GLOUCESTER TOWNSHIP COUNCIL MEETING
OCTOBER 12, 2016
MUNICIPAL BUILDING, CHEWS LANDING NEW JERSEY

Pledge Allegiance to the Flag

Statement: Mrs. Trotto read a statement setting forth the time, date and place of this meeting, that it was properly advertised, posted and filed in the Office of the Township Clerk pursuant to the Open Public Meetings Act.

Roll Call: Mr. Hutchison Mr. Carlamere, Solicitor
Mr. Schmidt
Mrs. Stubbs Mr. Cardis, Business Administrator
Mrs. Winters Mrs. DiJosie, Twp. Clerk, RMC
Mrs. Mignone
Mrs. Trotto
Mr. Mercado-abs.
Mr. Lechner, Comm. Dev.
Chief Earle, Police

PRESENTATION: The Mayor, Council Vice President Trotto and Councilwoman Winters presented certificates to the Gloucester Township Hockey Alliance players who were a part of the USA Ball Hockey Team who traveled to England and won a bronze medal.

PUBLIC PORTION:
Mrs. Trotto opened the public portion.
Ms. Burleigh spoke about O-16-13 and asked who owned the majority of the homes. Mr. Carlamere asked her to wait until the public hearing of the ordinance to ask a question about the ordinance.
There being no further comment, the public portion was closed.

WAIVE THE READING AND ACCEPT THE MINUTES:
Mrs. Winters made a motion to accept the following minutes of:
Regular Meetings: August 22, September 12 and September 26, 2016
Workshop Meetings: September and October
seconded by Mr. Mignone. Roll call vote: Mr. Hutchison voted yes on all minutes but abstained from the Sept and October Workshop meetings. Mr. Schmidt voted yes on all minutes. Mrs. Stubbs voted yes on all minutes but abstained on the October workshop minutes. Mrs. Winters voted yes on all minutes but abstained on the September 26 regular meeting minutes. Mr. Mignone voted yes on all minutes. Mrs. Trotto voted yes on all minutes but abstained on the September 26 minutes. Roll call vote: All in favor. Motion carried 6-0.

ORDINANCES: SECOND READING AND PUBLIC HEARING

O-16-13
AN ORDINANCE CREATING CHAPTER 59B OF THE CODE OF THE TOWNSHIP OF GLOUCESTER ENTITLED "NEIGHBORHOOD REHABILITATION PROGRAM PURSUANT TO THE NEW JERSEY ABANDONED PROPERTIES REHABILITATION ACT (N.J.S.A. 55:19-78 et seq.)

Mrs. Trotto opened the public hearing.
Mr. Polidoro stated that he would like the township council to table this ordinance and would like to see the language changed in the ordinance. He stated that he thinks this ordinance is a decent idea but council should look at how these homes became vacant. He stated that he did not see anything in the language about the process of the township in acquiring a home. He asked what happens to the value of the home when the township has it. Mr. Carlamere explained the process the township would have to follow which is governed by state statute. Mr. Carlamere stated that the criteria in the ordinance was taken from the state statute. Mr. Hutchison asked who would sell the property when it came to that point and suggested that we put it out to bid like snow removal. Mr. Polidoro also asked that it be a company that has no connections. Mr. Polidoro asked that this be tabled to add this particular language. Mr. Hutchison stated that this is not a profit driven program. Mr. Polidoro reiterated that he would prefer that the ordinance be reworded in certain areas. Mr. Carlamere stated that the ordinance is not designed for politics and is designed by state statute to give the township a tool to go into blighted areas.
Joseph Reed of Millbridge stated he is curious as to the mechanics for the rehab of these homes. Mr. Carlamere read the state statute guiding this ordinance to those in attendance. It was stated that the Public Officer is the Business Administrator. Mr. Reed also asked about the steps to be followed concerning the rehab. It was stated that it would have to be qualified construction workers according to the state statute.
Mr. Frank Radich of Fenwick Lane asked how many properties the township thinks will be included in this. Mr. Carlamere stated that he is not sure how many properties would quality for this. It was stated that COAH funds will be used for this. It was questioned as to how much money is in the COAH fund. Mr. Cardis stated that there is a half a million dollars in this fund. He also stated that the township will only use about $200,000.00 of the funds and use them to rehab 2 or 3 homes. He stated that once they are sold the money would be paid to the township and returned to the fund. Mr. Radich stated that he feels that this ordinance goes too far. Mr. Hutchison stated that there will be no cost to the township.
Mr. Sweet of Erial asked how the homes will be picked for rehab. It was stated that Mr. Cardis will identify the best area in the township to begin this program. Mrs. Stubbs stated that the township would have to look at the homes and assess how much they will cost to rehab. Mr. Carlamere read the criteria for homes to be selected directly from the statute. Mr. Carlamere stated that the courts will want the criteria of the statute closely followed.
Ray Polidoro of Erial reiterated the fact that the township is not incurring any costs and the contractors would be paid through the funds.
Mr. Pete Heinbaugh of Morningstar Court asked what the COAH funds are usually used for. Mr. Lechner stated that the funds are to provide low and moderate income housing. It was stated that with this project, the funds will be utilized to rehabilitate homes in blighted areas. Mr. Cardis stated that there is no mechanism to spend the COAH funds and COAH does not exist any longer. The courts are overseeing this. He stated that once this is in place, it lets us use these funds. Mr. Heinbaugh questioned whether the Housing Authority Director would be the qualified entity. He also asked what constitutes market value. Mr. Hutchison stated that this would be what a reasonable purchaser would pay for the property.
There being no further comment, the public hearing was closed.
Mr. Hutchison made a motion to adopt, seconded by Mr. Mignone. Roll call vote: All in favor. Motion carried. 6-0.

O-16-14
ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING AMENDMENT NO. 5 AMENDING ORDINANCE O-97-017 COMMONLY KNOWN AS THE GLEN OAKS REDEVELOPMENT PLAN TO ALLOW ONE BILLBOARD ON BLOCK 4101, LOT 4 AS A PERMITTED USE PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

Mrs. Trotto opened the public hearing.
There being no comment, the public hearing was closed.

Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

O-16-15

ORDINANCE AMENDING CHAPTER 81 OF THE CODE OF THE TOWNSHIP OF GLOUCESTER ENTITLED, "VEHICLES AND TRAFFIC" OF THE CODE OF THE TOWNSHIP OF GLOUCESTER

Mrs. Trotto opened the public hearing.
There being no comment, the public hearing was closed.
Mr. Hutchison made a motion to adopt, seconded by Mrs. Stubbs. Roll call vote: All in favor. Motion carried. 6-0.

RESOLUTIONS:
CONSENT AGENDA

R-16:10-276

RESOLUTION AUTHORIZING PAYMENT OF BILLS

BE IT RESOLVED BY THE Township Council of the Township of Gloucester, in the County of Camden, that the following bills are approved by the Township Council in accordance with the provisions of Ordinance 0-82-16 and certified by the Chief Financial Officer that the claims are proper obligation of the township, that adequate funds are available to honor these claims in the account indicated and the claim should be paid:

CURRENT ACCOUNT
Per attached computer readout of the claims presented in the amount of $ 6,848,552.79

CAPITAL ACCOUNT
Per attached computer read out of the claims presented in the amount of $ 569,017.66

DEVELOPERS ESCROW
Per attached computer readout of the claims presented in the amount of $ 3,407.25

TRUST
Per attached computer readout of the claims presented in the amount of $ 17,162.30

ANIMAL TRUST
Per attached computer readout of the claims presented in the amount of $ 22.80

MANUAL CHECKS
Per attached computer readout of the claims presented in the amount of $ 170,170.32

Adopted: October 12, 2016

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PRESIDENT COUNCIL

ATTEST:

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TOWNSHIP CLERK

Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

R-16:10-277

RESOLUTION AUTHORIZING REFUNDS FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT

BE IT RESOLVED by the Township Council of Gloucester Township that the following refunds be and are hereby authorized:

Refund for Building Permit number 2016-2110 in the amount of $163.00.

Payable to: ECC Roofing & Siding
Attn: Alison Campione
187 S. Route 73, Suite D
Hammonton, NJ 08037

ADOPTED: October 12, 2016

PRESIDENT OF COUNCIL

ATTEST:

TOWNSHIP CLERK

Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

R-16:10-278

RESOLUTION AUTHORIZING REFUNDS FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT

BE IT RESOLVED by the Township Council of Gloucester Township that the following refunds be and are hereby authorized:

Refund for Building Permit number 2016-1404 in the amount of $80.00.

Payable to: The Neher Group, Inc.
1239 Revere Drive
Chalfont, Pa 18914
Attn: Jenn Reynolds

ADOPTED: October 12, 2016

PRESIDENT OF COUNCIL

ATTEST:

TOWNSHIP CLERK, RMC

Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

R-16:10-279 RESOLUTION APPROVING THE SUBMISSION OF AN APPLICATION FO REFUNDING FROM THE 2016 NJDOT TRANSPORTATION ALTERNATIVES PROGRAM – LAKELAND ROAD CONNECTOR TRAIL

WHEREAS, the Township Council of the Township of Gloucester formally approves of the submitting of an electronic Application for Funding from the NJDOT Transportation Alternative Program for the Connector Trail along Lakeland Road, FURTHERMORE, the Council commits to the construction of and the maintenance of this project, and

WHEREAS, the project will connect the existing 2 mile long "Gloucester Township Health and Fitness trail" to the both the Camden County Bike Sharing program in the commercial district along the Black Horse Pike (NJ Route 168) and

WHEREAS, this project will not only enhance the function of the County Bike Sharing program it will contribute to the development of the Black Horse Pike Commercial district,

BE IT FURTHER RESOLVED that the Mayor, Administrator and/or Clerk are hereby authorized to sign the grant application where required, that the Township Engineer is authorized to prepare and submit the application on behalf of the Township of Gloucester and that their signature constitutes acceptance of the terms and conditions of the grant agreement.

NOT, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester, of the County of Camden, of the State of New Jersey that they fully support this Transportation Alternative Program project.

Adopted: October 12, 2016

ATTEST: _____
President of Council

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Township Clerk

Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

R-16:10-280

RESOLUTION AUTHORIZING REFUNDING OF TAXES

BE IT RESOLVED by the Township Council of the Township of Gloucester to authorize the refunding of the following credit balances:

BLOCK LOT NAME AND ADDRESS YEAR AMOUNT REASON

15607 2 Deneen Hall 2016 $5,143.46 Overpayment
3 Mercer Dr.
Erial, NJ 08081

ADOPTED: October 12, 2016

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Council President

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Township Clerk

Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

R-16:10-281

RESOLUTION AUTHORIZING THE TAX COLLECTOR TO HOLD A TAX LIEN SALE FOR CALENDAR YEAR 2016 AUTHORIZED BY P.L. 1997 CHAPTER 99

WHEREAS, P.L. 1997 c.99 permits the municipality to hold a Tax Lien Sale in the 12th month of the fiscal year, and

WHEREAS, the Governing Body of Gloucester Township is authorizing, directing and empowering the Tax Collector to hold said sale as mandated by N.J.S.A. Revised Statue 54:5-19, et seq., and to include all municipal real estate tax delinquencies after November 11, 2016.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Township Council of the Township of Gloucester that the Tax Collector to schedule and hold tax lien sale by December 31, 2016.

ADOPTED: October 12, 2016

ATTEST:

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President of Council

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Township Clerk

Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

R-16:10-282 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER AUTHORIZING AN ELECTRONIC TAX SALE FOR CALENDAR YEAR 2016

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sale pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services, and

WHEREAS, the Director of the Division of Local Government Services has promulgated rules and regulations for pilot programs, and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct pilot programs, and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

WHEREAS, the Township of Gloucester wishes to participate in the pilot program for an electronic tax sale.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Gloucester, that the Tax Collector is hereby authorized to complete an application to participate in the electronic tax sale program and submit same to the Director of the Division of Local Government Services.

Adopted: October 12, 2016

ATTEST: _____
President of Council

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Township Clerk

Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

R-16:10-283 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER AUTHORIZING MAILINGS AND FEE FOR MAILINGS FOR THE ELECTRONIC TAX SALE

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services, and

WHEREAS, the rules and regulations require a municipality to send (3) notices of tax sale to all properties included in said sale; and

WHEREAS, the rules and regulations allow said municipality to charge a fee of $15.00 per notice for the creation, printing and mailing of said notice; and

WHEREAS, in an effort to more fairly assign greater fiscal responsibility to delinquent taxpayers, the Township of Gloucester wishes to charge $15.00 per notice mailed which will be assessed specifically to the delinquent accounts that are causing the need for a tax sale and not to the general tax base.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township that a fee of $15.00 per notice be established and is hereby authorized and directed to be charged for each notice of tax sale that is sent in conjunction with the 2016 tax sale.

Adopted: October 12, 2016

ATTEST:

_____ President of Council

ATTEST:

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Township Clerk

Mr. Hutchison made a motion to amend this resolution to $15.00 per notice instead of $25.00, seconded by Mrs. Stubbs. Roll call vote: All in favor. Motion carried. 6-0.
Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

R-16:10-284
RESOLUTION FIXING THE RATE OF INTEREST TO BE CHARGED ON DELINQUENT TAXES, SEWER AND OTHER MUNICIPAL CHARGES AND SETTING THE GRACE PERIOD AND THE 6% YEAR END PENALTY

WHEREAS, N.J.S.A. 54:4-67 governs the interest rates to be charged on delinquent taxes and allows the governing body to set a grace period not to exceed the (10) days; and

WHEREAS, interest on delinquent taxes may be fixed at a rate of 8% on the first $1,500.00 of delinquency, and at a rate of 18% on that portion of the delinquent tax balance which is in excess of $1,500.00; and

WHEREAS, P.L.1991 c.75,s.39 provides that a penalty of 6% may be charged to a taxpayer with a delinquency in excess of $10,000.00 who fails to pay the delinquency prior to the end of the calendar year.

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, as follows:

1. That the Tax Collector is hereby authorized and directed to charge 8% per annum on the first $1,500.00 becoming delinquent after the due date and 18% per annum on any amount of delinquency in excess of $1,500.00 becoming delinquent after the due date for nonpayment of taxes, sewer and other municipal charges.
2. That the Tax Collector is hereby authorized and directed to charge a 6% year end penalty to those properties who fail to pay delinquencies in excess of $10,000.00 prior to the end of the fiscal year.

3. That the Tax Collector is instructed that no interest shall be charged if the payment of a tax installment is received by the Tax Collector within the tenth (10) day following the date upon which the tax installment become payable.

Adopted: October 12, 2106

ATTEST: _____
President of Council

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Township Clerk

Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

R-16:10-285

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE COUNTY OF CAMDEN AND THE TOWNSHIP OF GLOUCESTER FOR PARTICIPATION IN THE COUNTY-WIDE REGISTRATION PROGRAM ON ABANDONED AND VACANT PROPERTIES

WHEREAS, the present mortgage foreclosure crisis has serious negative implications
for all communities trying to manage the consequences of property vacancies and abandoned real properties; and

WHEREAS, the County and Municipalities have a vested interest in protecting neighborhoods against decay caused by vacant and abandoned properties and conclude that it is in the best interests of the health, safety, and welfare of its citizens and residents to impose registration and certification
requirements on abandoned and vacant properties located within the Municipality; and

WHEREAS, the County of Camden has established a County-wide registration program administered by Community Champions Corporation that will catalogue each Abandoned Property within the Participating Municipality and identify a contact person to address safety and aesthetic concerns to minimize the negative impacts and blighting conditions that occur as a result of the foreclosures; and

WHEREAS, the County of Camden and the Township of Gloucester wish to enter into a Shared Services Agreement for the participation of the Township of Gloucester into the Gloucester County-wide registration program established by the County and administered by Community Champions Corporation; and

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et
seq., specifically authorizes governmental entities to enter into Shared Services Agreements.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester that the Mayor or Business Administrator of the Township of Gloucester be and is hereby authorized to execute a Shared Services Agreement between Camden County and the Township of Gloucester for participation in the County-wide registration program established by Camden County and administered by Community Champions Corporation; and

BE IT RESOLVED, that the Administrator of the County of Camden and the Township of Gloucester are hereby authorized to negotiate the final terms of the Agreement authorized by this Resolution, provided that the Agreement in final form is in substantially the same form as approved by this Resolution.

Adopted: October 12, 2016

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PRESIDENT OF COUNCIL

ATTEST:

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TOWNSHIP CLERK

Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

PUBLIC PORTION:

Mrs. Trotto opened the public portion.

Kimberly Keating of the Millbridge Apts. questioned the electric aggregation. She stated that her original budget amount of $77.00 per month went up to 300.00 on her current bill. Mr. Cardis stated Atlantic City Electric has a different process with their billing and they will be changing their bills.

Frank Ariel stated that he is a new cub master for the Boy Scouts and he stated that he took the boys to Lake Mathilda for some fun and adventure. He questioned some of the structures and the problems with the facility. Mr. Cardis stated that the township will be working on the Lake Mathilda project shortly. Mr. Ariel stated that he will be able to bring many helping hands to help with the project.

Mr. Williams of Erial stated that in August he asked about making a left hand turn into the Mullen School off of Sicklerville Road. He asked if anything is being done about this problem. Mr. Cantwell stated that he has reached out to the county. He stated that if the town wants to move ahead, the township would have to come up with the money to do the initial investigation. Mr. Cardis stated that the Mayor is also interested in resolving this problem. Mr. Williams also asked about the bankrupt homes in his development. Mr. Williams also asked if the township has crunched the numbers with the new gasoline tax. Mr. Cardis stated that we are in a shared service agreement with the Local School Board, but would be paying the new tax also.

Joanne Carr of Timberbirch spoke about the high school students walking against the light on Blackwood-Clementon Road in the crosswalk and backing up the traffic. Chief Earle stated that he will talk to the school resource officer concerning this situation.

Mrs. Burleigh of Foxwood Court asked what the council is doing to reduce the deficit. Mr. Cardis stated that the administration is meeting with the Department Heads and working towards next year. She also asked if the township would turn the unused parks into Community gardens and use the senior center as a pre-school building. She also explained why the residents are coming to the Council meetings.

Mr. Radisch of Fenwick Lane stated that someone is preparing for a large construction project 400 Somerdale Road. Mr. Cardis stated that this will be a solar park on the Owens Corning Property. The company has a 20 year lease on this property.

There being no further comment, the public portion was closed.

POLLING OF COUNCIL:

Mr. Hutchison thanked everyone for coming to the meeting and for all their comments.

Mr. Schmidt thanked everyone for coming to the meeting.

Mrs. Stubbs thanked everyone for coming to the meeting. She mentioned that the Historical Committee was hosting a ghost research fundraiser on October 28 from 6 to 10 pm.

Mrs. Winters thanked everyone for coming to the meeting and also congratulated the Hockey Team.

Mr. Mignone thanked everyone for coming to the meeting. He stated that the “Field of Dreams” is moving full force ahead. He congratulated the Hockey team on the Bronze medal in England. He also reminded everyone that Saturday, is the Citizens Appreciation Day ceremony in Glendora.

Mrs. Trotto thanked the Police Department on the wonderful K-9 National competition. She stated that she received an e-mail from an attendee from Tennessee whose husband was competing, and she stated that she thought the Township of Gloucester was a wonderful

town and Mrs. Trotto stated that it says a lot about our town. She reminded everyone about the Trunk or Treat event on October 28 in Veteran's Park. Mrs. Trotto congratulated the Hockey Team for their bronze medal in England. Mrs. Trotto also thanked the residents for coming to the meeting and for their comments.

Mr. Hutchison made a motion to adjourn, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 6-0.

Respectfully submitted,

_____ Rosemary DiJosie
Vice President of Council Township Clerk. RMC