

**MINUTES  
TOWNSHIP OF PENNSAUKEN  
TOWNSHIP COMMITTEE MEETING  
October 3, 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, October 3, 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, Committeewoman Rafeh, and Mayor McBride

ABSENT: Deputy Mayor Taylor

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

**2019:300 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING THE ACCEPTANCE OF A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE TOWNSHIP OF PENNSAUKEN AND THE TOWNSHIP OF PENNSAUKEN BOARD OF EDUCATION FOR THE 2019-2020 YEAR**

**WHEREAS**, the Township of Pennsauken Board of Education desires a law enforcement presence and services from the Township of Pennsauken through the Township of Pennsauken Police Department and whereas the Township and the Township of Pennsauken Police Department desire to provide said law enforcement and services; and

**WHEREAS**, the Parties recognize the mutual interests can be furthered through the use of Police Officers assigned to a school and;

**WHEREAS**, the proper and respective Township and Board of Education officials are authorized to execute the attached MOU pursuant to resolutions of their respective governing bodies which are to be attached to this resolution; and

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Pennsauken hereby authorizes the acceptance of the attached Memorandum of Understanding between the Township of Pennsauken and the Township of Pennsauken Board of Education; and

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>			√			

**2019:301 RESOLUTION APPOINTING STEVE SQUIBB AS THE PENNSAUKEN TOWNSHIP ENGINEER**

BE IT RESOLVED by the Township Committee of the Township of Pennsauken, in the County of Camden and State of New Jersey, that **STEVEN SQUIBB**, is hereby appointed as Municipal Engineer.

BE IT FURTHER RESOLVED that this appointment shall be for a term of three (3) years commencing October 1, 2019 and expiring September 30, 2022.

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>			√			

**2019:302 Person to Person Liquor License #0427-33-030-003 PENN QUEEN DINER, INC TO SHHH2017, LLC**

**WHEREAS**, SHHH2017, LLC (the “Applicant”) has applied for a Person-to-Person transfer of Plenary Retail Consumption License 0427-33-030-003 now held by Penn Queen Diner, Inc. located at 7349 N. Crescent Blvd.; and

**WHEREAS**, consent to transfer has been received from the current owner together with the proper application fees and an Affidavit of Qualification For Ownership has been completed by the transferee and a background checks have been completed by the Pennsauken Police Department for the principal of the transferee, SHHH2017, LLC; and

**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 Plenary Retail Consumption License, License # 0427-33-030-003 be transferred to SHHH2017, LLC effective October 7, 2019.

**BE IT FURTHER RESOLVED**, that a certified copy of this Resolution will be forwarded by the Township Clerk to SHHH2017, LLC, Chief John Nettleton, of the Pennsauken Police Department and to the Attorney General’s office Division of Alcoholic Beverage Control.

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>			√			

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

**2019:303 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.

**2019:304 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.

**2019:305 A RESOLUTION DECARING THE EXISTENCE OF AN EMERGENCY AND AUTHORIZING THE CONSTRUCTION OFFICIAL TO PROCEED WITH THE DEMOLITION 923 VELDE AVENUE**

**WHEREAS**, the Construction Official has determined that the structure located at 923 Velde Avenue is in danger of collapse and deemed an imminent hazard; and

**WHEREAS**, since there is evidence of actual and immediate danger of failure and collapse of the building, which will endanger life and property, authorization to proceed with the immediate demolition of the unsafe structure is requested; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Pennsauken;

THAT, pursuant to N.J.S.A. 40A:11-6, the Construction Official is hereby authorized and directed to contract with The Original W. Hargrove Demolition Inc., 1507 State Street, Camden, NJ 08105, in an amount not to exceed \$14,700.00.

THAT, the Purchasing Agent of the Township of Pennsauken is hereby authorized and directed to issue a purchase order as authorized by the Construction Official, and

THAT, payment is hereby authorized pursuant to said purchase order in accordance with procedures for payment of bills.

**2019:306 RESOLUTION ACCEPTING THE RESIGNATION OF CROSSING GUARD(s) Gloria Manghan**

**BE IT RESOLVED** by the Township Committee of the Township of Pennsauken in the County of Camden and the State of New Jersey that Gloria Manghan has resigned from her position of Crossing Guard. There was a deposit collected therefore a refund is due.

Gloria Manghan  
22 Arrington Avenue

**BE IT FURTHER RESOLVED** that a certified copy of this resolution be forwarded by the Township Clerk to the Chief Financial Officer, Chief of Police and Human Resources.

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>			√			

**PAYMENT OF BILLS-**

Budgeted (July)	\$ 2,171,455.56
Statutory Expenditures (July)	\$ 109,023.86
Section 8 (July)	\$ 45,396.83
Rehabilitation (July)	\$ 807.38
Budgeted (August)	\$ 1,427,681.66
Statutory Expenditures (August)	\$ 23,628.36
Section 8 (August)	\$ 43,590.93

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 REPORT(s) –**

- Country Club Revenues to Date

Committeeman Timothy Killion moved a motion to accept the reports  
 Seconded by Committeewoman Rafeh  
 An affirmative 4/0 voice vote was recorded

**CONFERENCE /ITEMS OF DISCUSSION-**

The following discussion of Businesses in Redevelopment Areas by Larry Cardwell and Terry Carr

Level Up Credit Solutions LLC – 4926 Westfield Ave *next to the Rite Aid (Formerly H&R Block)* The company does tax preparation, credit repair and consulting.

**Committee Approved to move forward**

Pennsauken DG LLC – 6305 South Crescent Blvd *between Bethel & Sherman Aves (currently Boost Mobile, H&R Appliances)* The purchaser/applicant would like to open a Dollar General store at this location.

**Committee Approved to move forward**

Broad Zero – 4620 Westfield Ave across the street from Walgreens (Formerly Bills Electronics) This location would be used as a back office, scheduling, internet marketing, processing leads etc.... for a company that helps sign up people for Medicare.

\*\*\*\*\*Found another location.

#### Items for Discussion

Mr. Cardwell spoke of a new company in town Saia Motor Freight LLC

Administrator Kneib spoke on the Best Practice policies from the state. Pennsauken scored 38 out of 50. A score of 30 was needed.

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

The meeting of October 17<sup>th</sup> has been changed to TUESDAY, October 15, 2019 at 5:30 pm.

#### PUBLIC COMMENT

Ellyn McMullen of Palace Ct- Questioned energy aggregation contract any clause to allow residence out of contract

Mayor-No fees occurred when cancelling contract with constellation, 18 month township agreement with company. M.B rate go above rate automatically then go back to PSEG.

Ms. McMullen also wanted to know how long to Township has to back out?

Mayor- stated she is not sure, but will find out. She also stated that if the rates are not competitive the company will be dropped.

No other public wished to comment

Motion was made by Committeeman Marco DiBattista  
Seconded by Committeeman Timothy Killion  
An affirmative 4/0 voice vote was recorded

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

#### 2019:307 RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN TO DISCUSS A MATTER OF PERSONNEL / EMPLOYMENT / CONTRACTS / ATTORNEY CLIENT PRIVILEGE

**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 October 3, 2019.
2. The general natures of the subjects to be discussed at said closed meeting shall be matters of Personnel / Employment, Attorney Client Privilege N.J.S.A. 10:4-12b (7)
3. The general nature of the subject of contracts are also to be discussed N.J.S.A. 10:4-12b (8)

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>			√			

## ADJOURNMENT

Mayor and Committee moved into Executive Session at 5:50 pm

Mayor and Committee returned to the public session at 7:41 pm

Committeeman DiBattista commented Committee will move on a resolution concerning Marco's concessionaire's contract at the next meeting.

Committeeman DiBattista moved to adjourn at 7:43pm  
 Committeeman Killion seconded the motion  
 An affirmative 4/0 voice vote was recorded

The meeting adjourned at 7:43pm

Respectfully submitted

Pamela Scott-Forman  
 Deputy Clerk