

**TOWNSHIP OF PEMBERTON  
REGULAR MEETING  
DECEMBER 18, 2013  
6:30 P.M.**

**FLAG SALUTE**

Council President Scull led the assembly in the Pledge of Allegiance, announced that notice of the meeting was given in accordance with the Open Public Meetings Act, and followed by roll call.

**ROLL CALL**

**PRESENT**

Jason Allen  
Kenneth Cartier  
Diane Stinney  
Sherry Scull  
Norma Trueblood

**ABSENT**

None

Also present: Mayor David Patriarca, Business Administrator Dennis Gonzalez, Solicitor Andrew Bayer, Township Engineer Chris Rehmann, Township Planner Rick Ragan, and Township Clerk Amy P. Cosnoski.

**CALL TO ORDER**

Council President Scull called the meeting to order at 6:30 PM.

**CLOSED SESSION**

Resolution 252-2013 Authorizes Council to go into Closed Session for:

Contract Negotiations/Potential Litigation –  
Browns Mills Shopping Center, Employee Grievance Filed by  
Patrolman Doyle, Litigation – Pemberton Township v.  
Presidential Lakes Fire, Browns Mills Emergency Squad and  
Pemberton First Aid Squad.

Motion by Allen and Trueblood to adopt Resolution No. 252-2013. Allen, yes;  
Trueblood, yes; Stinney, yes; Cartier, yes; Scull, yes. Motion carried.

Council President Scull recessed the open meeting at approximately 6:35 PM to go into closed session and reconvened the open meeting at approximately 7:00 PM.

(Reference Note: Closed Session minutes are transcribed and filed separately and considered part of these minutes)

Council President Scull announced Council would be going back into Closed Session at the conclusion of the Open Session portion of the meeting and there may be formal action.

**PRESENTATIONS**

Presentation of preliminary concept plan for the Browns Mills Shopping Center by  
Thomas Scangarello for consideration of an amendment to the Redevelopment Plan.

Thomas Scangarello introduced himself, noting he is a professional planner in the State of New Jersey and he was here on behalf of Mr. Rocco Berardi, owner of the Browns Mills Shopping Center. Mr. Scangarello acknowledged the difficulties of working with Mr. Berardi. The shopping center has had approvals for many years but they have not been able to move forward because they have not been able to get any tenants. Mr. Scangarello suggested another approach incorporating Lot 18 and introducing apartments along with the commercial space. Mr. Scangarello explained they would need zoning changed in this area and requested Council to enact a redevelopment plan specifically for this area. Mr. Bayer questioned why Mr. Scangarello felt they could not go through the Zoning Board for a variance. Mr. Scangarello explained it would take a long time to get the use variance and it would be difficult to get funding for the project with a use variance rather than specific zoning. Discussion ensued on density requirements and the issues of Pinelands approvals. Mr. Scangarello asked the Council if Mr. Berardi were to approach the Pinelands Commission with the project, would the Council consider the zoning changes they are requesting. Mr. Bayer advised the Council would get a report from their Planner, Mr. Ragan, and they will decide then. Council President Scull agreed the Council would not make any decisions tonight until they receive the report from Mr. Ragan and thanked them

for coming out. Councilman Allen asked why the idea of apartments was not presented in the past. Mr. Scangarello advised they had commercial tenants lined up and they backed out within the last six months. Councilman Cartier asked Mr. Scangarello about the sign on the corner of the property and Mr. Scangarello advised he will make sure it gets taken down.

**Consent Agenda: All items listed under the consent agenda are considered to be routine by the Township Council and are enacted by one motion. Should a Council Member wish to discuss a consent agenda item separately, that item can be removed from the consent agenda and considered in its normal sequence on the regular agenda.**

### **PUBLIC COMMENTS ON CONSENT AGENDA ITEMS ONLY**

Council President Scull opened the meeting to the public for comments on the Consent Agenda. There being no members of the public indicating a desire to be heard, the meeting was closed to the public for comments on the Consent Agenda.

### **CONSENT AGENDA ITEMS**

#### **MINUTES FILED BY CLERK**

Regular meeting, December 4, 2013.

#### **RESOLUTIONS**

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|----------|--|
| 253-2013 | Authorizes various routine refunds.  |
| 254-2013 | Cancels taxes and authorizes refund for Block 689, Lot 18, property qualifying for Veterans' Property Tax Exemption for Charles Parker.      |
| 255-2013 | Cancels taxes and authorizes refund for Block 704, Lot 9, property qualifying for Veterans' Property Tax Exemption for Gerald De Los Santos. |
| 256-2013 | Cancels taxes and authorizes refund for Block 1096, Lot 9, property qualifying for Veterans' Property Tax Exemption for Mario Fernandez.     |
| 257-2013 | Authorizes transfers in the 2013 Municipal Budget.   |
| 258-2013 | Recognition of Dedication of Public Service by Dottsie Brem.   |
| 259-2013 | Recognition of Dedication of Public Service by Christal Bartholomew.   |

#### **PURCHASES OVER \$2,000**

1. Recreation and Public Works Building & Grounds Department – Purchase of household goods and food for Senior Center and Buildings and Grounds from the State of NJ DSS in the amount of \$3,717.10.
2. Public Works Department – Repairs to Country Lakes Fire Truck #1831 from Lee's Emergency Equipment, Inc. in the amount of \$6,485.76
3. Police Department – Purchase of uniforms from Samzies Uniforms in the amount of \$3,125.46.
4. Public Works Department – Purchase of Three Season Water Resistant Jackets for DPW Personnel from Totally T-Shirts in the amount of \$4,005.00
5. Public Works Department – Purchase of Public Works Surveillance System from South Jersey Surveillance Systems in the amount of \$4,136.00.

#### **OTHER ITEMS REQUIRING APPROVAL**

##### **2014 Annual License Renewals:**

Trailer Park Licenses:	Pine View Terrace
	Lakeshore Mobile Village
	Hilltop Mobile Village

**BILL LIST**

Approval by Council required for payment of vouchers on bill list dated 12/13/2013.

Motion by Allen and Cartier to adopt the Consent Agenda. Allen, yes; Cartier, yes; Trueblood, yes; Stinney, yes; Scull, yes. Motion carried.

**OTHER RESOLUTIONS**

260-2013 Appoints Class III Member to Planning Board (Member of Council).

Council President Scull explained this appointment is normally done at the Council's Reorganization, however the Planning Board is holding their Reorganization prior to Council's in 2014. Councilwoman Stinney nominated Councilman Cartier for the position, noting he has always done a wonderful job on the Planning Board.

Motion by Stinney and Allen to approve Resolution No. 260-2013 appointing Councilman Cartier as the Class III Member to the Planning Board. Stinney, yes; Allen, yes; Cartier, yes; Trueblood, yes; Stinney, yes. Motion carried.

**GENERAL PUBLIC COMMENTS**

President Scull opened the meeting to the public for general comments. Those commenting were:

**Claire Wadsworth, Browns Mills –1.** Advised she was here to thank Pemberton Township for their help. Ms. Wadsworth noted in June she got involved with an organization called Operation Yellow Ribbon and since that time they have sent over 1,100 pounds of items to the troops. Ms. Wadsworth further explained Operation Yellow Ribbon is a non-profit organization run by volunteers. Ms. Wadsworth read off a list of those volunteers and other organizations that have helped and gave a special thank you to the Browns Mills Ritas. Councilwoman Stinney and Council President Scull thanked Ms. Wadsworth for spearheading that organization in the Township.

**American Phillips, Presidential Lakes – 1.** Commented on coming to Council meetings and has not gotten anywhere and stated the Mayor lied to her about the Presidential Lakes Fire House not being closed. Ms. Phillips feels the Administration is not here for the residents. Mayor Patriarca clarified that he did not close the firehouses, they closed themselves. Ms. Phillips noted the Train Station and Buttonwood Hospital are gone. **2.** Ms. Phillips commented again on the condition of 200 New Hampshire Road. Council President Scull noted they had discussed this many times and Ms. Phillips was advised there was nothing else the Township could legally do about that residence. **3.** Ms. Phillips commented on the sports programs and the lack of background checks. Council President Scull advised the Township is looking into the background check situation however if the organization is not taking money from the Township, the Township does not have much control over them. Mayor Patriarca advised they are working on that and writing contracts to present to the sports leagues that will address a lot of the issues that residents expressed concerns about. **4.** Ms. Phillips questioned if the rail trail was open and the Mayor advised it was still closed and the Township is waiting on two more trains to be removed.

Seeing no other residents wishing to comment, Council President Scull closed the meeting to public comment.

**SOLICITOR'S REPORT:**

**Mr. Bayer reported:** 1. No report this meeting.

**ENGINEER'S REPORT:**

**Mr. Rehmann reported:** 1. Reported on the Bayberry Dam project, noting the upstream and downstream armoring is complete and the temporary coffer dam is removed. The contractor will be completing the curbs, sidewalks and final signage will go up. 2. Noted the Pinelands hearing has taken place on the Country Lakes Dam project and will be on

their meeting in January for final approval. Receipt of bids will be in February. **3.** Advised they are waiting on comments from the Pinelands staff regarding the Nesbit Recreation Center project, however the Pinelands has been busy with the Pinelands Pipeline issue. **4.** Advised that Ms. Willis is doing well and will be back in mid January. **5.** Wished everyone a Merry Christmas and thanked the Council and Administration for the opportunity to serve the residents.

#### **PLANNER'S REPORT:**

**Mr. Ragan reported:** **1.** Noted the Township has attracted many other businesses into town regardless of the economy and demographics. Explained the Township has a strong vision and it should not give up on it. **2.** Wished everyone a very Happy Holiday and Merry Christmas.

Council President Scull commented on the market study done previously and knows the town can support another grocery store, explaining people from other towns come here to shop and from the base. Council President Scull expressed her appreciation to Mr. Ragan for everything he does in trying to get people to invest in our town. Councilwoman Stinney advised she hears nothing but positive comments about what we have in town for the residents, pointing out the Dialysis Center and being so grateful for that.

#### **MAYOR'S AND/OR BUSINESS ADMINISTRATOR'S REPORT**

**Mr. Gonzalez reported:** **1.** Reported DPW has been working the snow storms and they are out getting the job done, along with the Police Department regardless of the weather. **2.** Advised that DPW is working with the new road equipment taking care of substantial potholes until they can get to the paving portion in the Spring. **3.** Commented on the Winter Festival being well attended even with the activities needing to be modified due to weather and the Recreation Department did a good job providing a service to the residents. **4.** Advised the Seniors held their holiday dinner and he, Council President Scull and Councilwoman Stinney attended and it was a very nice event. **5.** Noted there was a well attended family movie night at the Country Lakes Fire House and further expressed that there are a lot of activities in the town for the residents. **6.** Reported that Administration is finalizing the budget and are real close to having something to present to Council.

Councilwoman Stinney thanked the Mayor for keeping her husband company at the Senior dinner. Councilman Allen thanked the Mayor for his ongoing communication with the concerned parents about the PAAL issue and noted it has been positive.

#### **COUNCIL MEMBERS' COMMENTS.**

**Ken Cartier** – Wished everyone a Merry Christmas and a safe and prosperous New Year.

**Jason Allen** – Congratulated and thanked Ms. Wadsworth for her support to the military and announced Life Opportunities will have their 5<sup>th</sup> Annual Community meeting on Tuesday, Jan. 7<sup>th</sup> from 6:00 pm – 7:30 pm. Noted he advised Tamara Kurth, Tag Chairman, that the anti-bullying resolution passed at the last meeting and she is putting together anti-bullying events.

**Norma Trueblood** – Wished everyone a Merry Christmas and a Happy New Year. Advised she attended the Winter Festival at the Fire House and it was a very good event and well attended. Thanked Ms. Wadsworth for what she was doing for the military.

**Diane Stinney** – Wished everyone a Merry Christmas. Commented that she attended an event the prior Saturday for a book called Voices of the 21<sup>st</sup> Century and one of the co-authors was Councilwoman Norma Trueblood, noting it was a great event and applauded Councilwoman Trueblood. Advised that a new business has opened up, the Koffee Kup on Ft. Dix road and noted the coffee and food were delicious. Thanked Ms. Wadsworth for her efforts and suggested she get other groups involved such as the Boy Scouts.

**Sherry Scull** – Advised this Friday and Saturday the Golden Eagle Band will be performing at the High School and there are residents involved and encouraged

everyone to attend. Explained the PTEA is selling ornaments of the High School and Haines Schools and they make nice holiday gifts. Expressed she was sorry to miss the Winter Festival due to illness and advised this Saturday is the Senior Dinner at the Garden State Diner. Wished everyone a Merry Christmas and Happy New Year.

Council President Scull advised that Council will be going back into closed session and formal action may be taken when they come back in.

Council came out of the Closed Session at approximately 8:51 p.m. Council President Scull announced there will be no action pursuant to Closed Session, noting the employee grievance has been withdrawn, the grievant and Administration have come to a solution.

The meeting was adjourned at approximately 8:52 p.m.

Respectfully submitted by,

*Amy P. Cosnoski*

Amy P. Cosnoski, RMC, Township Clerk