

**TOWNSHIP OF PEMBERTON  
REGULAR MEETING**

**May 6, 2015  
6:30 P.M.**

**FLAG SALUTE**

Council President Allen 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**

Norma Trueblood  
Diane Stinney  
Sherry Scull  
Letha Jackson  
Jason Allen

**ABSENT**

Also present: Business Administrator Dennis Gonzalez, Solicitor Andrew Bayer, and Township Clerk Amy P. Cosnoski.

**CALL TO ORDER**

Council President Allen called the meeting to order at 6:30 p.m.

**CLOSED SESSION**

Resolution No. 108-2015 Authorizes Council to go into Closed Session.

*Attorney Client Privilege*

*Litigation - Pemberton Town vs. Browns Mills EMS Squad &  
Presidential Lakes Fire & Rescue*

*Contract Negotiations.*

Motion by Jackson and Stinney to adopt Resolution 108-2015. Jackson, yes; Stinney, yes; Trueblood, yes; Scull, yes; Allen, yes. Motion carried.

Council President Allen recessed the open meeting at approximately 6:35 p.m. to go into Closed Session and reconvened the open meeting at approximately 7:03 p.m.

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

Council President Allen announced there would be formal action pursuant to Closed Session and Council will be returning to Closed Session at the end of the meeting.

**Consent Agenda: All items listed with an asterisk (\*) are considered to be routine by the Township Council and will be 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 Allen opened the meeting to the public for comments on the Consent Agenda.

**Mike Tamn, Mount Holly - 1.** Asked for information on Res. 110-2015. Council President Allen explained that this extended the time frame of the original grant. Mr. Gonzalez advised of the final items needed to be completed for the NJDOT Grant for reimbursement and the agreements between the County and the Township for the land swap. **2.** Mr. Tamn questioned Res. 120-2015 and the foreclosure matters. Mr. Bayer advised this was for unpaid taxes.

**Clare Wadsworth, Browns Mills - 1.** Questioned Resolution 115-2015 and asked for a total amount of the outstanding checks. Council President Allen advised on the amount. Asked if the money would go back into the general fund. Mr. Gonzalez advised they would and where it would go. **2.** Stated that

she thought Resolution 117-2015 was wonderful.

**Anne Quinn, Country Lakes - 1.** Questioned Resolution 119-2015 and the \$27,400.00 for Well #2 being in addition to the \$5 million dollars that had already been set aside for the Well projects. Mr. Gonzalez noted he believes this to be coming from an existing bond and not new debt. **2.** Asked if there would be a presentation tonight on the redevelopment. Council President Allen advised there will be one tonight.

**America Phillips, Presidential Lakes - 1.** Questioned Ordinances 8-2015 and 9-2015. Mr. Bayer advised that there would be a public hearing later in the meeting for any questions she may have.

Seeing no other residents wishing to be heard, Council President Allen closed the meeting to the public.

Councilwoman Stinney commented on an email Council received from Mr. Gonzalez. Councilwoman Stinney then read aloud Resolution 111-2015 and asked if something could be put on the website to clarify resolutions for the residents. Mr. Gonzalez advised he would add it if time and space permits. Councilwoman Stinney stated that the Mayor was asked to provide a report on the K-9 program and their value but they don't have this yet. Mr. Gonzalez advised that they have received a report from the Chief that needs some additional clarification before presenting to Council and will try to have by next meeting if possible. Mr. Gonzalez advised that they need to determine what can and cannot be released to the public and is hopeful that in the next few months they will have something added to the website as a monthly police report. Councilwoman Stinney thanked Mr. Gonzalez and advised there was no rush.

## **CONSENT AGENDA ITEMS**

### **MINUTES FILED BY CLERK**

Regular Meeting, April 15, 2015.

### **CONSENT AGENDA RESOLUTIONS**

- |          |  |
|----------|--|
| 109-2015 | Appoints Tim Metiver as Alternate on Veteran's Advisory Council for American Legion Post #294.   |
| 110-2015 | Authorizes a modification to the Federal Aid Agreement with the New Jersey Department of Transportation regarding the North Pemberton Railroad Station Site Improvements Plan.                         |
| 111-2015 | Authorizes the Municipal Tax Collector to prepare and mail estimated tax bills in accordance with P.L. 1994, c. 72.  |
| 112-2015 | Authorizes various routine refunds.  |
| 113-2015 | Authorizes a Memorandum of Understanding with Prevention Plus of Burlington County for the promotion an referral of events at the Pemberton Township Family Success Center.                            |
| 114-2015 | Amends Resolution 35-2015 which authorized the award of a contract to Midlantic Fire Protection for the Provision of Fire Suppression Design and Construction Services for the Township Senior Center. |
| 115-2015 | Authorizes cancellation of old outstanding checks.   |
| 116-2015 | Authorizes cancellation of property taxes on property qualifying for Veteran's Property Tax Exemption on block 693, Lot 13 for Jackson.  |
| 117-2015 | Calls upon residents off Pemberton Township to observe May 15, 2015 as Peace Officers' Memorial Day and the week of May 15, 2015 as Nation Police Week.  |
| 118-2015 | Authorizes payment to Trap Rock Industries, LLC., for the provision of asphalt in an amount not to exceed \$11,399.53.   |
| 119-2015 | Authorizes award of contract to Layne Christensen Company for the Rehabilitation of Well #2 in the amount of \$27,400.00   |

120-2015 Authorizes the law firm of Parker McCay to represent the Township in the handling of it's foreclosure matters.

### **BILL LIST**

Approval by Council required for payment of vouchers on bill list dated 5/1/2015

### **NEW BUSINESS**

- \*a. Purchases over \$2,000
  - 1. Recreation Department - Purchase of park equipment (trash receptacles/benches) for Mirror Lake Park from General Recreation Inc., in the amount of \$3,903.00.
  
- \*b. Social Affair Permit Application (one day liquor license) –
  - 1. American Legion Eden-Stanley Post 294, for a Paint Night to be held at their club, 39 Fort Dix Road, Pemberton on May 22, 2015 from 6:00 PM – 11:00 PM.
  - 2. American Legion Eden-Stanley Post 294, for a Country Concert to be held at their club, 39 Fort Dix Road, Pemberton on May 30, 2015 from 6:00 PM – 11:00 PM.

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

### **REDEVELOPMENT PRESENTATION**

Mr. Benedetti, Director of Community Development, explained the project of acquiring property on Juliustown Road and how the Town Center Redevelopment Plan came about. Noted that one of the key pieces was the Town Center on Juliustown Road due to the high visibility of the property. Advised that recently 3 of the properties had become available and the Township began the process of acquiring the properties to begin implementing the plan. Noted they made an effort to talk with the sellers of the properties for the Township to acquire them at a reasonable price and believes they did. Advised which properties they are looking to purchase. Councilwoman Stinney questioned if he has had any conversations with the other businesses in that section. Mr. Benedetti advised he has not at this time. Councilwoman Stinney stated that one of the main things is the support for other businesses of the town and helping them stay in business here. Advised she would hate for these businesses to see this in the paper as a way of finding out this is happening. Mr. Benedetti stated he believes the business owners have talked amongst each other and are having discussions as well as they use the same realtors. Stated he did not feel it was appropriate to approach them about this at this time. Council President Allen asked if one of the properties is for sale and has been for a while, asked what the goal is moving forward. Mr. Benedetti advised that it has been for sale and the goal is to acquire the properties to proceed with development. Mr. Bayer asked how the plan would be implemented. Mr. Benedetti would proceed by making the area available to a developer to develop consistent with the redevelopment plan for commercial uses. Mr. Benedetti noted this plan was approved in 2011 by Ordinance after it was approved by the Planning Board as an amendment to a plan done in 1995. Advised it expanded the area of redevelopment and broke up the area into several groups and advised what these groups were. Councilwoman Jackson asked if we currently have a developer. Mr. Benedetti advised we do not and stated that after the properties were acquired they would secure a developer for them. Councilwoman Jackson asked if it was better to purchase the property before getting a developer. Mr. Benedetti advised that it gives certainty to the developer as we will already own the property. Council President Allen asked what the benefit would be to purchasing these properties now. Mr. Benedetti stated that it will make it much easier for us to attract a developer to the site. Added that the total solution was to acquire everything. It was noted that a developer would look more favorably once we have all of the properties and this was the first step in that process. Mr. Benedetti advised that the transaction would be contingent upon an appraisal to be sure they are not paying too much for the property and a Phase I Environmental study to be sure there were no environmental issues as well as approval from the Pinelands Commission for demolition of the buildings. Mr. Bayer reiterated that the obligation to purchase would be contingent upon successful completion of these three processes. Councilwoman Jackson questioned the historic significance of this property. Mr. Benedetti advised that at this time there is no known historical significance and Pinelands will look deeper into this. Councilwoman Stinney asked if they would be able to seek help from the State for development. Mr. Gonzalez advised that what they are asking for now does not qualify for State funding, but that after they obtain a developer and come to Council with a developers plan that plan may include some State sources of funding depending on the

nature of the project and if the developer wants to apply. Councilwoman Jackson clarified the money to purchase these properties was coming from UEZ funds and it was noted that was correct.

Councilwoman Stinney asked Council President Allen if Council would consider a 5 minute time limit for residents to speak on these ordinances or for questions to Mr. Benedetti so that all could have a chance to talk and all of Council agreed. Council President Allen advised they would also be asking that residents only approach the podium one time.

### **ORDINANCES FOR SECOND READING, PUBLIC HEARING AND/OR FINAL ADOPTION**

#### **ORDINANCE 8-2015**

**AN ORDINANCE OF THE TOWNSHIP OF PEMBERTON  
AUTHORIZING THE PURCHASE OF PROPERTIES LOCATED AT 50  
JULIUSTOWN ROAD AND 31 BANK STREET IN THE TOWNSHIP  
FROM HENRY AND ANN BEYERLE.**

**Fred Moorehead, Browns Mills** – Questioned what would occur if the Township purchased the property, didn't get the properties in between or Pinelands approval to demolish the building. Mr. Bayer stated again the final purchase will not be completed if all approvals are not received. Mr. Benedetti noted the plan is to purchase the properties in-between these properties which are currently for sale. Mr. Gonzalez advised the next two properties of interest would be JC's and Sun Market which are both for sale. Mr. Moorhead noted the Redevelopment Plan show a vacant lot where the current squad building sits, which the Township had tried to seize in court and expressed concerned over the possibility of eminent domain. Mr. Bayer noted that a public purpose is needed to use eminent domain. Mr. Moorhead expressed he does not know why the Township keeps focusing on redevelopment rather than focusing on the continuing vacancies and should be focusing on attracting businesses. Mr. Gonzalez noted this is being looked into because it is part of the Redevelopment Plan that was adopted and everyone agreed to some years ago.

**Clare Wadsworth, Browns Mills** - Asked for clarification that the \$330,000 will not be spent until an appraisal, environmental study, and Pinelands approval is done. It was noted this is correct. Asked if there were any costs related to the appraisal, environmental study and the approval of Pinelands. It was noted that there is and those costs were already approved. Mr. Bayer noted the costs for the appraisal was already approved. Ms. Wadsworth stated that we are spending more than the \$330,000 to acquire these properties. Council President Allen advised the total amount was \$394,768.72 and all would be coming from the UEZ. Ms. Wadsworth asked if the \$1 million dollars was sitting in UEZ because businesses do not want to take advantage of the money. Council President Allen gave the explanation of the UEZ and what it is for. Ms. Wadsworth explained she was able to obtain money as she was in a designated zone when she had her store. Asked if businesses have been re-approached as the previous UEZ Coordinator met with her when she owned her business and explained it to her and helped her obtain funds. Asked if this has been done to the businesses that are in between the book ends. Mr. Gonzalez advised that the current UEZ funds they have, were intended for the development of the area that they are talking about. Stated that if Administration made a decision to make it available to pay for small businesses signs they would have done that but a choice was made that the remaining money should be used for larger purposes such as the redevelopment of this area rather than small grants for store signs. Ms. Wadsworth noted that instead of offering this money to the businesses, which she admits are not attractive, are being considered to be taken by eminent domain instead of the ability to upgrade with UEZ funding which is what UEZ money was initially intended for. Councilwoman Scull stated that no one has mentioned eminent domain and that is not the intention. Councilwoman Jackson advised the stores are for sale so they are not looking to take anything the businesses want to sell.

**Anne Quinn, Country Lakes** – Expressed she is not against redevelopment but is concerned with the lack of information, not having a developer and everything being too ended. Mr. Bayer explained over the years the Township has had agreements with two developers for the Browns Mills Shopping Center and it is not a good business practice to make many aware of the terms of the agreements to be sure they can reach the best deal possible. Mr. Bayer noted that these deals are fairly complicated and releasing the information before it is final would undermine the

position of the taxpayers, advising the Township is not trying to shield anything from public but rather negotiate the best deal for the public. Ms. Quinn stated she is concerned with money coming out of the UEZ and not being able to get it back.

**George Petronis, Browns Mills** – Noted he had participated in the redevelopment meeting to come up with the plan and explained the financial parameters of the plan, noting the state funds originally discussed are no longer available which means the Township is on it's own to fund the project. Mr. Petronis questioned if Pinelands approval could be received prior to making the commitment to purchase the properties. It was stated again, the property purchase would not be finalized until all approvals are received. Mr. Petronis questioned if Pinelands approval for demolition was not received for the next set of properties to be purchased. Mr. Benedetti explained the Pinelands process for demolition approval, even if the property is deemed historical does not mean it cannot be torn down, noting it his understanding that none of these properties are historically significant. Discussion ensued on the historic relevance of the area proposed for redevelopment. Mr. Petronis questioned how much it would cost to acquire all of the properties. It was noted that discussion of negotiations should not occur in public and the Township is not looking at all of the properties in the redevelopment plan as they can not do all of the properties all at once. The Township is only looking at this small section or properties to start. It was noted that the Township feels if they can get some new development in the town center it would encourage other development in the area. Mr. Petronis noted his concern over not hearing the overall plan. Mr. Bayer again explained the plan for this area of development. Council President Allen explained this is the initial step in the plan. Councilwoman Scull noted that once the Township owns these properties, they can sell them to a developer, those monies goes back into the UEZ fund and further noted this development could encourage Mr. Berardi to make improvements on his property.

Councilwoman Stinney interjected and noted that Council had agreed to a five-minute time limit and apologized for cutting Mr. Petronis off. Mr. Petronis noted his exception to the time limit and questioned Council's authority to impose a limit.

**Jack Tompkins, Pemberton** - Thanked everyone for not kicking the same Acme can down the road and for thinking outside of the box. Stated it looks like this has been in works for a long time but that just because it has been in the process a long time doesn't mean it is the only thing you can do. Commented on the parking being a good thing depending on how you utilize the area. Commented on the property taxes per year and the plan to tear these properties down which will cause a loss of tax money that could be substantial. Noting he would rather see buildings there that could be leased out to generate money instead of an empty lot and asked for them to think outside the box. Asked about the cost to tear these buildings down. Councilwoman Scull advised it was a part of the \$394,000.00 mentioned earlier. Mr. Tompkins asked about the single family home in the back and the family not wanting it torn down. Asked for other things to be looked at including the UEZ funds being used to bring some of these businesses up to bring more money into this town. Councilwoman Stinney added that the house belongs to Bill's Auto Supply.

**Norma Waters, Pemberton Heights** – Commented on the Mayor's statement in the newsletter discusses the challenges the community still faces but does not mention vacant businesses and questioned why the registration fee does not pertain to businesses, only homes. Noted that the Township is not taking the Master Plan seriously and commented on the Township not looking at the area where she lives in Pemberton Heights. Commented on the potential tax ratables and revenue for the Township. Advised she is against spending any money until they take into account the entire township, and noted that taking on derelict properties increases the towns liability. Council President Allen noted that there are many things that need to be done and read the main focus statement from the Redevelopment Plan and feels this is the initial step in doing this. Ms. Waters noted that he was talking about the Browns Mills Master Plan, not the plan for the entire Township and asked Council to invest in something that would give them a return and provide jobs such as general commercial/light industrial.

**Mike Tamn, Mt. Holly** – Questioned who made the decision to use the UEZ funds for redevelopment instead of helping the small businesses. Council President Allen noted it came from Administration. Mr. Tamn advised that Council has the power, not the Mayor. Noted he feels all the property owners should have been negotiated

with at one time and they could end up going over the \$1 million in UEZ funds. Councilwoman Jackson asked Mr. Benedetti to explain their reason for proceeding with the plan as they did and Mr. Benedetti advised that acquiring the properties would assist them in acquiring additional properties. Councilwoman Scull confirmed that the current plan is to only purchase from Bank Street to Dr. Shapiro's office and Mr. Benedetti noted that is the area they are focusing on now. Councilwoman Scull questioned if any businesses have come to the UEZ for funding and it was noted they have not. It was further discussed that the State changed the UEZ process and all UEZ functions are done through the State. Councilwoman Stinney asked about the empty houses and it was noted that both Sun's Market and JC Market have chosen not to participate in the UEZ, and commented she feels that the Township should talk to these businesses about relocating as a courtesy. Mr. Gonzalez noted that all of these issues are always on the table and a matter of strategy of when they initiate discussions. Adding that all negotiations are done to get the best deal for the Township's interests.

**America Phillips, Presidential Lakes** – Stated the Township is going down hill and the businesses have been there for years and questioned if any UEZ Coordinator has visited them to see if they needed help. It was explained again that the UEZ functions are now done by the State. Ms. Phillips noted there are no good restaurants in town and not being able to take care of what is already in town and losing tax revenue. Councilwoman Scull noted that those businesses have been for sale for years.

**Rhonda Simms,** - Commented she is leaving the township in the next 5 years after being here for 40 years because there has been no significant development in that time. Noted she does not see a reason why we have not had any development with the federal prison and military base traffic coming through and questions how spending this money is going to get businesses going to come here now. Explained she would rather go to other areas where she can accomplish more errands at one time, noting she does not go to the stores here because there is no where to feed her children if she needed. Stated that unless this plan is going to include some sort of entertainment, restaurants and more than just businesses then it will be just another empty building. Asked Council not to make a definitive decision tonight on such a limited amount of money.

Councilwoman Stinney noted she believes in communication and that JC Market and Sun's Market owners would have loved to have sat down and talked to someone. Advised the owner of JC Market approached her after the father passed away to inquire if she knew of anyone that would be interested in purchasing the property. Commented to Ms. Simms that they have spent money on advertising already but does not have a problem with slowing down with the process but does not want anyone to say she wasted the town's money. Commented that she meant no disrespect to Mr. Petronis and feels there should be a committee for discussion on this. Council President Allen noted to Ms. Simms that he understands what she means when saying slow down however he is fearful of the properties getting sold to someone else and the Township back to square one. Councilwoman Trueblood questioned if the UEZ monies could be taken away from the Township if it is not used. Mr. Gonzalez noted he has been involved with UEZ's in two other towns and over the years the State has taken money from them for the State budget. Councilwoman Stinney commented on Mount Holly and what they did with their UEZ funds. Councilwoman Scull noted she was opposed to this proposal until this evening and listening to the proposal given by Mr. Benedetti and he addressed her concerns. Noting she does have a concern about losing the ratables if the properties sit vacant for many years, citing another property the Township purchased that is still vacant. Councilwoman Scull noted that she does think this is some basis to what Administration has offered so she changed her mind. Councilwoman Jackson state she has heard the residents talk about the empty buildings and feels they should question why they are empty and understands Ms. Simms concerns about needing more businesses but asked when and how do we start moving from this point. Noted this is just the first step and if they don't do something then everything will stay the way it is, so you have to start somewhere. Councilwoman Jackson explained again that once the properties are sold to a redeveloper, the monies will go back into the UEZ fund and agrees with Ms. Waters that there needs to be additional development in the Pemberton area, but if nothing is done is this going to stop businesses from coming into empty stores. Thanked everyone for their comments as well.

Councilwoman Scull commented on everyone talking about the businesses in town but questioned how many people truly support them to keep them in business. Noted some businesses in town have adapted to the residents and their concerns such as Peebles. Councilwoman Scull explained there are many stores that are empty, not just in Browns Mills. Councilwoman Stinney commented that if they do not pick up the pace, who knows where they will be as she plans on being out of the town in 4-5 years herself, noting she attended a meeting a was advised the commissary will be closing in 2017 which could bring business back into town, noting Council should be involved from the beginning of the plans, not the end.

Motion by Stinney and Jackson to adopt Ordinance 8-2015. Stinney, no; Jackson, yes; Scull, yes; Trueblood, yes; Allen, yes. Motion carried.

Seeing no other residents wishing to be heard, Council President Allen closed the meeting to the public.

#### ORDINANCE 9-2015

AN ORDINANCE OF THE TOWNSHIP OF PEMBERTON  
AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 34  
JULIUSTOWN ROAD IN THE TOWNSHIP FROM PAUL SHAPIRO.

Councilwoman Scull asked for a 5 minute recess and all of Council was in agreement.

**Rick Prickett, Pemberton** - Commented on properties in the Township and is wondering if Mr. Bayer or Mr. Gonzalez could come up with ways to protect the purpose of these properties that the Council is choosing to purchase. Stated there may be a different Mayor or a different Council with a different look at what is important for the town and these properties could very easily end up on the list for sale. Stated that in the end the Township could potentially get less money then they spent for them and he thinks they are worth holding on to as they are being bought for a good purpose. Asked if there is a mechanism to keep them from being sold by a different Council or Mayor.

Seeing no other residents wishing to be heard, Council President Allen closed the meeting to the public.

Councilwoman Jackson asked for an answer to be found for Mr. Prickett's question. Mr. Bayer advised he doesn't think that you can limit other governing bodies. Mr. Gonzalez advised that assuming they buy the other properties, and then decide to sell them, they would have to come back before Council as Administration can not make that decision. Mr. Bayer advised that this Council cannot bind future Councils. Councilwoman Scull commented she does agree with Councilwoman Stinney and that she almost changed her mind back to no, but she doesn't know how they can make it any clearer that they have told the Mayor and Administration that they would appreciate more open dialogue. Stated that the Mayor telling them what they need to know when he thinks they need to know it doesn't make for a good working relationship and unfortunately Mr. Gonzalez's answer does put a spark of concern in her mind is there something else involved in this that they haven't been told, however she did not change her vote because she would love to see something positive happen on these properties and this is a leap of faith and hopes her vote to support Administration is not the wrong thing to do. Councilwoman Stinney commented that she feels it was anticipated that the Council would fully support one of these Ordinances and that Administration should have come to them and advised on their options.

Motion by Jackson and Trueblood to adopt Ordinance 9-2015. Jackson, yes; Trueblood, yes; Stinney, no; Scull, yes; Allen, yes. Motion carried.

#### **SOLICITOR'S REPORT:**

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

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

**Dennis Gonzalez reported:** 1. Advised Council that he provided the Clerk today with a proposed settlement agreement for the Presidential Lakes Fire Co. transferring the property to the Township and will be up for discussion at the next Council meeting. 2. Councilwoman Scull asked what had happened to Community Day. Mr.

Gonzalez advised he could not fully answer but would provide a report as to why. Councilwoman Scull expressed her disappointment in it being cancelled. 3. Councilwoman Stinney questioned Resolution 110-2015 and read from Mr. Gonzalez's memo on this Resolution. Asked what is being planned for the property next door to the Train Station. Mr. Gonzalez noted that the only thing that has been contemplated is to continue to use the property for township events as well as building a pole barn to protect public works equipment. Stated he has not heard anything about building anything other than the back pole barn.

### **GENERAL PUBLIC COMMENTS**

Council President Allen opened the meeting to the public for general comments.

**Jack Tompkins, Pemberton – 1.** Commented that he has used a local business to cater a recent party so he does utilize local businesses as well as the commissary. **2.** Commented that he came in to pay his taxes and did not have a pleasant experience with the Tax Collectors office, noting that customer service was terrible and it alienated him enough to comment on it tonight. Added that he called Trenton and they were very pleasant. **3.** Noted he had suggested adding verbiage to the Chaplain ordinance and has not heard anything back about his question regarding the legality of adding language. Mr. Bayer apologized and advised that he had an email ready but failed to send it, noting that his proposal was not consistent with law and could not be added. Mr. Tompkins commented that this was Mr. Bayer's opinion they could add it and if they tried to oppose it let them take them to court. **4.** Commented on Council not stopping a process because they had already paid fees and stated he would rather stop a process and get it right spending a little money now then doing it wrong and spending a lot of money later on. **5.** Noted he called the Police a couple of weeks ago due to someone doing a burn out in front of his house and no one ever came. Commented that a lady passed him on Scrapetown Road in a double line and in a school zone and he reported that to Police as well. Stated he feels he is not getting his money worth in taxes and he has come here and complained too much. **6.** Commented on the locker rooms not being open for the Police Department and on the overtime and the 8 hour shifts. Stated he knows Council has done what it can but thinks they need to look at some other possibilities to fix these problems. Commented that the Police are not doing what he is paying them to do. Councilwoman Jackson agreed with Mr. Tompkins about the police and the speeding in that area and questioned what the Police can do or should be doing in that area. Mr. Gonzalez noted that the Mayor has indicated that this is an operational issue 100% within the authority of the Chief of Police and he has taken notes and will be happy to share Mr. Tompkins concerns once again with the Chief. Stated that he does know the Chief has talked to them on a number of occasions and will ask him to do so again. Noted that he meets with the Chief every Wednesday and often times the Mayor participates, and remind him that there are operational options that the Chief can assign an officer to do traffic in particular areas. Commented that they did purchase some speed signs in the past. Mr. Gonzalez noted that in defense of the Police department there are currently 10 officers out on leave for a variety of reasons which makes staffing difficult. Councilwoman Jackson asked for it to be reiterated to the Chief that Busansky and Emmons are walking areas for those kids.

**Rick Prickett, Pemberton - 1.** Commented on the officers being out how many are actually out patrolling the Township. Commented on Council asking for OPRA reports to get the information they need. **2.** Commented on the Agenda not having enough information and feels the Council President should have more information if needed. Stated he is interested in empowering the Council but not taking responsibility for putting the agenda together. Stated that when he was on Council the Clerk put it together and if there was something that didn't have enough information the Council President could remove it. Township Clerk, Amy Cosnoski, advised on the process still being the same and explained how the process works. Mr. Prickett advised Council President Allen that he can say what can or can't be on the agenda. **3.** Would like to see Council put a resolution together re-affirming their support for Officer Sawyer. **4.** Stated he heard tonight that we have to start somewhere with the redevelopment plan. Commented that he hopes everyone is listening because it is not going to be cheap. Asked the Council how much more they are willing to borrow over the \$26.2 million they already have in debt. Asked when will Council start with a plan to control the debt they have. Commented we are already 52% of the way to hitting the debt ceiling. Stated that this is his mission to

continue bringing this up and asked why they can't come up with a plan to get this down. Noted his plan for debt reduction.

**Terry Maldonado, Browns Mills - 1.** Asked if the report Mr. Gonzalez will provide to the Council regarding Community Day will be available to the public. It was noted that it will. Noted that the Superintendent advised her it was not from lack of support from the school.

**Richard Drees, Presidential Lakes - 1.** Asked if taxpayer money was used to make the Newsletter that went out and how many went out. It was noted that it was and it was approximately 6,000. Mr. Drees asked why these were sent out to other towns. Mr. Gonzalez advised that these were prepared through the County College and they were coded incorrectly by one of their employees and sent to the wrong places further explaining they were then reprinted and mailed out again to the Township residents at no cost.

**America Phillips, Presidential Lakes – 1.** Asked about the dam work in Country Lakes and why a portion was left open and asked why a railing was not put up. Advised she was told that it was like that for people to park and fish but she is concerned with lawsuits. **2.** Commented on the speeding past the schools at 3 p.m. because it is the shift change and there are no cops on the street. **3.** Commented on the land swap for the Train Station and the Township and questioned why they wanted it so badly. **4.** Commented on 200 New Hampshire Road and asked what is going to be done with it. **5.** Commented on the missing stop sign on New York Road and Tennessee Trail which is another lawsuit coming. **6.** Commented on cleaning up after your pets and having dog feces in her yard. **7.** Commented on the empty houses in Presidential Lakes and asked what will be done with them. It was noted that 200 New Hampshire Road is registered as a vacant house **8.** Commented on not seeing the Engineers at the meeting and asked about the 2015 Drainage Project and if Tennessee Trail is on the list. Mr. Gonzalez noted yes, as they have answered on several occasions in the past several months and it was noted that it is expected that all projects on the list will be completed in 2015. **9.** Commented on the garbage that had been left on her property from when the Township built the roadway.

**Clare Wadsworth, Browns Mills – 1.** Noted that she agrees with Councilwoman Scull that this Administration does not communicate with the Council and does not communicate with the public either. Noted that Council does have the ability to make that happen. Advised that Council can advise Administration that without further information they are not passing an ordinance and there in lies Council's power. **2.** Thanked Councilwoman Stinney for being the only one that listened to the public, adding that no one that went up to the podium tonight was happy about these ordinances and yet they passed it anyway.

Councilwoman Stinney commented on the Social Affair permits and shouldn't they have voted on them. Councilwoman Stinney advised that on the Social Affair permit she abstains as she is a member of the American Legion and doesn't want anyone coming back to say she did something she shouldn't have. Councilwoman Stinney asked Mr. Bayer if she was in trouble. Mr. Bayer advised she inadvertently voted yes but has now changed her vote.

**Mike Tamn, Mt. Holly - 1.** Asked if the Mayor's Newsletter was in the budget and asked how much it was. Council President Allen noted that it was in the budget and that may be where he got the \$6,000 from. Mr. Tamn asked if Council reviewed it before it went out. Council President Allen advised they did not and it came from the Recreation Department which it has for the last few years. A discussion ensued on what was in the newsletter. Commented on Council using their investigative powers. Added that Council should have comments in the newsletter. Councilwoman Jackson asked if Council is given the chance to comment. Mr. Gonzalez advised that the Newsletter provides information on things going on in the Township government and when certain events are including a calendar. Noted that it is done by the Recreation Department and there have been times he will look at it to edit it or asked to provide information. It is an informational piece that they send to the residents. Councilwoman Scull added that Council should be asked. Council President Allen noted that this is something Council could add for next year.

**Rhonda Simms, 1.** Questioned if 100 people came in this room really the bottom line is that the panel here is for the Council to agree to pass or not pass something and noted her observation is that they come in with their minds already set. Stated

that if everyone here had a vote this never would have passed tonight and that she is not saying it wouldn't pass at the next meeting and if it is not unanimous why can't they wait instead of rushing to make a decision. Stated she felt that this was a waste of her time and that their voices are not heard. Stated she hopes that they can get together, communicate better and be more responsive to the peoples questions by getting definitive answers to their questions. Stated good luck because she probably won't be here again any time soon.

**George Petronis, Browns Mills - 1.** Commented that the reason Administration gave for why they won't reveal a secret plan is a run around and that if the 3 properties are purchased then the contiguous property owners are already calculating how much more that increases their property value because you have already told them. Thanked Councilwoman Stinney for taking a stand.

Seeing no other residents wishing to be heard, Council President Allen closed the meeting to the public.

#### **COUNCIL MEMBER COMMENTS:**

**Councilwoman Stinney** - Thanked everyone for coming out and for helping her to make her decision and for their support. Asked all to address the Administration to set up committees. Asked Mr. Bayer about changing the form of government and the process to change it as something has to be done and the people need to be able to speak at the polls. Commented on her family wanting to move out of this State and that it saddens her as she never thought she would want to move.

**Councilwoman Trueblood** - Thanked everyone for coming out and reminded everyone that May 16th is the Burlington County College graduation and to be prepared for traffic.

**Councilwoman Scull** – Mentioned that the MUA had another successful audit with no recommendations for the 25th year in a row and 6 different auditors. Advised on the successful Senior Citizens Prom on April 22nd with an Oscars theme. Commented that the kids from the high school were absolutely awesome and that the high school bakery baked the deserts and horticulture did the flowers. Noted that the FBLA and Y kids were there serving and danced with the Seniors. A Terrific time was had by all. Noted that she was sad as this was the last prom that she will be throwing but she can say that her replacement will also be putting in for the grant in the future as she was there and impressed with the coming together of the generations. Commented on Officer Sawyer and that whether they do a resolution or not, they voted to support her plain and simple. Thanked the community and the people that came out to protest that evening for taking a stand on something of importance. Stated she knows it is discouraging to all some times over the feeling of being without power. Stated they do have some authority but not a whole lot and it is very difficult for them to understand so she knows why the community doesn't understand. Added that the community has elected them to work together and communicate but that has not happened in the last 2 1/2 years and that is sad for the community. Commented on having a packed auditorium and having everyone stand up in support of one issue does not guarantee that the elected officials are going to vote the way you think they should as they may have a different attitude towards the issue. Advised that when you elect people you elect them to vote and maybe you did not vote for the people sitting here and that is fine, stating there have been times when there was a Mayor and Council she didn't vote for and she was at the meetings but she didn't come just to complain and tell them what they should do, she came in an effort to help and that is how she got involved. Stated they will not always agree but this Council is the one with the authority to vote the way they feel is best for the community. Added that for every 25 people that come to the meeting and tell Council no, there are 25 others in the community that tell them yes. Noted that the reason she has lasted so long as an elected official is because she does what's right and what she feels is right not what is always popular. Thanked everyone for coming out. Asked Mr. Bayer for answers to questions they had previously asked. Mr. Bayer stated he apologized but will get back to them as he was unaware of any questions.

**Councilwoman Jackson** - Thanked everyone for coming out and for their comments and thanked Councilwoman Scull for her comments as well. Agreed that they will not always agree. Stated that residents are coming up to the pulpit and they are listening, but they are getting yelled at and accused and yet sit there and are

respectful. Stated that all she wants from everyone else is not to always agree with her, but be respectful the same way they want the Council to be respectful to them and respect their decision. Asked Mr. Gonzalez about the fencing by the dam on Choctaw. Mr. Gonzalez noted they are working with the Engineers to fix this issue. Councilwoman Jackson added that she will push as much as she can for the area Mr. Tompkins is complaining about the speeding to get patrolled. Wished everyone a good evening.

**Council President Allen** – Asked Mr. Gonzalez about the Chaplain issue and where we stand. Mr. Gonzalez advised that letters have gone out to a long list of Ministers and Pastors and the Mayor has received at least 3 if not more, letters of interest. Stated he believes the plan is to convene a meeting of all the individuals that have an interest and start the process of what a chaplaincy can be and will look like. Advised that they are looking at inviting the volunteer Fire Co. Chaplains as well and having a broad discussion on how to create something that is much more comprehensive and available to not only the Police but the Emergency Services personnel as well as being available for other traumatic events that hopefully will not happen. Councilwoman Scull asked if Rev. Glass received a letter. Mr. Gonzalez said yes. Councilwoman Stinney asked about a report from the Mayor about the K-9 Dogs and if they are planning on replacing them. Mr. Gonzalez will provide this to the Mayor.

At this time Council returned to Closed Session.

Council President Allen advised there would be no formal action pursuant to Closed Session at this time.

The meeting was adjourned at approximately 10:58 p.m.

Respectfully submitted by,

*Amy P. Cosnoski*

Amy P. Cosnoski, RMC  
Township Clerk