



ASSISTED LISTENING  
AVAILABLE

Notice is being forwarded in accordance with  
the Open Public Meetings Act  
July 19, 2019

**MOORESTOWN TOWNSHIP COUNCIL  
MUNICIPAL COMPLEX (COUNCIL CHAMBERS)  
111 West Second Street  
Moorestown, New Jersey 08057**

**AMENDED MEETING NOTICE and AGENDA**

**July 22, 2019  
6:30 P.M.**

**MEETING NOTICE**

**NOTICE IS HEREBY GIVEN** by the Moorestown Township Clerk that the regularly scheduled Workshop and Official Action Meeting of the Moorestown Township Council scheduled for Monday, July 22, 2019 at 7:00 p.m. in the Council Chambers, Town Hall, 111 West Second Street, Moorestown, has been changed.

**PLEASE TAKE FURTHER NOTICE** that the Workshop Meeting has been cancelled. A Closed Session Meeting will be held from 6:30 P.M. to 7:30 P.M. and the Official Action Meeting will begin at 7:30 P.M.

**AGENDA**

**6:30 P.M. CLOSED SESSION**

**I. MAYOR'S STATEMENT:**

***"Notice of this meeting has been provided in accordance with the Open Public Meetings Act" by:***

1. Posting a copy of the Annual Meeting Schedule on the bulletin board in the Municipal Complex and emailing a copy to the Courier Post, Philadelphia Inquirer and all those requesting copies on January 8, 2019.
2. Posting a copy of the amended meeting notice and agenda on the bulletin board at the Municipal Complex.
3. Filing a copy of the amended meeting notice and agenda in the office of the Township Clerk at the Municipal Complex.
4. Forwarding a copy of the amended meeting notice and agenda to the Courier Post and the Philadelphia Inquirer.
5. Forwarding a copy of the amended meeting notice and agenda to each person who has requested copies of the regular meeting schedule.

All of the above posting, filing and mailing have taken place on the 19<sup>th</sup> day of July, 2019.

**II. CLOSED SESSION (Resolution No. CS 07 22 2019)**

1. Matters Relating to Litigation, Negotiations and the Attorney-Client Privileges (**Affordable Housing**)

**7:30 P.M. OFFICIAL ACTION**

**III. MOMENT OF SILENCE**

**IV. FLAG SALUTE**

**V. DISCUSSION**

1. Reports from Members of Council
2. Upcoming Meeting(s) **Municipal Complex – 111 West Second Street**
  - a. August 5, 2019 - 7:00 p.m. (Workshop) 7:30 p.m. (Official Action) (Council Chambers)
  - b. August 19, 2019 - 7:00 p.m. (Workshop) 7:30 p.m. (Official Action) (Council Chambers)
3. Agenda Updates, if necessary
4. Truck Weight restrictions for Crider Avenue and changes to permitted plantings ordinance.
5. Adopting Consent Agenda Resolution No. CA 07 22 2019

**VI. PRESENTATIONS AND PROCLAMATIONS**

1. Presentation by Representative of Open Space Advisory Committee.

**VII. AFFORDABLE HOUSING ITEMS (Presentation, Resolutions & Ordinances on Second Reading & Public Hearing)**

1. **Presentation concerning potential affordable housing at former Miles Technology Site**

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2. Resolution [127-2019](#) **SUPPORTING THE WALTERS GROUP FINANCIAL APPLICATION TO THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY IN CONNECTION WITH A SEVENTY-SIX UNIT, ONE HUNDRED PERCENT AFFORDABLE, MULTI-FAMILY HOUSING PROJECT IN THE AMF-7 ZONING DISTRICT, MOORESTOWN, NEW JERSEY** *This resolution, in a standard form required by the New Jersey Housing and Mortgage Finance Agency, is a requirement for an affordable housing initiative to be eligible for an allocation by that agency of Federal tax credits to support affordable housing.*
3. Resolution [135-2019](#) **AUTHORIZING MAYOR TO EXECUTE A LETTER OF INTENT WITH THE WALTERS GROUP IN CONNECTION WITH A SEVENTY-SIX UNIT, ONE HUNDRED PERCENT AFFORDABLE, MULTI-FAMILY HOUSING PROJECT IN THE AMF-7 ZONING DISTRICT, MOORESTOWN, NEW JERSEY** *This resolution would authorize the Mayor to execute a Letter of Intent that recognizes the Walters Group as a partner in advancing an affordable housing initiative on the former Miles Site. The Walters Group will be presenting their qualifications and concept plans for the initiative earlier in the meeting. It should be noted the Township remains in negotiations with the owner of the former Miles Technology Site to purchase it and the initiative would not advance unless and until the site is acquired.*
4. **Ordinance on Second Reading and Public Hearing:**  
[14-2019](#) **AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN AMENDING CHAPTER 180 ENTITLED "ZONING" OF THE TOWNSHIP OF MOORESTOWN FOR ACCESSORY APARTMENTS IN FURTHERANCE OF THE FAIR HOUSING ACT** *This ordinance establishes parameters consistent with the affordable housing settlement agreement, with respect to the creation of up to 15 accessory apartments.*
5. **Ordinance on Second Reading and Public Hearing:**  
[15-2019](#) **AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN AMENDING CHAPTER 180 ENTITLED "ZONING" OF THE TOWNSHIP OF MOORESTOWN BY CREATING THE AMF-3 DISTRICT IN FURTHERANCE OF THE FAIR HOUSING ACT** *This ordinance would establish zoning with respect to the Sbar Site (properties on North and South sides of Sbar Boulevard off North Lenola Road) consistent with the affordable housing settlement agreement. There would be 184 units which includes 36 affordable housing units. The location of the site is in the packet related to this agenda.*

#### VIII. OTHER ORDINANCES ON SECOND READING

1. [17-2019](#) **AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$550,000 AND AUTHORIZING THE ISSUANCE OF \$285,000 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR THE RESURFACING OF BORTON'S LANDING ROAD PHASE II TOGETHER WITH ALL RELATED EXPENSES** *This ordinance would advance Phase II of the repaving of Borton's Landing Road from Hartford Road to Creek Road. Of the amount appropriated above, \$250,000 has been awarded to the Township under a local road repaving State grant program administered by the New Jersey Department of Transportation. The grant notice was received earlier this year and is a second grant towards repaving the road.*
2. [19-2019](#) **AMENDING CHAPTER 46 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN ENTITLED ALCOHOLIC BEVERAGES** *This ordinance makes it clear that the governing body can make exceptions by resolution to an existing ordinance that otherwise generally prohibits alcohol on township property. In the past, a resolution made such an exception for alcohol with respect to the Autumn in Moorestown event though the existing ordinance does not expressly allow for exceptions to be made by resolution. The ordinance is considered a codification and recognition of past practice.*

#### IX. ORDINANCES ON FIRST READING *(None)*

#### X. NON-CONSENT AGENDA RESOLUTIONS *(None)*

#### XI. CONSENT AGENDA RESOLUTIONS *(These matters will be considered as a group.)*

1. [123-2019](#) **AUTHORIZING RENEWAL OF A PLENARY RETAIL CONSUMPTION LICENSE FOR 2019-**

2020 This resolution renews a plenary retail consumption license as set forth in the resolution. It is the license that allows operation of Harvest Seasonal Grill and Wine Bar.

2. **125-2019 AUTHORIZING CONTRACT CHANGE ORDER NO. 1 IN THE TOTAL AMOUNT OF 103,213.62 IN CONNECTION WITH A PROJECT KNOWN AS HARTFORD ROAD WATER TREATMENT PLANT IMPROVEMENTS** *This resolution allows for additional work/product (change orders) beyond the initial project scope associated with the construction of the Hartford Road Water Treatment Plant. Changes are mostly necessitated due to actual below-ground conditions unforeseen when the project was bid. Change orders include the need to: drive pilings deeper than anticipated; remove and dispose of an underground structure; provide more fill than anticipated to fully close certain lagoons; and appropriately address remediation of asbestos. This change order approval only addresses cost modifications and does not approve time extensions on the project requested by the vendor as part of their change order documentation included in the packet. It should be noted that the water treatment plant project engineer (Alaimo) only approves change orders deemed critical to project success or as requested by the Township. Additionally, the change orders have been deemed appropriate by the Township's current Utility Engineer (ERI.)*
3. **126-2019 AUTHORIZING CONTRACT CHANGE ORDER NO. 1 IN THE TOTAL AMOUNT OF \$43,906.46 IN CONNECTION WITH A PROJECT KNOWN AS NORTH CHURCH STREET WATER TREATMENT PLANT IMPROVEMENTS** *This resolution allows for additional work/product beyond the initial project scope associated with the North Church Water Treatment Plant. The change order is mostly necessitated due to additional foundation supports determined to be necessary to support an approved prefabricated building. It should be noted that the water treatment plant project engineer (Alaimo) only approves change orders deemed critical to project success or as requested by the Township. The change orders have been deemed appropriate by the Township's current Utility Engineer (ERI.)*
4. **128-2019 AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR SECOND BAPTIST CHURCH, 320 MILL STREET (BLOCK 4205, LOT 12) (PARKING LOT IMPROVEMENTS)** *This resolution releases all bonds with respect to work at the above-referenced property as the engineer certified work was satisfactorily performed consistent with permit conditions.*
5. **129-2019 AWARDED A CONTRACT TO MSP CONSTRUCTION CORP. IN THE AMOUNT OF \$2,928,529 FOR NORTH CHURCH STREET, CENTRE STREET AND CEDAR STREET WATER MAIN REPLACEMENT** *This ordinance awards a contract for replacement of existing water mains to the lowest responsive bidder. Water main replacements will take place on the streets located above and in areas more clearly set forth in the packet made available to council members and the public. Competition for the bidding opportunity was excellent with 7 responses.*
6. **130-2019 APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE SENTINEL ROAD AND FARMDALE ROAD IMPROVEMENTS** *This resolution authorizes applications for two local road repaving projects. Farmdale is for resurfacing and drainage improvements of the entire road. Sentinel Road from North Stanwick to Sheldon Place for resurfacing and drainage improvements. In the past, the Township has submitted applications for a single road project annually and received an allocation of \$250,000. We are applying for additional funds this year in the hopes that an expanded State assistance program can accommodate additional funding.*
7. **131-2019 AUTHORIZING THE CANCELLATION OF CERTAIN WATER AND SEWER CHARGES** *Certain utility bills are being adjusted downward in a total amount of \$931.45 to make corrections for a meter over-read and leaking fixture that was fixed.*
8. **132-2019 ADOPTING MEMORANDUM OF AGREEMENT BETWEEN THE TOWNSHIP OF MOORESTOWN AND THE MOORESTOWN FRATERNAL ORDER OF POLICE LODGE #109** *This resolution authorizes the execution of a one-year contract extension December 31, 2019 for rank and file police with a 1.75% increase in pay for the full year of extension. Township management and the union are working together through collective bargaining discussions in an effort to prepare a longer term contract that would include cost savings for employees and taxpayers through the establishment of less expensive, but high quality health plans.*
9. **133-2019 ADOPTING MEMORANDUM OF AGREEMENT BETWEEN THE TOWNSHIP OF MOORESTOWN AND THE MOORESTOWN FRATERNAL ORDER OF POLICE LODGE #109**

**SUPERIOR OFFICERS ASSOCIATION** *This resolution authorizes the execution of a one-year contract extension through December 31, 2019 for superior officers with a 1.75% increase in pay for the full year of extension. Township management and the union are working together through collective bargaining discussions in an effort to prepare a longer term contract that would include cost savings for employees and taxpayers through the establishment of less expensive, but high quality health plans.*

10. **134-2019 APPROVING PERMIT REQUEST PURSUANT TO CHAPTER 46-19 “SPECIAL PERMITS” TO ALLOW THE CONSUMPTION OF BEER AND WINE ON MAIN STREET DURING THE “AUTUMN IN MOORESTOWN” EVENT** *This resolution, effective only upon the effective date of ordinance 19-2019, listed above, would allow for the sale of beer and wine in conjunction with the Autumn in Moorestown event in a manner substantially the same as was approved in 2018.*

**XII. OLD MATTERS PROPOSED TO EITHER BE TABLED OR CONTINUED**

*The matter below had appeared on prior agendas and appears on this agenda under this heading to let the public know that the substantive matters will be the subject of a future council meeting as noted in the summary explanation appearing below.*

1. **9-2019 ORDINANCE REPEALING AND REPLACING CHAPTER 97, ENTITLED, “AFFORDABLE HOUSING,” OF THE TOWNSHIP OF MOORESTOWN WITH “AFFORDABLE HOUSING PROCEDURAL AND ELIGIBILITY REQUIREMENTS,” TO IMPLEMENT THE THIRD ROUND OF AFFORDABLE HOUSING IN ACCORDANCE WITH THE FAIR HOUSING ACT OF 1985** *This ordinance is listed on the agenda as a continuation item from a prior meeting. It establishes general Township parameters for various affordable housing programs that track State law, affordable housing regulations, and other portions of the Township Code. It was reviewed by the Planning Board which determined it to be consistent with the Master Plan. The public hearing will be proposed to be carried until August 19, 2019.*

**XIII. MINUTES**

**XIV. APPROVAL OF EXPENDITURES**

**XV. MANAGER’S REPORT**

**XVI. COMMENTS FROM THE PUBLIC**

*Members of the public will be provided an opportunity to comment on matters on and off the agenda. \*\*\* Concise comments would be appreciated during the public comment period out of consideration for all in attendance and so everyone wishing to speak will have an opportunity to do so.*

**XVII. CLOSING COMMENTS BY COUNCIL**

- XVIII. ADJOURNMENT** *(It shall be the practice of Council to adjourn all meetings no later than 10 p.m., unless Council shall agree otherwise. Any items on the agenda not addressed may be continued to the next meeting of Council.)*

**FORMAL OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE OFFICIAL ACTION AGENDA**

*If you require special accommodations, please contact the Municipal Clerk at (856) 235-0912 at least 24 business hours prior to the meeting so that appropriate accommodations may be made.*