

**MINUTES  
TOWNSHIP OF PENNSAUKEN  
TOWNSHIP COMMITTEE MEETING  
FEBRUARY 7, 2019**

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, February 7, 2019

The Meeting was called to order by Deputy Mayor Rick Taylor 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 Rafah, Committeewoman Betsy McBride and Deputy Mayor Rick Taylor

**ABSENT:** Mayor Jack Killion

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

**APPROVAL OF MINUTES-**

Meeting-January 31, 2019

Committeewoman McBride moved the motion to approve the minutes on the agenda

Committeeman DiBattista seconded the motion

A 4/0 affirmative voice vote was recorded

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

**2019:103 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 MUNIPALITY, AND;**

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

**WHEREAS, THE VACANT/ABANDONED PROPERTY COORDINATOR RECOMENDS 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PENNSAUKEN TOWNSHIP COMMITTEE UNDER N.J.S.A. 40:48-2.13; N.J.S.A. 40:48-2.14; AND 40:48-2.5 (F) (2) BE **RESCINDED**:

BLOCK/LOT	PROPERTY LOCATION	RESOLUTION NO.	YEAR	AMOUNT
4911/4	2288 Horner	2018:260	2018	250.00
1617/2	8467 Haines	2018:250	2018	250.00
		2018:281	2018	250.00
		2018:267	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.**

Administrator Kneib explained this is a refund for double billing on a clean up  
No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
Di Battista		√	√			
Rafeh			√			
McBride	√		√			
Taylor			√			
Killion						√

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

**2019:104 RESOLUTION ACCEPTING THE RESIGNATION OF CROSSING GUARD(S)(Evelyn Washington /Kathleen Yanzuk)**

**BE IT RESOLVED** By the Township Committee of the Township of Pennsauken in the county of Camden and the State of New Jersey that Evelyn Washington and Kathleen Yanzuk are both deceased Crossing Guards. There is no refund due at this time.

Evelyn Washington

Kathleen Yanzuk

1932 Hollinshed Ave.

2254 Hollinshed Ave.

Pennsauken, NJ, 08110

Pennsauken, NJ, 08110

**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
Di Battista		√	√			
Rafeh	√		√			
McBride			√			
Taylor			√			
Killion						√

**2019:105 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
Di Battista		√	√			
Rafeh	√		√			
McBride			√			
Taylor			√			
Killion						√

**2019:106 RESOLUTION AUTHORIZING APPLICATION FOR PROGRAM YEAR 2019 COMMUNITY DEVELOPMENT BLCOK GRANT, TOWNSHIP OF PENNSAUKEN, COUNTY OF CAMDEN, STATE OF NEW JERSEY**

WHEREAS, the Camden County Improvement Authority provides funding for certain infrastructure improvements or services under Community Development Block Grant Funding; and

WHEREAS, the Township Committee has chosen to submit an application for Program Year 2019; and

WHEREAS, the Township Committee has agreed to apply for funding for the following project:

Lend A Hand- Single family residential rehabilitation consisting of home repairs up to \$ 14,000.00 for income eligible recipients.

Installation of Barrier Free ramps at street corners where ramps do not exist. Project will provide for accessibility for all users of the street right of way. This project will assist Pennsauken Township in meeting the goal of all streets being accessible to all users. The project will be in low and moderate income neighborhoods.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Pennsauken, County of Camden, State of New Jersey that the Mayor is hereby authorized to execute the Project Description Form for Program Year 2019 along with the Community Development Grant Agreement.

Mr. Kneib commented this is the grant for the Lend-A-Hand program for residents to help with home improvements up to \$1,400

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
Di Battista		√	√			
Rafeh	√		√			
McBride			√			
Taylor			√			
Killion						√

**2019:107 RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING THE ISSUANCE OF RAFFLE LICENSE (Heart of Camden)**

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 and is hereby authorized to waive the Township fees associated with said license:

Name: Heart of Camden

Address: 1840 Broadway, Camden, NJ 08104

Where Event Is Being Held: Pennsauken Country Club-3800 Haddonfield Rd. Pennsauken, NJ 08109

Date of Event: May 24, 2019

Township License #: R19.03 (50/50)

State Registration ID -69-4-35517

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).

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
Di Battista		√	√			
Rafeh	√		√			
McBride			√			
Taylor			√			
Killion						√

**CONFERENCE /ITEMS OF DISCUSSION-**

Mr. Carr and Mr. Cardwell presented the following.

**KAR Towing – 2250 Sherman Ave. (north of the Wawa on Rte 130)** The site would be an office only for a towing company.

Committee is okay with this moving forward

**Action Staffing Group – 4926 Westfield Ave. (Next to Rite Aid)** This location would be for a staffing company office.

**Committee WAS NOT okay with moving forward**

Daycare – 6325 South Crescent Blvd. (*behind the check cashing site*) This perspective day care would have up to about 90 children plus a staff of 11.

**Committee is okay with this moving forward**

Twin Oaks Community Services – 8021 North Crescent Blvd. (next to Ivystone Assisted Living) This would be for temporary charitable sales event consisting of Prom Dresses.

**Committee is okay with this moving forward**

eSupplements LLC – 9401 North Crescent Blvd. (*next to Discount Harrys*) The location would be used for storage and distribution of supplement products such as: work out supplements, appetite suppressants, diet pills etc...

**Committee is okay with this moving forward**

Dan Spencer car and vehicle repair and transport to auction or dealers 6901 Chestnut Street

Committee is okay with this Committeeman DiBattista recused himself

**Mike Galante – Hotel on Rte 130**

Deputy Mayor Taylor began by commenting that they were asked to come back in because last month they came in and were given the ok to go before the Planning and Zoning boards. The neighboring residents have come in stating that there were surveyors on their properties without permission. He also commented that they put Committee in a bad position.

Committeewoman McBride commented that had the surveyor asked permission there may not have been such a uproar with the residents. She commented that they never mentioned when they were inform of Committee before that they were contemplating offering to purchase homes. She stated that now they seem untrustworthy.

Committeeman DiBattista commented that he was present the night they came before Committee and even though he wasn't on Committee at the time he didn't remember any mention of a four story building nor the possibility of purchasing any neighboring homes. He commented that he is not happy with the way they went about this and they still need to go before Planning & Zoning Boards.

Mr. Galante commented that he had a letter from the Surveyor that states they asked for permission. He apologized on behalf of the surveyor if they are giving them half-truths. They were told to ask for permission. He also commented that the owner did solicit homeowners, but that he only spoke directly one homeowner.

Several property owners were present and upset with no contact from the owner about surveyor and other things.

Committeewoman McBride suggested that they consider a community meeting

Deputy Mayor Taylor explained to the property owners that through the Zoning and Planning Board process they have to be notified about the meeting and they would have an opportunity to voice their concerns.

Mr. Padalino, Township Clerk reminded Committee that at the meeting on the 21<sup>st</sup> there will be two Ordinances on the agenda for second reading and public comment.

**ORDINANCE NO. 2019:01**

AN ORDINANCE TO AMEND CHAPTER 31: DEPARTMENT OF EMERGENCY MEDICAL SERVICES SECTION 8 FEES FOR EMERGENCY MEDICAL SERVICES IN THE CODE OF THE TOWNSHIP OF PENNSAUKEN (Second Reading/Public Hearing-February 21,2019)

**ORDINANCE NO. 2019:02**

BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS RECREATIONAL IMPROVEMENTS IN AND FOR THE TOWNSHIP OF PENNSAUKEN, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$215,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF PENNSAUKEN, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$204,250; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING (Second Reading/Public Hearing-February 21,2019)

**Payment of Bills**

Budgeted (December)	\$	12,528,707.32
Statutory Expenditures (December)	\$	69,000.55
Section 8 (December)	\$	92,603.37
Budgeted (January)	\$	46,280.19
Statutory Expenditures (January)	\$	9,988.00
Section 8 (December)	\$	44,139.64

Committeewoman Rafeh moved a motion to pay the bills

Committeewoman McBride seconded the motion

An affirmative 4/0 voice vote was recorded

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

Committeewoman McBride moved the motion to accept the reports as submitted

Committeeman DiBattista seconded the motion

An affirmative 4/0 voice vote was recorded

**PUBLIC COMMENT**

John Pritchett of Gladwyn Avenue commented that inspections/property maintenance seem to be working only on complaints, and that they should have door hangers to be left when they were there and why. He also commented that Bank Short Sales shouldn't be part of comparables as they impact our property values

Township Administrator Kneib commented that the Township properties went up 8% as a whole.

Committeewoman McBride also commented that if he sees something that he can call or send an email to have it checked out

Mr. Pritchett also commented that Westfield Avenue needs a business association because it looks horrible and that the business' need to be accountable for the upkeep. He also stated that he someone working on a car on ramps on the corner of Browning and Westfield

Genice Williams of Derosse Avenue commented that the new truck company in the old Maloney property are traveling up Derosse Avenue and not using Sherman. She also asked if they can know what is it they are hauling and they're hours of operation.

Deputy Mayor Taylor commented that nothing has changed with the Township and County and he will have someone go out first thing in the morning to inform them they should be using Sherman Avenue and to find out what type of business they are.

Deputy Mayor Taylor asked if there were any others wishing to comment, there were none.

Committeewoman Rafeh moved a motion to close the floor to the public

Committeeman DiBattista seconded the motion

An affirmative 4/0 voice vote was recorded

## ADJOURNMENT

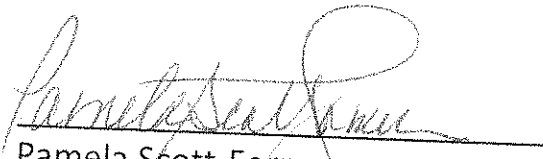
Committeewoman Rafeh moved a motion to adjourn

Committeewoman McBride seconded the motion

An affirmative 4/0 voice vote was recorded

The meeting adjourned at 6:24 pm

Respectfully submitted

  
Pamela Scott-Forman  
Deputy Clerk

**MINUTES APPROVED: FEBRUARY 21, 2019**