

**MINUTES  
TOWNSHIP OF PENNSAUKEN  
TOWNSHIP COMMITTEE MEETING  
MARCH 21, 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, March 21, 2019

The Meeting was called to order by Mayor Jack Killion at 5:34 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-March 7, 2019

Deputy Mayor Taylor moved the motion to approve the minutes on the agenda  
Committeeman DiBattista seconded the motion  
A 5/0 affirmative voice vote was recorded

**ORDINANCES:**

**ORDINANCES- SECOND READING (PUBLIC MAY COMMENT)**

**ORDINANCE 2019:03**

BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE TOWNSHIP OF PENNSAUKEN, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$2,674,000 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 \$2,384,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING.

**BE IT ORDAINED** by the Township Committee of the Township of Pennsauken, County of Camden, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

**Section 1.** The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the Township of Pennsauken, County of Camden, New Jersey ("Township").

**Section 2.** It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the Township from all sources for the purposes stated in Section 7 hereof is \$2,674,000 ;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$2,384,500;
- (c) a down payment in the amount of \$125,500 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A. 40A:2-11*; and

**Section 3.** The sum of \$2,384,500, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$125,500, which amount represents the required down payment and grants from: (i) a Community Local Block Grant in the aggregate amount of \$159,000; and (ii) a Reserve for Public Defender in the amount of \$5,000, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

**Section 4.** The issuance of negotiable bonds of the Township in an amount not to exceed \$2,384,500 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

**Section 5.** In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Township in an amount not to exceed \$2,384,500 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

**Section 6.** The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A. 40A:2-20*, shall not exceed the sum of \$500,000.

**Section 7.** The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Grants</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A. Construction and Reconstruction of Various Streets and Roads in the Township as part of the Township's 2019 Road Reconstruction Program, all as more particularly described in the documentation on file in the Office of the Township Administrator and available for inspection during normal Township hours, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$624,000	\$23,250	\$159,000	\$441,750	10 years
B. Storm Drainage Improvements, all as more particularly described in the documentation on file in the Office of the Township Administrator and available for inspection during normal Township hours, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	125,000	6,250	0	118,750	40 years
C. Repairs and Improvements to Various Concrete Structures in the Township, all as more particularly described in the documentation on file in the Office of the Township Administrator and available for inspection during normal Township hours, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	60,000	3,000	0	57,000	5 years
D. Acquisition of various Fire Fighting Equipment, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	176,700	8,835	0	167,865	10 years
E. Improvements to Facilities and Acquisition of Equipment for Public Works Department, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	580,500	29,025	0	551,475	10 years
F. Acquisition of Equipment for Police Department, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	511,500	25,575	0	485,925	5 years
G. Improvements to Facilities and Acquisition of Equipment for Township Emergency Management Services Department, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	269,700	13,485	0	256,215	10 years
H. Improvements to Various Parks and Recreational Facilities, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	134,800	6,740	0	128,060	20 years
I. Improvements to Various Athletic Fields and Facilities for the Pennsauken Youth Athletic Activities Association, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	18,200	910	0	17,290	20 years
J. Improvements to and Acquisition of Equipment for Various Public Buildings in the Township, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	55,500	2,525	5,000	47,975	10 years
K. Improvements to and Acquisition of Equipment for, the Township Country Club, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	118,100	5,905	0	112,195	10 years
<b>Totals:</b>	<u>\$2,674,000</u>	<u>\$125,500</u>	<u>\$164,000</u>	<u>\$2,384,500</u>	

**Section 8.** The average period of useful life of the several purposes for the financing of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into consideration respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 10.96 years.

**Section 9.** Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

**Section 10.** The supplemental debt statement provided for in Section 10 of the Local Bond Law, *N.J.S.A. 40A:2-10*, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Township, as defined in Section 43 of the Local Bond Law, *N.J.S.A. 40A:2-43*, is increased by this Bond Ordinance by \$2,384,500 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

**Section 11.** The full faith and credit of the Township are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance, and to the extent payment is not otherwise provided, the Township shall levy *ad valorem* taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

**Section 12.** The applicable Capital Budget of the Township is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended applicable Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

**Section 13.** The Township hereby declares its intent to reimburse itself from the proceeds of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code"), for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Township prior to the issuance of such bonds or bond anticipation notes.

**Section 14.** The Township hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Ogden, Utah Service Center of the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

**Section 15.** The improvements authorized hereby are not current expenses and are improvements that the Township may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

**Section 16.** All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 17.** In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

No public wished to comment

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

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

**2019:128**

Resolution Authorizing Emergency Temporary Appropriations for 2019

WHEREAS, an emergent condition has arisen with respect to the amount of appropriations authorized in the temporary budget and no adequate provision has been made in the 2019 temporary appropriations for the aforesaid purpose, and N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purpose above mentioned; and

WHEREAS, the total emergency temporary resolutions adopted in the year 2019 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S. 40A:4-20) including this resolution total \$11,170,549.25.

NOW, THEREFORE, BE IT RESOLVED, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S. 40A:4-20:

1. An emergency temporary appropriation be and the same is hereby made for the 2019 temporary budget in the amount of \$11,170,549.25.
2. That said emergency temporary appropriation will be provided for in the 2019 budget under the title of:

The 2019 Municipal Budget

3. That one certified copy of this resolution be filed with the Director of Local Government Services.

No public wished to comment

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

**2019:129**

RESOLUTION AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH ALLIANCE TEMERITY PENNSAUKEN, LLC AS SUBSTITUTE REDEVELOPER FOR BLOCK 10.03 LOTS 12, 21, AND 23 ON THE OFFICIAL TAX MAP OF PENNSAUKEN TOWNSHIP

**WHEREAS**, Pennsauken had previously requested the Pennsauken Township Planning Board (“Planning Board”) to conduct a preliminary investigation to determine whether certain real property located within Pennsauken and referred to as the “Waterfront Redevelopment Study Area, Phase 1” (Waterfront Redevelopment Area”); qualified as an “area in need of redevelopment” pursuant to the provisions of the Redevelopment Law; and

**WHEREAS**, on June 5, 2001, the Planning Board, after conducting a preliminary investigation and public hearing in accordance with the requirements of the Redevelopment Law, determined that the real property located within the “Waterfront Redevelopment Area”, qualified as an area in need of redevelopment and recommended that said area be designated as a redevelopment area, finding that the redevelopment of said area is a public purpose benefiting the residents and businesses located within Pennsauken; and

**WHEREAS**, pursuant to the provisions of the Redevelopment Law, on June 27, 2001, Pennsauken adopted Ordinance No. 2001-29, designating the Waterfront Redevelopment Area as an area in need of redevelopment and adopting the “Redevelopment Plan for the Township of Pennsauken Waterfront Study Area, Phase 1” (“Redevelopment Plan”). The Redevelopment Plan was amended in 2005 and again in 2008; and

**WHEREAS**, the term of the Redevelopment Plan was twenty-five years from its adoption on June 27, 2001, and is in existence at present; and

**WHEREAS**, on May 11, 2005, Pennsauken signed a Redevelopment Agreement with Cherokee Pennsauken Urban Renewal, LLC, and Cherokee Pennsauken, LLC (together “Cherokee”) by which Cherokee was designated as the “Redeveloper” for the Waterfront Redevelopment Area; and

**WHEREAS**, included within the Redevelopment Area is property identified as Block 1003, Lots 12, 21, and 23 on the Official Tax Map of Pennsauken (the “Project Site”); and

**WHEREAS**, Cherokee thereafter abandoned its role as the designated “Redeveloper” and did not implement any part of the Redevelopment Plan; and

**WHEREAS**, Alliance Temerity Pennsauken Warehouse LLC (“Alliance”) has made a formal request to be the substitute Redeveloper for the Project Site only, and proposes to demolish a portion of the existing 275,000 sq. ft. structure located at the Project Site and to

rehabilitate and reconstruct a part of the demolished structure to provide a 175,000 sq. ft. facility to be used as warehouse/distribution with 1 – 4 tenants (the “Project”); and

**WHEREAS**, Pennsauken is desirous of seeing the Project Site developed for useful purposes; and

**WHEREAS**, the Township of Pennsauken and Alliance are desirous to enter into a MOU in order to set forth their respective rights, obligations and responsibilities of the Parties to negotiate diligently and in good faith to complete a redevelopment agreement for the Project Site and to provide for a financial agreement between Alliance and the Township of Pennsauken.

**NOWTHEREFORE**, be it resolved by the Mayor and Township Committee of the Township of Pennsauken, County of Camden and State of New Jersey the following:

1. The Memorandum of Understanding between the Township of Pennsauken and Alliance in order to set forth the rights, obligations and responsibilities of the Parties to negotiate diligently and in good faith to complete a redevelopment agreement for the Project Site and to provide a financial agreement between Alliance and the Township of Pennsauken is approved and adopted.
2. The Mayor and/or Administrator and the Township Clerk of the Township of Pennsauken are hereby authorized to execute the MOU on behalf of the Township of Pennsauken.

Clerk Padalino commented this deals with Cherokee.

No public wished to comment

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

**2019:130**

**RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING THE SALE OF LAND OWNED BY THE TOWNSHIP OF PENNSAUKEN**

Township of Pennsauken County of Camden State of New Jersey \*\*\*NOTICE OF LAND SALE\*\*\*

Notice is hereby given that the Township of Pennsauken has authorized exposure to sale of certain Township owned property whereas, N.J.S.A. 40a:12-13 authorizes the sale of real property not needed for public use; and

WHEREAS, the Governing Body of the Township of Pennsauken has determined that the following

- 8432 Park Avenue, Block 3814, Lot 25
- 8500 Park Avenue, Block 3814, Lot 26
- 8504 Park Avenue, Block 3814, Lot 27
- 7360 Maple Avenue, Block 4211, Lot 6.03
- 3472 Gladwyn Avenue, Block 3901, Lot 14

Are not necessary for public use and that said property would be of better value to the Township as a privately owned tax property and;

WHEREAS, the Governing Body of the Township of Pennsauken has further determined that the minimum fair market value for said lots are as follows;

8432 Park Avenue, Block 3814, Lot 25-\$ 35,000.00  
 8500 Park Avenue, Block 3814, Lot 26-\$ 35,000.00  
 8504 Park Avenue, Block 3814, Lot 27-\$ 35,000.00  
 7360 Maple Avenue, Block 4211, Lot 6.03-\$ 81,000.00  
 3472 Gladwyn Avenue, Block 3901, Lot 14- \$ 12,000.00

NOW, THEREFORE BE IT RESOLVED that the above be sold to the highest bidder on Tuesday, April 9, 2019 at 10:30 AM at Pennsauken Municipal Building 5605 North Crescent Boulevard, Pennsauken, New Jersey 08110, pursuant to N.J.S.A. 40A:12-13, and

BE IT FURTHER RESOLVED, as follows;

1. Said lots shall be used only for a use permitted in the zone.
2. Said lots is being sold with the condition that the municipality is issuing no representations or warranties as the permissibility or advisability of building.
3. The Township reserves the right at any time prior to confirmation of the sale made hereunder to reject any and all bids.
4. In addition to the bid amount, the successful bidder shall pay the cost of legal and engineering fees; ad services for the preparation of the necessary ordinances, notices, deeds, maps, descriptions and costs of advertisement. These costs shall be paid in addition to the prices bid at the time of transfer of title. Including all closing costs.
5. A bargain and sale deed will be the document of conveyance and no warranties or representations as to title are made by the Township of Pennsauken. If, however, the township is unable to convey marketable title, any deposit monies received a pursuant to the bidding will be returned.
6. The confirmation of the sale by the governing body shall be a complete acceptance of the bid and, thereafter, within 60 days from said confirmation, settlement must be completed. In the event of default by the successful bidder to complete within the time allowed, the down payment shall be forfeited.
7. The successful bidder, at the conclusion of the sale shall be required to pay 20 percent of the bid, in cash, certified check, or other acceptable check or instrument as down payment.
8. Said sale and conveyance shall be subject to all covenants, conditions, easements and restrictions whether of record or not, as well as subject to all existing municipal rules, regulations and ordinances, including the zoning ordinance and amendments thereto of the Township. The sale shall in no way bind the Township of Pennsauken to provide access to or improve presently existing accesses, whether there be public roads or not, nor is there any representation, in fact, that accesses do exist to the parcel named herein.
9. In the event the successful bidder shall fail to pay the balance as herein provided, the payment made at the time of sale shall be retained by the Township as liquidated damages for the non-performance of said bidder.
10. No representation is made by the Township of Pennsauken as to the marketability of, or insurability of title to said parcel. In the event that the title of the Township of Pennsauken to said parcel or portion thereof is not marketable or insurable at regular rates by a reputable title insurance company licensed to do business in the State of New Jersey, the successful bidder's sole remedy shall be the right to demand the return of any deposit paid to the Township of Pennsauken.
11. At least 15 days prior to the date of settlement, the successful bidder will provide the Township attorney with the following:  
 (a) Preliminary report of title with legal description; and (b) Current survey
12. The Township solicitor, mayor and township clerk are hereby authorized and directed to execute and deliver any documents necessary to effectuate the subject conveyance.

No public wished to comment

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

**2019:131**

**RESOLUTION APPROVING REDUCTION OF TAXES FOR THE YEARS 2017 AND 2018 IN ACCORDANCE WITH THE TAX COURT OF NEW JERSEY AND N.J.S.A.54:4-69.2**



WHEREAS, A PROPERTY OWNER HAS INSTITUTED AN APPEAL ON THEIR ASSESSMENT OF A PROPERTY LOCATED WITHIN THE TOWNSHIP OF PENNSAUKEN, NEW JERSEY; AND

WHEREAS, THE TAX COURT OF NEW JERSEY HAS GRANTED A REDUCTION IN THEIR ASSESSMENT BASED ON THEIR APPEAL FOR THE YEAR 2018; \

NOW, THEREFORE, BE IT RESOLVED, BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN THAT THE FOLLOWING PROPERTY BE GRANTED A REDUCTION IN TAXES IN THE AMOUNT SO DESIGNATED:

<u>BLOCK / LOT</u>	<u>PROPERTY LOCATION</u>	<u>YEAR</u>	<u>AMOUNT</u>
4610 / 39	2202 42 <sup>ND</sup> ST	2018	2,739.42

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

Mr. Padalino commented this is a request for a tax deduction

No public wished to comment

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

**2019:132**

**RESOLUTION APPROVING REFUND OF PROPERTY TAXES FOR THE YEARS 2018 AND 2019**

WHEREAS, THE TAX COLLECTOR OF THE TOWNSHIP OF PENNSAUKEN HAS COLLECTED FROM THE FOLLOWING LIST, EXCESS PAYMENT ON THE PROPERTY TAXES WHICH CREATED OVERPAYMENTS; AND

WHEREAS, THE TAX COLLECTOR OF THE TOWNSHIP OF PENNSAUKEN HAS DETERMINED THAT REFUNDS OF PROPERTY TAXES SHOULD BE EXECUTED AS INDICATED ON THE FOLLOWING LIST:

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN OF THE STATE OF NEW JERSEY, THAT THE FOLLOWING AMOUNTS BE REFUNDED.

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>AMOUNT</u>
2307	13	LERETA LLC ATTN: CYMANTHA AYALA 1123 PARKVIEW DRIVE COVINA, CA 91724 (REF: DUPLICATE PAYMENT)	1,758.10
3505	11	LERETA LLC	1,881.24

ATTN: CYMANTHA AYALA  
 1123 PARKVIEW DRIVE  
 COVINA, CA 91724  
 (REF: DUPLICATE PAYMENT)

4509 1 LERETA LLC 1,055.24

ATTN: CYMANTHA AYALA  
 1123 PARKVIEW DRIVE  
 COVINA, CA 91724  
 (REF: DUPLICATE PAYMENT)

4911 4 FEINMAN, ROSALYN 1,800.03

6211 BROADWAY #1E  
 BRONX, NY 10471  
 (REF: 2018 ADDED CBJ)

5806 8 WELLS FARGO REAL ESTATE TAX SERVICES 986.94

1 HOME CAMPUS  
 MAC F3202-04D  
 DES MOINES, IA 50328  
 (REF: DUPLICATE PAYMENT)

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

No public wished to comment

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

**2019: 133**

RESOLUTION GRANTING RELEASE OF AN IRREVOCABLE STANDBY LETTER OF CREDIT # 20008074 IN THE AMOUNT OF THIRTY THOUSAND FIVE HUNDRED AND THIRTY FOUR DOLLARS AND ZERO CENTS (\$30, 534.00) TO PENNSAUKEN HOSPITALITY, LLC (CHRIS ZHOU) LOCATED AT 7050 ROUTE 38, PENNSAUKEN, NJ. 08109- BLOCK 6403, LOT 3

**WHEREAS**, Mr. Chris Zhou, of Pennsauken Hospitality, LLC 7050 Route 38, Pennsauken, NJ. 08109 has requested the release of the Irrevocable Standby Letter Of Credit number (20008074) being held by the Township of Pennsauken for site improvements.

**WHEREAS**, the Planning Board engineer has inspected the site and has found the work performed satisfactory and in substantial conformance with the approved plan, recommends the release of the Irrevocable Standby Letter of Credit, and has filed a written report with the Township Committee dated March 13, 2019 which is attached hereto and made part of this resolution; and

**NOW, THEREFORE**, the Township Committee of the Township of Pennsauken, in the County of Camden, State of New Jersey agrees to approve the release of the Irrevocable Standby Letter of Credit in the amount of Thirty Thousand, Five Hundred and Thirty Four Dollars and Zero Cents (\$30,534.00) to Pennsauken Hospitality, LLC (Chris Zhou) 7050 Route 38, Pennsauken, NJ. 08109.

**NOW, BE IT RESOLVED**, that the municipal clerk is authorized and directed to forward a certified copy of this resolution and a copy of the Planning Board engineer's report to the Planning & Zoning Office and Mr. Chris Zhou, of Pennsauken Hospitality LLC, 7050 Route 38, Pennsauken, NJ. 08109.

I hereby certify the foregoing to be a true copy of a resolution adopted by the Pennsauken Township Committee.

Mr. Padalino commented this is the Best Western property

No public wished to comment

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

**2019:134**

**RESOLUTION PURSUANT TO N.J.S.A. 40A:11-4.3 AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR THE PROCUREMENT OF IDENTIFICATION DATABASE, AND TEE SHEET SYSTEM FOR PENNSAUKEN COUNTRY CLUB.**

**WHEREAS**, the Township of Pennsauken (“Township”) desires to contract with a vendor to provide an Identification Database and Tee Sheet System for the Pennsauken Country Club; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-4.1 et seq., the Township may use competitive contracting in lieu of public bidding for procurement of specialized goods and services, the price of which exceeds the bid threshold; and

**WHEREAS**, N.J.S.A. 40A:11-4.1(b)(3) permits the use of competitive contracting for the Operating, Management and Administration of Data Processing Services; and

**WHEREAS**, N.J.S.A. 40A:11-4.3(b) permits the Township Administrator to administer the process for the purchase pursuant to the rules governing the competitive contracting process; and

**WHEREAS**, under the competitive contracting process, the contract for an Identification Database and Tee Sheet system will be awarded to that entity submitting a proposal that, when evaluated, most successfully meets the stated criteria and, therefore, achieves the highest ranking, rather than based solely on the lowest price; and

**WHEREAS**, the Township desires to conduct the bidding process for the aforesaid goods and services pursuant to the competitive contracting process as set forth by N.J.S.A. 40A:11-4.1 et seq.

**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 Township Administrator is hereby authorized to utilize and administer the competitive contracting process as set forth in N.J.S.A. 40A:11-4.1 et seq., to procure a contract with a vendor to provide Operating, Management and Administration of Data Processing Services, pursuant to the rules governing the competitive contracting process.

Clerk Padalino explained this will allow for online Tee Time set-up

No public wished to comment

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

**2019:135**

**RESOLUTION ACCEPTING, REJECTING, AND AWARDED BIDS FOR THE CHESTNUT AVENUE AND WEST HOLLYWOOD CIRCLE STORM DRAINAGE IMPROVEMENT PROJECT BID PACKET NO. 19-04**

**WHEREAS**, bids were received and opened for the Chestnut Avenue and West Hollywood Circle Storm Drainage Improvement Project, Bid Packet No. 19-04 on March 6, 2019; and

WHEREAS, the Township consulting engineer, T & M Associates, has reviewed the bids and has determined that R. Moslowski Excavating Inc. is the lowest responsible bidder; and

WHEREAS, the Township Engineer recommends to the Township Committee that a contract be awarded to R. Moslowski Excavating, Inc. for the total bid price of \$59,880.00

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Pennsauken, County of Camden and State of New Jersey that the Township hereby awards the contract for the Chestnut Avenue and West Hollywood Circle Storm Drainage Improvement Project to R. Moslowski Excavating, Inc. for the bid amount of \$59,880.00.

BE IT FURTHER RESOLVED that the Township Administrator is hereby authorized to execute any and all documents necessary to effectuate the award of this contract.

No public wished to comment

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

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

**2019:136**

RESOLUTION AUTHORIZING AND SUPPORTING THE SUBMISSION OF AN APPLICATION FOR THE RECREATION FACILITY ENHANCEMENT PROJECT AND THE EXECUTION OF SAID GRANT IF RECEIVED

WHEREAS, the Township of Pennsauken supports and desires to apply and obtain a grant from the Camden County Open Space, Farmland, Recreation and Historic Preservation Trust Fund in the amount of \$25,000 for the improvement of the **COLLINS TRACT PARK** identified as Block # 3005 ; Lot # 1 on the Pennsauken Tax Map; located at the intersecting corners of Githens & Sherman Avenue; for all Pennsauken and Camden County residents to enjoy;

BE IT FURTHER RESOLVED, that the Township of Pennsauken authorizes the submission of the application for the Recreation Facility Enhancement Project Grant and that the Township Administrator or his designee is authorized to execute the grant agreement if the grant is received.

**2019:137**

RESOLUTION APPROVING THE REFUND OF \$393.60 FOR A UCC PERMIT FOR THE PROPERTY LOCATED AT 4111 Drexel Avenue, PENNSAUKEN, NJ 08110

WHEREAS, Trinity Heating & Air Inc, 2211 Allenwood Road, Wall, NJ 07719, paid for a UCC Permit for 4111 Drexel Avenue, Pennsauken, NJ 08110 in the amount of \$492.00; and

WHEREAS, THE Construction Official of the TOWNSHIP OF PENNSAUKEN is satisfied that the fee for the UCC Permit for the property known as 4111 Drexel Avenue, Pennsauken, NJ 08110 was paid, the contractor has cancelled their order for the roof top solar panels, and therefore deems the applicant is entitled to a \$393.60 refund.

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 \$393.60 is returned to Trinity Heating & Air Inc, 2211 Allenwood Road, Wall, NJ 07719.

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

**2019:138**

**RESOLUTION APPROVING THE REFUND OF \$275.20 FOR A UCC PERMIT FOR THE PROPERTY LOCATED AT 8116 STOW ROAD, PENNSAUKEN, NJ 08110**

WHEREAS, Vivint Solar Developer LLC, Attention: AR Department, 1800 W Ashton Boulevard, Lehi, UT 84043, paid for a UCC Permit for 8116 Stow Road, Pennsauken, NJ 08110 in the amount of \$344.00; and

WHEREAS, THE Construction Official of the TOWNSHIP OF PENNSAUKEN is satisfied that the fee for the UCC Permit for the property known as 8116 Stow Road, Pennsauken, NJ 08110 was paid, the contractor has cancelled their order for the roof top solar panels, and therefore deems the applicant is entitled to a \$275.20 refund.

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 \$275.20 is returned to Vivint Solar Developer LLC, Attention: AR Department, 1800 W Ashton Boulevard, Lehi, UT 84043.

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

**2019:139**

**RESOLUTION APPROVING THE REFUND OF \$348.80 FOR A UCC PERMIT FOR THE PROPERTY LOCATED AT 4434 BAKER AVENUE, PENNSAUKEN, NJ 08109**

WHEREAS, Vivint Solar Developer, LLC, Attention: AR Department, 1800 W Ashton Boulevard, Lehi, UT 84043, paid for a UCC Permit for 4434 Baker Avenue, Pennsauken, NJ 08109 in the amount of \$436.00; and

WHEREAS, THE Construction Official of the TOWNSHIP OF PENNSAUKEN is satisfied that the fee for the UCC Permit for the property known as 4434 Baker Avenue, Pennsauken, NJ 08109 was paid, the contractor has cancelled their order for the roof top solar panels, and therefore deems the applicant is entitled to a \$348.80 refund.

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 \$348.80 is returned to Vivint Solar Developer, LLC, Attention: AR Department, 1800 W Ashton Boulevard, Lehi, UT 84043

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

**2019:140**

**RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING THE ISSUANCES OF RAFFLE LICENSES (PTA Pennsauken High School)**

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:

\*\* Name: PTA Pennsauken High School  
Address: 800 Hylton Road. Pennsauken, NJ  
Where Event Is Being Held: 3501 Elm Avenue.  
Date of Event: May 10, 2019  
Township License #: B-01.19 Designer Bag BINGO  
State Registration ID # 384-5-33077

\*\* Name: PTA Pennsauken High School  
Address: 800 Hylton Road. Pennsauken, NJ  
Where Event Is Being Held: 3501 Elm Avenue.  
Date of Event: May 10, 2019  
Township License #: R-19-14 50/50 Raffle

\*\* Name: PTA Pennsauken High School  
Address: 800 Hylton Road. Pennsauken, NJ  
Where Event Is Being Held: 3501 Elm Avenue.  
Date of Event: May 10, 2019  
Township License #: R-19.15 Basket  
State Registration ID # 384-5-33077  
State Registration ID # 384-5-33077

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).

**2019:141**

**RESOLUTION AUTHORIZING A REFUND OF PAYMENT FOR A MARRIAGE CEREMONY**

**WHEREAS** the below listed applicant applied for a marriage ceremony in the Township of Pennsauken, in the amount of One Hundred Twenty-five, on receipt # 101779 dated March 15, 2019 from the Township of Pennsauken; and

**WHEREAS** the couple was not to be charged the Mayor's matrimony fee.; and

**WHEREAS** the Township hereby will refund the One Hundred Twenty-Five Dollars (\$ 125.00) to the applicant; and

**BE IT RESOLVED** by the Township Committee of the Township of Pennsauken, in the County of Camden and State of New Jersey that the Municipal Finance Officer is hereby authorized to refund the One Hundred Twenty-Five dollars to Person(s) listed below,

Juan Carlos Martinez  
1712 N. 36<sup>th</sup> Street  
Pennsauken, NJ 08110

**2019:142**

RESOLUTION AUTHORIZING THE TOWNSHIP ADMINISTRATOR TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT WITH PAUL M. COLSEY TO PROVIDE CONSULTING SERVICES IN THE TAX COLLECTOR'S OFFICE.

**WHEREAS**, there exists a need for consulting services to be provided to the tax office; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids must be publicly advertised.

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

1. The Township Administrator is hereby authorized and directed to execute a contract with Paul M. Colsey.
2. This contract is awarded without competitive bidding as a "Professional Service" in accordance with 40A:11-5(1)(a) of the Local Public Contracts Law.
3. The Township Administrator is hereby authorized to execute this contract and a copy of this executed contract will be on file in the Township Clerk's Office.

**2019:143**

RESOLUTION APPOINTING ANTHONY LEONE AS AN INDEPENDENT CONTRACTOR TO ASSIST THE TOWNSHIP OF PENNSAUKEN IN RECORDS MANAGEMENT.

**WHEREAS**, there exists a need for Records Management services and funds are available; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids must be publicly advertised.

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

1. The Township Administrator is hereby authorized and directed to execute a contract with Anthony Leone.
2. This contract is awarded without competitive bidding as a "Professional Service" in accordance with 40A:11-5(1) (a) of the Local Public Contracts Law.
3. The Township Administrator is hereby authorized to execute this contract



and a copy of this executed contract will be on file in the Township Clerk's office.

**BE IT FURTHER RESOLVED**, that a certified copy of this resolution shall be forwarded by the Township Clerk to the Municipal Finance Officer and Anthony Leone.

No public wished to comment

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

**AGENDA ITEMS -**

**1) NEW BUSINESS/ORDINANCES ON SECOND:**

**ORDINANCE 2019:04**

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF PENNSAUKEN, CHAPTER 243 THEREOF, ENTITLED "PROPERTY MAINTENANCE CODE". (For Second Reading and Public Hearing April 4, 2019)

**ORDINANCE 2019:05**

AN ORDINANCE OF THE TOWNSHIP OF PENNSAUKEN AMENDING CHAPTER 226 OF THE CODE OF THE TOWNSHIP OF PENNSAUKEN ENTITLED "PARKS AND PLAYGROUNDS (For Second Reading and Public Hearing April 4, 2019)

**ORDINANCE NO. 2019:06**

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF PENNSAUKEN, CHAPTER 260 THEREOF, ENTITLED "SIGNS, POLITICAL" SECTION 260-2 ENTITLED "PLACEMENT OF PERMITTED SIGNS" (For Second Reading and Public Hearing April 4, 2019)

Mr. Padalino commented they were all published on March 22, 2019

**DEPARTMENT REPORT(s) and/ or Country Club Revenues to Date –  
Tax Collector**

Committeewoman McBride moved to accept the reports as submitted

Deputy Mayor Taylor seconded the motion

An affirmative 5/0 voice vote was recorded

**PUBLIC COMMENT**

There were no public who wished to speak.

Mayor Killion recognized the Boy Scouts in attendance and encouraged them to ask questions.

Michael Richie of Merchantville commented that they are working on their Citizenship Merit Badge and that they are encouraged to attend a Township meeting and listen to what goes on.

Deputy Mayor Taylor reminisced about his time in the Boy Scouts and a jamboree he went to in Valley Forge. He stated that "some of our greatest Americans were part of the Scouts."

Committeewoman McBride commented on the opportunities for girls now to join the boy scouts.

Michael Richie commented that on the first of January there's a girls only troop.

Mayor Killion commented that the Township Committee discusses what's good and what's not good for the Township. We pay bills and negotiate contract for services.

Michael Richie introduced the Scout Leader Mr. Callen and Mrs. Marinelli who is the Religious Emblem Coordinator.

Duke Martz of Pennsauken commented that this Scout Troop volunteers for everything. They show up to all the Townships events and work hard at the clean-ups for Tippins Pond

Deputy Mayor Taylor moved to close the floor to public comments

Committeewoman McBride seconded the motion

An affirmative 5/0 voice vote was recorded

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

**2019:144**

**RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN TO DISCUSS A MATTERS 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 March 21, 2019.

2. The general nature of the subjects to be discussed at said closed meeting shall be matters of litigation - N.J.S.A. 10:4-12b (7) ;

a. Litigation-Pennview Partners

ADOPTED at the Meeting of the Township Committee of the Township of Pennsauken on March 21, 2019.

Township Attorney Linda Galella commented that no action would be taken when Committee returns from Close Session.

No public wished to comment

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

Deputy Mayor Taylor exited the meeting at 6:42 pm

Committeewoman McBride moved a motion to return to open session at 6:53 pm

Committeeman DiBattista seconded the motion

An affirmative 4/0 voice vote was recorded

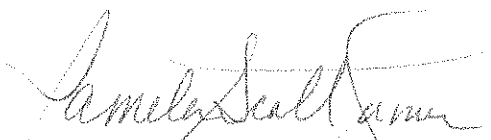
#### ADJOURNMENT

Committeeman DiBattista moved to adjourn

Committeewoman Rafeh seconded the motion

An affirmative 4/0 voice vote was recorded

The meeting adjourned at 6:54 pm

  
Respectfully submitted  
Pamela Scott-Forman

ADOPTED: APRIL 4, 2019