**WHEREAS**, the Township of Pennsauken serves as Substitute Executor of the Estate of Roland F. Kuehne pursuant to a Consent Order dated August 4, 2006 entered by the Honorable M. Allan Vogelson, J.S.C.; and

**WHEREAS**, the Estate is the owner of Block 2214, Lots 2 & 3, having an address of 6714 Wayne Avenue, Pennsauken, NJ (the "Premises"); and

**WHEREAS**, Pennsauken Veterinary Hospital ("PVA") is the owner of adjacent property, with an interest in potentially acquiring the Premises; and

**WHEREAS**, PVA desires to utilize the Estate Property for parking and a temporary construction trailer. Specifically, PVA has applied to the Pennsauken Planning Board for site plan approval for parking and temporary construction trailer; and

**WHEREAS**, it is necessary for the Township of Pennsauken as Substitute Executor of the Estate of Roland F. Kuehne to file a separate Application with the Planning Board requesting a change of use for municipal use, storage, parking, and temporary trailer; and

**WHEREAS**, the Township Committee of the Township of Pennsauken ("Township Committee") has determined that it is in the best interest of the Estate to authorize this change of use application; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Pennsauken in its capacity as Substitute Executor of the Estate of Roland F. Kuehne hereby authorizes the filing of such Land Use applications and the execution of any documents necessary for the filing of the Land Use applications.

Motion To Adopt:

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

**2022:434** 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. (Remington)

**WHEREAS**, The Township of Pennsauken has incurred an expense in the year(s) 2021 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, 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 for the Municipal assessment is not received in full to the Township of Pennsauken, C/O Danielle Lippincott, 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 copies of this resolution will be forwarded to the Tax Collector and the Chief Financial Officer by the Township Clerk

**2022:435** RESOLUTION APPROVING THE REFUND OF \$175.00 FOR HOUSING RESALE PAYMENT FOR THE SALE OF 1746 HOLLINSHED AVENUE, PENNSAUKEN, NJ 08110

**WHEREAS**, Raul A Jimenez Rosado of 2841 Wayne Avenue, Camden, NJ 08105 made a deposit with the Township of Pennsauken in the amount of \$175.00 for the Housing Resale/Transfer of Ownership located at 1746 Hollinshed Avenue, Pennsauken, NJ 08110.

**WHEREAS**, THE Construction Official of the TOWNSHIP OF PENNSAUKEN is satisfied that the payment was made, and a refund should be issued because this was a duplicate payment.

**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 \$175.00 is returned to Raul A Jimenez Rosado of 2841 Wayne Avenue, Camden, NJ 08105.

**CERTIFIED COPY** of this resolution will be forwarded by the Township Clerk to the Applicant, Construction Official, Finance Department, and the Manager of the Building & Housing Department.

Motion To Adopt:

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

No Public Wished To Comment

### **ECONOMIC DEVELOPMENT / Larry Cardwell**

**HomeCo** – located at 7101 Westfield Ave, this is a 37,000 square foot property that will be leased for warehouse and distribution of kitchen cabinets. The operating hours are Monday through Friday 9am – 5pm. They expect to have 3 – 5 employees.

- Committee agreed to move forward.

**Frontline Automation** – located at 2315 Haddonfield Road, this is a 4,200 square foot property that will be leased for light manufacturing and distribution. The operating hours are Monday through Friday 9am – 5pm. They expect to have 3 – 5 employees.

- Committee agreed to move forward.

**Contract Callers** – located at 2349 Haddonfield Road, this is a 17,000 square foot property that will be leased for warehouse and office. This company will be used as a caller center for PSEG meter deployment. The operating hours are Monday through Friday 9am – 5pm. They expect to have 3 – 5 employees.

- Committee agreed to move forward.

### **PUBLIC COMMENTS**

Committeeman DiBattista moved motion to open floor for public hearing.

Committeeman Olivo seconded the motion.

An affirmative 5/0 voice vote was recorded.

**Mr. Davis (42<sup>nd</sup> Street)** Overgrown branches obstruction of view on 42<sup>nd</sup> St and Jackson overly concerning with ongoing traffic and visibility with pedestrians.

- Committee agreed and reassured him that Pennsauken PW is aware and do the best they can in keeping it clean and safe for traffic and pedestrians. As the Track project keeps moving along and we get approval from the state this area will be cleaned out and lighted up.

Committeeman Olivo moved motion to close floor for public hearing.

Committeeman Martinez seconded the motion.

An affirmative 5/0 voice vote was recorded.

### **COMMITTEE COMMENTS**

#### **Mayor Rafeh**

- We have a couple of events coming up at the Library one of them is Cookies with Santa and Mrs. Claus on 12/3 at 1p.

- 12/6 at 10:30 areading with Pre-K.
- 12/10 9a-4p Santa has partnered up with our Fire Dept to pass by every street in Pennsauken and say hello. Keep and eye and ears out.
- December 29<sup>th</sup> at the Pennsauken Country Club we will be hosting one more Senior event from 12p-4p. More information to follow.
- Have a Happy Thanksgiving and stay safe everyone.

**Deputy Mayor Roberts**

- Library also has a Native American event on 11/19 at 11a.
- 11/22 Virtual field trip to Lenape.
- And I want to thank everyone in this town and the Committee for all your support and allowing me to serve another 3 years. I am honored and grateful to be here.
- Have a safe and Happy Thanksgiving.

**Committeeman DiBattista**

- We are approaching Thanksgiving and I cannot be any prouder and more honored to serve this Town and everyone in it.
- Thank you to all our employees for all that you do.
- Stay safe and enjoy your Thanksgiving holiday.

**Committeeman Martinez**

- PYAA Basketball registration are still open and available go out and support and get the youth up and active.
- Congratulations to the PYAA Senior Cheerleading team who won 1<sup>st</sup> place.
- Have a great and safe Thanksgiving Holiday.

**Committeeman Olivo**

- 41<sup>st</sup> Annual Holiday Parade will be Saturday November 26<sup>th</sup> at 1p from Cove Rd to 44<sup>th</sup> Street.
- Breakfast with Santa will be December 3<sup>rd</sup>.
- December 7<sup>th</sup> is our tree Lighting Event here at the Municipal Building from 5:30p-8:30p.
- Happy Thanksgiving and have a safe weekend.

**REMINDER(s)**

**Admin, Tim Killion:**

- Next meeting is December 1<sup>st</sup> and 6p.
- Second and last meeting of the month will be on Monday, December 19<sup>th</sup> at 6p.

**ADJOURNMENT:**

**Time:** 6:31 pm

Committeeman DiBattista move motion to Adjourn.

Committeeman Olivo second motion.

An affirmative 5/0 voice vote was recorded.

Respectfully Submitted,  
Deputy Clerk, Ana Matos