

**GLOUCESTER TOWNSHIP COUNCIL MEETING  
NOVEMBER 27, 2017  
MUNICIPAL BUILDING, CHEWS LANDING NEW JERSEY**

Pledge Allegiance to the Flag

Statement: Mr. Mercado 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	Mr. Cantwell
	Mrs. Stubbs	Mr. Cardis, Business Administrator
	Mrs. Winters	Mrs. Power, Asst. Twp. Clerk, RMC
	Mr. Mignone	
	Mrs. Trotto	
	Mr. Mercado	Mr. Lechner, Comm. Dev. Chief Earle, Police

**PUBLIC PORTION:**

Mr. Mercado opened the public portion.

Mr. Polidoro of Erial questioned the salary ordinance and the maximum range salaries. He stated some of the salaries are going up 15%. He said that he would like more clarification of the salary ranges. He questioned why 2 years ago this was formulated differently. Mr. Cardis stated it is not based or defined on the range. Mr. Cardis stated he cannot give an ending date for the salaries or when the salaries will be adjusted again. Mr. Polidoro stated this is very vague. Mr. Mercado stated when the budget document comes out it will be specific. He asked Mr. Polidoro to rephrase his comment on the understanding of a range. This range does not involve actual numbers. There being no further comment, the public portion was closed.

**WAIVE THE READING AND ACCEPT THE MINUTES:**

Ms. Winters made a motion to accept the minutes of

Regular Meeting: November 13, 2017

Seconded by Mrs. Trotto. Roll call vote: Mr. Mercado abstained. All others voted yes. Motion carried. 6-0-1.

Mr. Carlamere discussed the resolution which was added to the meeting. He explained the details of the context of the resolution.

**ORDINANCES: SECOND READING AND PUBLIC HEARING**

**O-17-25**

**ORDINANCE FIXING THE COMPENSATION OF  
OFFICERS AND EMPLOYEES OF THE TOWNSHIP  
OF GLOUCESTER IN THE COUNTY OF CAMDEN**

Mr. Mercado opened the public hearing.

Sam Sweet from Erial stated that he understands the range and questioned who formulates it. He stated that the max for Solicitor has gone up considerably since 2015. He asked how this can be clarified and how can this be more transparent. Mr. Mercado stated when the budget documents come out this will show defined numbers.

There being no further 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. 7-0.

**O-17-26**

**ORDINANCE AUTHORIZING EXECUTION OF TAX ABATEMENT  
AGREEMENT BETWEEN TOWNSHIP OF GLOUCESTER AND CHEWS  
LANDING, LLC FOR PREMISES BLOCK 9708, LOT 1 C0200 PURSUANT TO  
C. 441, P.L. 1991 (N.J.S.A.40A:21-1 ET SEQ.) AND ORDINANCE NO. O-95-39**

Mr. Mercado opened the public hearing.

Sam Sweet questioned who owns Chews Landing LLC. He stated that Needleman Management is at the address of the listed owner. Mr. Mercado stated a developer will come in and name the development a random name. Mr. Mercado asked Mr. Sweet if he had something to share in reference to the owner of this development. There being no further comment, the public hearing was closed.

Mr. Hutchison made a motion to adopt, seconded by Mrs. Trotto. Roll call vote: All in favor. Motion carried. 7-0.

**RESOLUTIONS:  
CONSENT AGENDA**

**R-17:11-299**

**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 \$ 638,621.93

**CAPITAL ACCOUNT**

Per attached computer read out of the claims presented in the amount of \$ 193,537.62

**TRUST**

Per attached computer readout of the claims presented in the amount of \$ 30,753.65

**DEVELOPERS ESCROW**

Per attached computer readout of the claims presented in the amount of \$ 6,335.50

**ANIMAL TRUST**

Per attached computer readout of the claims presented in the amount of \$ 671.35

**MANUAL CHECKS**

Per attached computer readout of the claims presented in the amount of \$ 9,903,770.82

Adopted: November 27, 2017

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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. 7-0

**R-17:11-300**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, AUTHORIZING THE AWARDDING OF A CONTRACT TO ANIMAL WELFARE SOCIETY OF CAMDEN COUNTY (AWSCC) TO PROVIDE ANIMAL SHELTER SERVICES TO THE TOWNSHIP OF GLOUCESTER**

**WHEREAS.** The Township Council of the Township of Gloucester has determined the continued need to provide animal welfare services to the Township of Gloucester, and

**WHEREAS.** The Township Council of the Township of Gloucester has determined that the Animal Welfare Society of Camden County (AWSCC), a non-profit corporation has the ability to provide animal shelter services, and

**WHEREAS.** The Township Council of the Township of Gloucester did authorize the

advertising of Request for Proposal & Qualification for animal shelter services.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Gloucester is hereby authorized to award a contract for animal shelter services to the Animal Welfare Society of Camden County (AWSCC).

Adopted: November 27, 2017

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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. 7-0

**R-17:11-301**

**RESOLUTION APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY IN A SAFE AND SECURE COMMUNITIES PROGRAM ADMINISTERED BY THE DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY**

**WHEREAS**, the Township of Gloucester wishes to apply for \$90,000 in funding for a project under the Safe and Secure Communities Program (Grant # P-18-0415) and

**WHEREAS**, the Township Council of the Township of Gloucester has reviewed the accompanying application and has approved said request, and

**WHEREAS**, the project is a joint effort between the Department of Law and Public Safety and the Township of Gloucester for the purpose described in the application;

**NOW THEREFORE BE IT RESOLVED**, by the Township Council of the Township of Gloucester that:

1. As a matter of public policy the Township of Gloucester wishes to participate to the fullest extent possible with the Department of Law and Public Safety.
2. The Attorney General will receive funds on behalf of the applicant.
3. The Division of Criminal Justice shall be responsible for the receipt and review of the application for said funds.
4. The Division of Criminal Justice shall initiate allocations to each applicant as authorized.

Adopted: November 27, 2017

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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. 7-0

**R-17:11-302**

**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
5804	33	Corelogic P.O. Box 9202 Coppell, TX 75019-9766 Attn: Refund Department	2017	\$2,041.14	Overpayment

8701	5.09	Marlena Argentina 18 Charles Ave. Blackwood, NJ 08012	2017	\$2,828.01	Overpayment
14403	85	Federation Title Agency 90 W. Old Marlton Pike, Suite B Marlton, NJ 08053 Attn: Michelle Pohubka	2017	\$1,671.29	Duplicate Payment
18304	49	Green Tree c/o Corelogic 3001 Hackberry Rd. Irving, TX 75063-0156 Attn: Pritika Chowdhary	2017	\$3,466.73	Overpayment

**ADOPTED:** November 27, 2017

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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. 7-0

**R-17:11-303**

**RESOLUTION AUTHORIZING REFUNDS OF ENCROACHMENT DEPOSITS**

**BE IT RESOLVED** by the Township Council of the Township of Gloucester that the following encroachment deposits be and are hereby authorized to be refunded:

JOHN CARDELLI

15 ROBERTS DR.  
SOMERDALE, NJ 08083

APPLICATION: #195429

PERMIT: #9618

AMOUNT: \$125.00

ADOPTED: NOVEMBER 27, 2017

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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. 7-0

**R-17:11-304**

**RESOLUTION AUTHORIZING REFUNDS OF ENCROACHMENT DEPOSITS**

**BE IT RESOLVED** by the Township Council of the Township of Gloucester that the

following encroachment deposits be and are hereby authorized to be refunded:

KLEINFELDER INC.  
3AAA DRIVE  
HAMILTON, NJ 08691

APPLICATION: #201511

PERMIT: #10157

AMOUNT: \$110.00

ADOPTED: NOVEMBER 27, 2017

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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. 7-0

**R-17:11-305**

**RESOLUTION AUTHORIZING REFUNDS OF ENCROACHMENT  
DEPOSITS**

**BE IT RESOLVED** by the Township Council of the Township of Gloucester that the following encroachment deposits be and are hereby authorized to be refunded:

ED PINE  
47 COLES RD.  
BLACKWOOD, NJ 08012

APPLICATION: #208138 & #208139

PERMIT: #10796 & #10797

AMOUNT: \$840.00

ADOPTED: NOVEMBER 27, 2017

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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. 7-0

**R-17:11-306**

**RESOLUTION AUTHORIZING REDUCTION OF SECURITIES OF CAL ATLANTIC  
GROUP FOR THE IRON GATE DEVELOPMENT IN THE TOWNSHIP OF  
GLOUCESTER**

**WHEREAS**, the Developer of Iron Gate Development has supplied the Township of Gloucester with Securities for Subdivision Improvements, and

**WHEREAS**, the Engineer has inspected this project and has given his report to the Township Council of the Township of Gloucester, and

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Gloucester does hereby authorize the reduction of securities for Iron Gate Development as follows:

From \$814,617.00

to \$308,062.44

Adopted: November 20, 2017

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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. 7-0

**R-17:11-307                    RESOLUTION AUTHORIZING THE APPLICATION OF  
GLOUCESTER TOWNSHIP TO THE NEW JERSEY  
TRANSPORTATION CORPORATION FOR THE PURCHASE  
AND INSTALLATION OF A BUS SHELTER IN THE TOWNSHIP  
OF GLOUCESTER**

**WHEREAS**, NJ TRANSIT has funds for the purchase of bus shelters throughout the State of New Jersey; and

**WHEREAS**, the Township Council of the Township of Gloucester or the Board of Chosen Freeholders of the County may apply to the New Jersey Transit Corporation for the purchase and installation of bus shelters at legally designated bus stops; and

**1.    WHEREAS**, the Township of Gloucester, in the interest of promoting public transportation, conservation of energy, traffic safety, and for the convenience of the public, endorses the concept of providing bus shelters within its jurisdiction.

**NOW, THEREFORE, BE IT RESOLVED**, that the application is hereby made by the Township of Gloucester to the New Jersey Transit Corporation for the purchase and installation of one (1) bus shelter(s) as set forth in Exhibit A, made a part thereof.

**BE IT FURTHER RESOLVED**, that David R. Mayer, Mayor and Rosemary Di Josie, Township Clerk be authorized to execute an agreement or agreements with NJ TRANSIT to arrange for the purchase and installation of the bus shelter.

Adopted: November 27, 2017

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President of Council

ATTEST:

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Township Clerk, RMC

Mr. Hutchison made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 7-0

**R-17:11-308                    RESOLUTION OF THE TOWNSHIP COUNCIL OF THE  
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY,  
AUTHORIZING THE SIGNING OF A FIVE FOOT WIDE  
PERPETUAL RIGHT OF WAY EASEMENT TO ATLANTIC  
ELECTRIC**

**WHEREAS**, Atlantic City Electric has determined the need for a perpetual five feet wide strip along the Township property known as Block 15107, lots 1 and 2; and

**WHEREAS**, The Township Council of the Township of Gloucester is in agreement to grant a five foot wide perpetual right of way easement to Atlantic City Electric for the installation of electrical transmission and or distribution lines.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Gloucester of the County of Camden that the Mayor of the Township of Gloucester or the Business Administrator is hereby authorized to sign a perpetual right of way five feet wide perpetual easement to Atlantic City Electric Company along property known as Block 15107 Lots 1 and 2. A copy of the plan of easement is attached hereto.

Adopted: November 27, 2017

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. 7-0

**R-17:11-309**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER AUTHORIZING THE SIGNING OF A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF GLOUCESTER AND THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY FOR STAFFING OF THE POSITION OF CERTIFIED PUBLIC WORKS MANAGER**

**WHEREAS**, The Township of Gloucester has a need for a Certified Public Works Manager for the operation of the Gloucester Township Department of Public Works; and

**WHEREAS**, the State of New Jersey, Department of Community Affairs, Division of Local Government Services has established specific standards that a municipality must have in order to employ a Certified Public Works Manager; and

**WHEREAS**, such standards are set forth at N.J.S.A. 40A:9-154.6a et. seq., the regulatory requirements to serve as a Certified Public Works Manager and provides for the fulfillment of the position through a Shared Services agreement entered into pursuant to the provisions of P.L. 2007, c. 63 (C. 40A:65-1 et seq.); and

**WHEREAS**, the Gloucester Township MUA has engaged Joseph T. Brickley, P.E. (“Brickley”) as a Special Technical Engineering Consultant for Collection System and Solid Waste, pursuant to the Fair and Open Process enabling Brickley to supply engineering services to the Authority on an as needed basis; and

**WHEREAS**, Brickley possesses a Certified Public Works Manager certification from the State of New Jersey dated January 15, 2013 attached hereto and made a part hereof; and

**WHEREAS**, Gloucester Township has worked closely with the Gloucester Township MUA on multiple shared services agreements which ultimately reduce the cost of government services to the taxpayers of Gloucester Township and the ratepayers of the Gloucester Township MUA and the use of shared services between public entities is considered a “best practice”; and

**WHEREAS**, the Uniform Shared Services Act (N.J.S.A. 40A:65-1 et seq.) authorizes and empowers Gloucester Township and the Gloucester Township MUA to enter into this Agreement; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Gloucester:

The provisions of the WHEREAS clauses set forth above are incorporated herein by reference and made a part hereof.

1. The Mayor or Business Administrator of the Township of Gloucester is hereby authorized to execute a Shared Services Agreement with the Gloucester Township MUA, to provide staffing for the position of Certified Public Works Manager.
2. The term of the Shared Services Agreement for the position of Certified Public Works Manager authorized under this Resolution shall be a month to month agreement with a 30 day notice of termination and commence upon execution and extend through December 31, 2018 unless otherwise amended.

4. The form of the Shared Service Agreement is attached hereto.

**DATED:** November 27, 2017

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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. 7-0

**R-17:11-310**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF  
GLOUCESTER, CAMDEN COUNTY NEW JERSEY AUTHORIZING THE SIGNING  
OF AN AGREEMENT  
TO RESCIND A NOTICE OF DEFAULT ON  
KEARSLEY III LLC - BOND FP-0016147**

**WHEREAS.** The Township Council of the Township of Gloucester did previously declare a default on the Kearsley III LLC development Performance Bond # FP-0016147, and

**WHEREAS.** The Township has been coordinating the completion of development approvals for Wood Thrush Road Development with First Indemnity of America Insurance Company, the bonding company for Kearsley III LLC, and

**WHEREAS.** First Indemnity of America Insurance Company has agreed to complete the development improvements consistent with approvals granted by the Planning Board of the Township of Gloucester as filed and signed.

**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 is hereby authorized to sign the Agreement of Rescission of Notice of Default of Bond FP-0016147, as attached hereto.

Adopted November 27,

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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. 7-0

**PUBLIC PORTION:**

Mr. Mercado opened the public portion.

Mr. Polidoro of Erial questioned the salaries and stated some of the employees have received health benefits reimbursement. Mr. Mercado stated again, that it is a range. Mr. Mercado and Mr. Cardis stated that the employees that are not union employees, do not receive health benefits and are not compensated. It was stated that Mr. Carlamere does not receive health benefits nor any reimbursement. Mr. Cardis explained the process of benefits received by non-union employees. He stated that it is also guide lined in the Personnel Policy and Procedures.

Mr. Sweet questioned Resolution 309 combining staffing with the GTMUA and PW which Mr. Brickley holds the Public Works certification.

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

**POLLING OF COUNCIL**

Mr. Hutchison thanked everyone for coming to the meeting.

Mr. Schmidt thanked everyone for coming and staying for the meeting. He also congratulated the police officers that were sworn in.



Mrs. Stubbs thanked everyone for coming to the meeting and congratulated the Police Officers that were sworn in.

Mrs. Winters thanked everyone for coming to the meeting and congratulated the Police Officers that were sworn in.

Mr. Mignone thanked everyone for coming to the meeting.

Mrs. Trotto congratulated the Police Officers that were sworn in. She also thanked everyone for coming to the meeting.

Mr. Mercado thanked all for coming to the meeting. He congratulated the Police Officers that were sworn in this evening and their families. He thanked all who were involved in the 4<sup>th</sup> Annual Trunk or Treat. There were over 5,000 people in the park that evening. He reminded everyone the Christmas Parade on the 2<sup>nd</sup> of December that begins at Sam's Bar and Grille.

Mr. Hutchison made a motion to adjourn, seconded by Mrs. Trotto. Roll call vote: All in favor. Motion carried. 7-0

Respectfully submitted,

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President of Council

Nancy J. Power  
Asst. Township Clerk