

**MINUTES
TOWNSHIP OF PENNSAUKEN
TOWNSHIP COMMITTEE MEETING
JUNE 6, 2019 (5:30PM)**

The Committee Meeting of the Pennsauken Township Committee was held in the caucus room at the Pennsauken Municipal Building: 5605 N. Crescent Blvd., Pennsauken, NJ 08109 on Thursday, June 6, 2019

The Meeting was called to order by Mayor Jack Killion at 5:30 pm. and called for the Salute to the Flag to be followed by a Moment of Silence. After which he announced the meeting was in compliance of the "Senator Byron M. Baer Open Public Meetings Act".

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

PRESENT: Committeeman Marco DiBattista, Committeewoman Jessica Rafeh, Committeewoman Betsy McBride, Deputy Mayor Rick Taylor and Mayor Jack Killion

Also present were Township Clerk Gene Padalino, Deputy Clerk Pamela Scott-Forman and Linda Galella, Esq. of Parker McCay

APPROVAL OF MINUTES-

Meeting-May 30, 2019

Closed Session – May 2, 2019

May 16, 2019

Deputy Mayor Taylor moved a motion to approve the minutes on the agenda

Committeewoman Rafeh seconded the motion

An affirmative 5/0 voice vote was recorded

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

2019:184 RESOLUTION APPROVING THE REFUND OF \$500.00 FOR ESCROW MONEY HELD FOR THE SALE OF FLOWERS LOCATED AT 7533 S. CRESCENT BLVD., PENNSAUKEN, NJ 08110

WHEREAS, Frank Paulsworth, 1906 Juniper Lane, Bensalem, PA 19020 made a deposit with the TOWNSHIP OF PENNSAUKEN in the amount of \$500.00 for the maintenance inspection for the sale of flowers at the location known as 7533 S. Crescent Blvd., Pennsauken, NJ 08110.

WHEREAS, THE Construction Official of the TOWNSHIP OF PENNSAUKEN is satisfied that the property has been maintained and has approved same and that Frank Paulsworth is entitled to a refund of \$500.00.

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 \$500.00 is returned to Frank Paulsworth, 1906 Juniper Lane, Bensalem, PA 19020

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

No public wished to speak

| Name | Motion | Second | Aye | Nay | Abstain | Absent |
|--------------------|--------|--------|-----|-----|---------|--------|
| <i>Di Battista</i> | | √ | √ | | | |
| <i>Rafeh</i> | | | √ | | | |
| <i>McBride</i> | | | √ | | | |
| <i>Taylor</i> | √ | | √ | | | |

| | | | | | | |
|---------|--|--|---|--|--|--|
| Killion | | | √ | | | |
|---------|--|--|---|--|--|--|

2019:185 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 speak

| Name | Motion | Second | Aye | Nay | Abstain | Absent |
|--------------------|--------|--------|-----|-----|---------|--------|
| <i>Di Battista</i> | | | √ | | | |
| <i>Rafeh</i> | | √ | √ | | | |
| <i>McBride</i> | √ | | √ | | | |
| <i>Taylor</i> | | | √ | | | |
| <i>Killion</i> | | | √ | | | |

2019:186 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 speak

| Name | Motion | Second | Aye | Nay | Abstain | Absent |
|--------------------|--------|--------|-----|-----|---------|--------|
| <i>Di Battista</i> | | | √ | | | |
| <i>Rafeh</i> | | | √ | | | |
| <i>McBride</i> | √ | | √ | | | |
| <i>Taylor</i> | | √ | √ | | | |
| <i>Killion</i> | | | √ | | | |

2019:187 RESOLUTION RESCINDING PREVIOUS APPROVAL OF A RESOLUTION(S) FOR UNPAID MUNICIPAL CHARGES FOR EXAMPLE BUT NOT LIMITED TO GRASSCUTTING, CLEAN-UP, AND BOARD-UP; ESTABLISH A FINAL BILLING; IMPOSE MUNICIPAL ASSESSMENTAS; ENFORCE THROUGH TAX SALE; AND IMPOSE MUNICIPAL LIENS

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

WHEREAS, THE PENNSAUKEN TOWNSHIP COMMITTEE HAS APPROVED BY RESOLUTION IMPOSING OF A LIEN FOR THE RECOVERY OF THOSE MONIES EXPENDED BY THE MUNICIPALITY, AND;

WHEREAS, THE VACANT/ABANDONED PROPERTY COORDINATOR HAS NEGOTIATED WITH THE PROPERTY OWNER(S), AND;

WHEREAS, THE VACANT/ABANDONED PROPERTY COORDINATOR RECOMMENDS THAT THE LIENS IMPOSED ON THE FOLLOWING PROPERTIES(S)BY THE PENNSAUKEN TOWNSHIP COMMITTEE UNDER N.J.S.A. 40:48-2.13; N.J.S.A. 40:48-2.14; AND 40:48-2.5 (F) (2) BE **RESCINDED**:

| <u>BLOCK/LOT</u> | <u>PROPERTY LOCATION</u> | <u>RESOLUTION NO.</u> | <u>YEAR</u> | <u>AMOUNT</u> |
|------------------|--------------------------|-----------------------|-------------|---------------|
| 5916 / 3 | 4436 Burwood Avenue | 2018-171 | 2018 | \$250.00 |

| | | | | |
|-----------|--------------------|----------|------|----------|
| 2913 / 11 | 2730 Finlaw Avenue | 2018-194 | 2018 | \$250.00 |
| 1501 / 3 | 8123 Stow Road | 2018-184 | 2018 | \$250.00 |

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN OF THE STATE OF NEW JERSEY; THAT THE AFOREMENTIONED IMPOSED LIEN(S) ARE **RESCINDED**:

BE IT FURTHER RESOLVED, THAT THE TAX COLLECTOR IS ORDERED BY THE PENNSAUKEN TOWNSHIP COMMITTEE TO MARK HIS RECORDS; THAT THE AFOREMENTIONED IMPOSED LIEN(S) ARE **RESCINDED**.

BE IT FURTHER RESOLVED, THAT A CERTIFIED COPY OF THIS RESOLUTION IS FORWARDED TO THE TAX COLLECTOR AND THE CHIEF FINANCIAL OFFICER OF THE TOWNSHIP OF PENNSAUKEN.

Mr. Kneib explained the reason for the refund
 No public wished to speak

| Name | Motion | Second | Aye | Nay | Abstain | Absent |
|--------------------|--------|--------|-----|-----|---------|--------|
| <i>Di Battista</i> | | | √ | | | |
| <i>Rafeh</i> | | √ | √ | | | |
| <i>McBride</i> | | | √ | | | |
| <i>Taylor</i> | √ | | √ | | | |
| <i>Killion</i> | | | √ | | | |

CONFERENCE /ITEMS OF DISCUSSION-

Discussion of Businesses in Redevelopment Areas of the following were presented by Terry Carr and Larry Cardwell

Psychologists Office – 5635 Westfield Ave. (**Professional bldg**) The tenant would offer psychological treatment for children and their families. To mitigate future behavioral problems, including problems with the law and use of illegal substances. 1 Psychologist and 2 professional assistants.

****Mayor and Committee gave approval to proceed**

Angela Tong – 6233 Westfield Ave 737 square feet. (**3 doors from Macaros**) Cosmetic center specializing in semi-permanent eyebrows, eyeliners and lip cosmetics.

**** Mayor and Committee gave approval to proceed**

Gerardo Mendez – 6221 S. Crescent Blvd 8,000 square feet (**next to H&R Appliance**) current tenant had a lease purchase agreement this is for the change of ownership.

****Mayor and Committee gave approval to proceed**

Liberty Waste & Recycling – 6702 N. Crescent Blvd 1,280 square feet (**Next to Cooks liquors**) light truck maintenance, office and parking for up to 4 roll off trucks and 6 roll off containers.

****Mayor and Committee gave approval to proceed**

Academy of Healthcare Excellence – 6704 N. Crescent Blvd 3,750 square feet. (**Next to the Dollar Tree**) This use was approved previously but found that their location of choice happened to be available so they would like to utilize their first choice location.

****Mayor and Committee gave approval to proceed**

Toledo auto restoration – 2125 Haddonfield Road. (**Across from Haddon Pointe**) this site would be used for auto restoration.

****Mayor and Committee request the owners come into speak to them about their plans**

SGBR P.C. – 2119 Browning Road, (**Next to Ron’s Barbershop**) Dental Office change of tenant but the same use.

****Mayor and Committee gave approval to proceed**

Dental Acquisition Company – 1545 Route 73 (**Next to the Double Nickel**) office and warehouse for distribution of dental and medical equipment.

****Mayor and Committee gave approval to proceed**

Clayton Gentry – 7500 S. Crescent Blvd seeking approval to expand the self-storage property by building a new modern multi-story climate controlled building on the south portion of the shopping center parking lot

**Mayor and Committee request the owners come into speak to them about their plans

Dollar Tree – 7945 – 49 S. Crescent Blvd a Dollar Tree store would like to use this former site of an independent dollar store while also expanding the foot print by taking 2 units.

****Mayor and Committee gave approval to proceed**

Mayor and Committee talked about the Dollar General on Haddonfield Road and requested that the owner/ representative come in to speak to Committee about the upkeep of their property

KG Transportation – 405 37th street. A new trucking company would like to utilize this site which was formerly used by BFC Transportation which was also a trucking firm.

Their Attorney was present, who commented that they would be hiring a full time Mechanic, have 14 trucks and possibly work on third party trucks.

**Committee commented we can't just assume compliance with DEP. They also asked for a rendering before moving forward.; and questioned the facility being used for maintenance on 3rd party trucks.

Items for Discussion

David Bassion – Private ownership of Meadowbrook Swim Club

Mr. Kneib explained that they spoke of two options they had in mind. The 1st to have private ownership of the Meadowbrook Swim Club for family gatherings and parties on weekends. The 2nd was to build 8 age restricted townhomes.

**Mayor and Committee are agreeable to the Townhomes - only

Penn Queen Diner – 7377 N. Crescent Blvd sale – settlement will be the 19th of June the new owners will be keeping the same staff, same menu.

**Mayor & Committee congratulated them

~~Robert Spencer – 6901 Chestnut Ave.~~ Mr. Cardwell and Mr. Carr stated this would come up at a later date, there had been a last minute correction.

AGENDA ITEMS

RESOLUTIONS – MATTERS OF LITTLE OR NO DISCUSSION:

Liquor License Renewal - Resolutions on June 20th, 2019 agenda

PUBLIC COMMENT

Ms. Sheila Jones of 47th Street – inquired about the empty lot at 2131 47th Street and who is responsible to keep it up. She also inquired about tax liens and foreclosure procedures

Mr. Kneib explained that it was on the vacant properties list; The Township's hands are tied and can only do certain things after due process, but he would see to it that it's put on the grass cutting list.

Ms. Danette White of Boulevard Avenue – She stated that she is a 100% disabled Vet; a sixth generation Pennsauken resident and has owned her home for over 26 years. She commented

that because of her overseas service not meeting a specific requirement once the laws changed in January 2018 she didn't meet the property tax exemption.

She stated she spoke with Mr. O'Brien and was given a resounding NO and told a letter would be forthcoming, which she stated she received but there was no reason given concerning the previous year exemption refund. She commented she came back and still was not given a reason why and would just like to have an answer.

Mr. Kneib was asked to find out what's going on and get back to Ms. White

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

2019:188 RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN TO DISCUSS A MATTER OF LITIGATION (PennView Partners)

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 June 6, 2019.
2. The general nature of the subjects to be discussed at said closed meeting shall be matters of employment - N.J.S.A. 10:4-12b (7)....Litigation.

ADOPTED at the Meeting of the Township Committee of the Township of Pennsauken on June 6, 2019.

Attorney Galella stated that Committee may take action when they return open session. No public wished to speak

| Name | Motion | Second | Aye | Nay | Abstain | Absent |
|--------------------|--------|--------|-----|-----|---------|--------|
| <i>Di Battista</i> | | | √ | | | |
| <i>Rafeh</i> | | | √ | | | |
| <i>McBride</i> | √ | | √ | | | |
| <i>Taylor</i> | | √ | √ | | | |
| <i>Killion</i> | | | √ | | | |

Mayor & Committee went into Closed Session at 6:25 pm

ADJOURNMENT

Mayor and Committee returned to open session at 7:00 pm

A motion was made by Deputy Mayor Taylor to adjourn
Committeewoman Rafeh seconded the motion

An affirmative 5/0 voice vote was recorded

Meeting adjourned at 7:01 pm

Respectfully submitted

A handwritten signature in cursive script that reads "Pamela Scott-Forman".

Pamela Scott-Forman
Deputy Clerk

ADOPTED: June 20, 2019