

**TOWNSHIP OF PEMBERTON  
REGULAR MEETING**

**January 18, 2017  
6:30 P.M.**

**FLAG SALUTE**

Council President Cartier 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  
Jason Allen  
Donovan Gardner  
Letha Jackson  
Kenneth Cartier

**ABSENT**

Also present: Mayor David Patriarca, Solicitor Andrew Bayer and Township Clerk Amy P. Cosnoski.

**CALL TO ORDER**

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

**CLOSED SESSION**

40-2017 Authorizes Council to go into Closed Session - **Not Acted Upon**

Council President Cartier advised that there would be no Closed Session.

**PRESENTATION**

Swearing in of Police Chaplain Samuel Hayes.

Mayor Patriarca advised on the program and then administered the Oath of Office to Chaplain Hayes.

**PUBLIC COMMENTS**

Council President Cartier opened the meeting up to general public comments.

**Anne Quinn, Country Lakes - 1.** Questioned Res. 41-2017 and how many pieces of land would be auctioned off. Councilwoman Jackson noted that it would be approximately 25. Ms. Quinn asked if there would be more properties down the line. Mr. Gonzalez advised that these are properties that did not sell at the previous auction and that there would be additional properties put up at later auctions. It was noted that there were 43 properties on the current auction. **2.** Ms. Quinn questioned Res. 44-2017 and where the air conditioners would be used. Mr. Gonzalez advised that there was not a specific location as of yet, but that they are in good condition and will be useful in the outlier buildings. Noted that these came from Deborah as they were getting rid of them. **3.** Ms. Quinn questioned Res. 47-2017 and if this was money from the land sale. Council President Cartier advised that this is just a transfer within the 2016 budget and had nothing to do with the land sale.

**America Phillips, Presidential Lakes - 1.** Asked what is going on with the Presidential Lakes Firehouse. Mayor Patriarca noted that they are working with a developer out of Maryland right now and sent them plans to evaluate and are hoping to have a meeting with them some time this week to discuss a new building. Ms. Phillips asked about the DEP issue. Mayor Patriarca advised he is unaware of any DEP issues at the building. Ms. Phillips asked if the building would be up by the summer. Mayor Patriarca advised that it is unknown as to when the building will go up at this time. Ms. Phillips stated that they are currently having their meetings at the church and they have events they want to hold but need a building. **2.** Ms. Phillips asked if the empty houses in Presidential Lakes are moving and being sold. **3.** Questioned when the trash bills will be coming out as she has not received hers yet. Mayor Patriarca stated they should have gone out already.

Seeing no other residents wishing to be heard, Council President Cartier closed this portion 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.

Councilman Allen asked to pull Resolutions 42-2017, 44-2017, 45-2017 and 46-2017.

## **CONSENT AGENDA**

### **MINUTES FILED BY CLERK**

Reorganization and Regular Meeting, January 4, 2017.

### **\*CONSENT AGENDA RESOLUTIONS**

- 41-2017 Authorizes public auction of municipally owned lands no longer needed for public use.
- 42-2017 *Pulled from the Consent Agenda and considered later in the meeting.*
- 43-2017 Authorizes cancellation of property taxes on a property qualifying for Veterans Property Tax Exemption for Blackwell on Block 88, Lot 42 in the amount of \$4,878.09.
- 44-2017 *Pulled from the Consent Agenda and considered later in the meeting.*
- 45-2017 *Pulled from the Consent Agenda and considered later in the meeting.*
- 46-2017 *Pulled from the Consent Agenda and considered later in the meeting.*
- 47-2017 Authorizes Transfer of Funds in the CY2016 Budget

### **NEW BUSINESS**

#### **\*a. Purchases over \$2,000**

1. Public Works -purchase of ROV In-Service Tank Inspection and Cleanout Services for 4 Township owned water storage tanks from Pittsburg Tank & Tower Group in the total amount of \$ 11,500.00.
2. Police Department - purchase of maintenance contract for Live Scan System (State finger printing system) from Morpho Trak in the total amount of \$3,508.64.
3. Recreation & Senior Services - purchase of shirts for Youth Basketball and Youth Soccer programs from YBA Shirts in the total amount of \$4,118.75.

Motion by Allen and Jackson to approve the Consent Agenda as amended. Allen, yes; Jackson, yes; Gardner, yes; Trueblood, yes; Cartier, yes. Motion carried.

### **RESOLUTIONS**

- 42-2017 Authorizes the application to the NJDCA for a Small Cities Housing Rehabilitation Grant of approximately \$200,000.00 to carry out a program to address code violations in homes of low and moderate income residents and a Small Cities Public Facilities grant of approximately \$400,000.00 to install ADA improvements at various intersections throughout the Township. *Pulled from the Consent Agenda.*

Councilman Allen asked where the intersections will be placed if we know already or will it be decided when we receive the money. Mayor Patriarca noted the ADA curbs will be done in the Lake Valley area. Mr. Gonzalez advised that this resolution has already been approved and that the DCA is requesting that the resolution be approved with Mr. Benedetti's name on it.

Motion by Allen and Trueblood to approve Resolution 42-2017. Allen, yes; Trueblood, yes; Gardner, yes; Jackson, yes; Cartier, yes. Motion carried.

- 44-2017 Authorizes acceptance of six air conditioning units as a gift to the Township of Pemberton from Deborah Heart and Lung Center. *Pulled from the Consent Agenda.*

Councilman Allen asked what will be done with the units if the buildings already have air conditioning, if they would be donated. Mr. Gonzalez stated if they are not used he would find out if they had value and explained that they will try to get

money back to the town if they can.

Motion by Allen and Gardner to approve Resolution 44-2017. Allen, yes; Gardner, yes; Jackson, yes; Trueblood, yes; Cartier, yes. Motion carried.

45-2017 Authorizes an agreement with Rok Industries, Inc. D/B/A NJTaxlieninvestor.com for internet based electronic processing of bid information related to the auction sale of Pemberton Township's Tax Lien certificates. *Pulled from the Consent Agenda.*

46-2017 Authorizes the Tax Collector to complete an application to participate in the electronic tax sale program. *Pulled from the Consent Agenda.*

Councilman Allen asked if there were any costs associated with either of these resolutions. Mr. Gonzalez advised that this is the same process for tax sale certificates that was done last year and is the company selected by DCA to do this and is the only one that we can contract with. Explained the process and that the cost is \$15.00 per listed property.

Motion by Trueblood and Jackson to approve Resolutions 45-2017 and 46-2017. Trueblood, yes; Jackson, yes; Gardner, yes; Allen, yes; Cartier, yes. Motion carried.

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

#### **ORDINANCE NO. 1-2017**

AN ORDINANCE OF THE TOWNSHIP OF PEMBERTON AMENDING CHAPTER 145-43 OF THE TOWNSHIP CODE GOVERNING THE MAINTENANCE OF VACANT PROPERTIES IN THE TOWNSHIP.

Council President Cartier opened the meeting for public comments. Seeing no one wishing to be heard, Council President Cartier closed the meeting.

Councilwoman Jackson asked if an answer was obtained on the mobile homes. Mr. Bayer noted that it did not apply.

Motion by Allen and Trueblood to adopt Ordinance 1-2017. Allen, yes; Trueblood, yes; Gardner, yes; Jackson, yes; Cartier, yes. Motion carried.

### **NEW BUSINESS**

b. Discussion and possible appointment of Municipal Utilities Authority Board Members.

Council President Cartier advised that there were only 2 letters of interest and both are current members and are looking to retain their seats. Councilwoman Jackson noted that she is okay with this. The rest of Council concurred.

Motion by Jackson and Trueblood to add Resolution 48-2017. Jackson, yes; Trueblood, yes; Allen, yes; Gardner, yes; Cartier, yes. Motion carried.

Motion by Jackson and Trueblood to approve resolution 48-2017. Jackson, yes; Trueblood, yes; Allen, yes; Gardner, yes; Cartier, yes. Motion carried.

### **REPORTS & COMMUNICATIONS**

a. Engineer's Report - January 16, 2017

Council President Cartier asked if Council had any comments. Councilman Allen asked about the Special Projects pre-application meeting and how that meeting went. Mr. Gonzalez advised that the meeting had gone well and that we will be able to proceed and will hopefully have more information over the next couple of meetings.

### **BILL LIST**

Approval by Council required for payment of vouchers on bill list dated 1/13/2017.

Motion by Jackson and Trueblood to approve the Bill List. Jackson, yes; Trueblood, yes; Allen, yes except for Police Department Drunk Driving and Body Armor Grants, abstain; Gardner, yes; Cartier, yes except for all Fire Department bills, abstain. Motion carried.

Mr. Bayer explained Councilman Allen's abstention on the Bill List due to his employment by the NJ State Police which is a Division of Law and Public Safety which these grants came from. Noted he does not believe this is a conflict of interest but he has chosen to abstain from these in any event.

Council President Cartier advised that he abstains as he is on the Fire Department.

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

**Mr. Bayer reported:** Nothing to report.

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

**Mayor Patriarca reported:** Mayor Patriarca noted that they are still talking with developers in regard to developing parts of the town. Noted that this has been an ongoing process for decades and they are getting close to the Juliustown Road project. Advised that they should be closing on the JC Market property in the next week. Advised that there is a hearing tomorrow on the property in the back on Market Street. Advised that they are moving along quickly and the one section will be assembled between the Emergency Squad and CVS. Advised that they are still negotiating with Sun's Market but are getting close and setting their sights on other areas in the Browns Mills Redevelopment area. Stated he may be coming to Council to seek out 2 members that would be willing to get involved in a sub-committee to plan along with him where the town wants to go with this. Stated they need to start looking at where the funding is coming from and that we should be able to get money back from the acquired properties. Noted this has been a long project but we are seeing it come to light and want to stay ahead of it and look to the future. Advised on some other areas they are looking into. Councilwoman Jackson asked about the old Acme site and if we have completely forgotten about this. Mayor Patriarca said absolutely not and that he actually spoke with the owner yesterday and is getting some tenants in there. Stated that Mr. Berardi advised that he gets the tenants in there and then expects the tenant to do the upgrades. Noted that one of the new tenants is redoing the heating and air conditioning which is usually the owners responsibility. Advised that Mr. Berardi is a very difficult and challenging individual to deal with and that this was what caused them to focus on the Juliustown Road project as it was something they could do instead of beating their heads against the wall. Noted that they have changed their focus but they are not ignoring the Browns Mills Shopping Center. Councilwoman Jackson asked if he had dropped the price on the building and what the price was. Mayor Patriarca advised that he has always wanted between \$4 and \$6 million dollars. Advised on a developer he has directed Mr. Berardi to that wants a piece of the property. Councilman Gardner asked if the price he is asking for is his price or the appraised price. Mayor Patriarca noted he has not marketed the property in a while and advised on the past negotiations with the owner and the offer that was made. Mr. Gonzalez noted that the Township does have an appraisal for \$2.3 million dollars which includes a parcel owned by Mr. Berardi's wife. Mayor Patriarca noted we have backed off seeking to purchase it and explained the use of the UEZ funds they could have applied towards the purchase of that property and have used to purchase these properties. Stated they decided to set their sights on something they can do which is the Juliustown Road project which they hope will incentify other development. Councilwoman Jackson asked if there was a visual for the Juliustown Road project. Mayor Patriarca that they did have a conceptual plan that had been done at the time by the Planner, Rick Ragan. Commented that they are unsure whether they will stick with the original plan but will discuss that with the developers to see what they have to offer and can bring in to that site. Advised that they will also have to meet with the forma based coding that they have in place to direct them on the types of architecture and materials they will have to use. Councilman Allen commended Administration, the Mayor, Business Administrator and business professionals that assisted in the negotiation process and commended their vision. Mr. Gonzalez had no comments.

#### **COMMENTS BY COUNCIL MEMBERS:**

**Councilman Allen** - Thanked everyone for coming out and it was nice seeing everyone. Looks forward to seeing everyone at the next meeting.

**Councilwoman Jackson** - Asked about the buildings being knocked down on South Pemberton Road and if the Mayor could explain what is going on. Mayor Patriarca explained that this is a County project to widen the roadway with a center turn lane and some shoulders. Councilwoman Jackson commented on the Pinelands Center in Browns Mills and all of the things that they are doing for the town and that if you haven't stopped in

to stop in or check them out on social media. Congratulated Reverend Hayes on his appointment. Thanked everyone for coming out and to be safe and will see them at the next meeting.

**Councilman Gardner** - Thanked everyone for coming out and he is still getting his feet wet and learning a lot.

**Councilwoman Trueblood** - Thanked all for coming out. Stated she is very excited about the Chaplain program and to see the vision go forth and to see Pastors coming out that have been in this town for many years. Stated that word is getting around and they are all excited as well.

**Council President Cartier** - Asked where we are with the budget. Mayor Patriarca stated they are waiting on some revenue numbers but are very close. Mr. Gonzalez stated that on the revenue side they expect that it should be done if not by the last day of January by the first few days of February. Stated that once they have the revenue numbers they will need a few days to finalize it and get it off to Council. Stated he is hoping that before the next meeting he will have the schedule required by DLGS which they have not received yet and is not on their website. Council President Cartier thanked all for coming out and to have a safe trip home.

The meeting was adjourned at approximately 7:11 p.m.

Respectfully submitted by,

*Amy P. Cosnoski*

Amy P. Cosnoski, RMC, Township Clerk