



ASSISTED LISTENING
AVAILABLE

Notice is being forwarded in accordance with
the Open Public Meetings Act
November 27, 2019

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

**AGENDA
December 2, 2019**

7:30 P.M. OFFICIAL ACTION

- I. Announcement by Mayor:
"Notice of this meeting has been provided in accordance with the Open Public Meetings Act" by:
- Posting a copy of the amended meeting notice (on 11/22) and agenda on the bulletin board at the Municipal Complex.
 - Filing a copy of the amended meeting notice (on 11/22) and agenda in the office of the Township Clerk at the Municipal Complex.
 - Forwarding a copy of the amended meeting notice (on 11/22) and agenda to the Courier Post and Philadelphia Inquirer.
 - Forwarding written notice 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 27th day of November, 2019.
- II. **CLOSED SESSION (Resolution No. CS 12 02 2019)**
1. Matters Relating to Litigation, Negotiations and the Attorney-Client Privileges (**Affordable Housing**)
- III. **MOMENT OF SILENCE**
- IV. **FLAG SALUTE**
- V. **DISCUSSION**
- Reports from Members of Council
 - Upcoming Meeting(s) **Municipal Complex – 111 West Second Street**
 - December 4, 2019 - 6:00 p.m. (Boards & Committee Dinner) (The Venue at Lenola)
 - December 16, 2019 - 7:00 p.m. (Workshop) 7:30 p.m. (Official Action) (Council Chambers)
 - Agenda Updates, if necessary
 - Adopting Consent Agenda Resolution No. CA 12 02 2019
 - Percheron Park, next steps to making the park a reality. Manager and President of Friends of Percheron Park will give an update.
- VI. **PRESENTATIONS AND PROCLAMATIONS**
- VII. **ORDINANCES FOR SECOND READING**
- 35-2019 A BOND ORDINANCE OF THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$100,000 AND AUTHORIZING THE ISSUANCE OF \$95,000 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR PRELIMINARY EXPENSES FOR ENGINEERING AND DESIGN SERVICES TO IMPROVE STORM WATER DRAINAGE IN THE VICINITY OF KENILWORTH AVENUE, LOCUST STREET AND PARK BOULEVARD** *This ordinance would provide for preliminary expenses for engineering, design, bidding and permitting services to improve storm water drainage in the vicinity of Kenilworth Avenue, Locust Street and Park Boulevard. The Township recently secured some assistance from Conrail in advancing improvements to the stormwater system. This engineering and design work will help advance a more comprehensive solution as discussed at a previous council meeting and will assist in efforts to secure additional assistance from Conrail and other sources as appropriate.*
 - 37-2019 AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$420,000 AND AUTHORIZING THE ISSUANCE OF \$399,000 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR VARIOUS IMPROVEMENTS ALONG STRAWBRIDGE LAKE, TOGETHER WITH ALL RELATED EXPENSES** *This ordinance covers the Dredging of the Children's Pond and Rehabilitation of Haines Drive Stormwater Features. The Children's Pond project would dredge a portion of the lake that captures sedimentation and the Haines Drive project would realign siltation in certain drainage areas into the lake to help prevent, and better control, sedimentation. At a previous council meeting, concerns were raised with respect to potential dredge disposal costs. The project has been bid in a manner that ensured disposal costs must be covered in the competitively procured base bid and costs beyond bid amounts cannot be passed along to the Township. Amounts necessary for construction are less*

than estimated at a previous council hearing and below engineer refined estimates that were prepared since that meeting.

VIII. ORDINANCES ON FIRST READING

IX. ORDINANCES ON SECOND READING IMPLEMENTING AFFORDABLE HOUSING SETTLEMENT AGREEMENT

1. **36-2019** (2nd Reading) AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$1,835,000 AND AUTHORIZING THE ISSUANCE OF \$1,743,000 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR THE ACQUISITION OF REAL PROPERTY LOCATED ON BLOCK 3201, LOT 3; KNOWN AS 307 HARPER DRIVE, TO MEET THE TOWNSHIP'S CONSTITUTIONALLY REQUIRED AFFORDABLE HOUSING OBLIGATION *This ordinance would make available funding to support the acquisition of property necessary to advance a community supporting 75 affordable housing units on Harper Drive. The purchase price is \$1.8 million and additional funding is necessary for various legal fees. Debt service on the bonds would first be charged to the Affordable Housing Trust which is supported by developer fees.*
2. **39-2019** (2nd Reading) AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN AUTHORIZING THE ACQUISITION OF REAL PROPERTY KNOWN AS BLOCK 3201, LOT 3 IN THE TOWNSHIP OF MOORESTOWN *This Ordinance would authorize the Township to purchase real property designated as Block 3201, Lot 3 on the official tax map of the Township, and commonly known as 307 Harper Drive, consisting of approximately 3.12 acres, which has been identified as the intended location of the municipally sponsored 100% affordable community referred to in the Amended Settlement Agreement with Fair Share Housing Center. The ordinance is technically required, in addition to the funding ordinance separately considered above.*

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

1. **191-2019** AWARDING A CONTRACT TO SUMCO ECO-CONTRACTING, LLC IN THE AMOUNT OF \$261,713 FOR DREDGING OF CHILDREN'S POND AT STRAWBRIDGE LAKE *Two bids were received on November 6th. The bid documents were reviewed by the Township's Environmental Engineer in connection with lake management who has recommended that the lowest responsible bidder, Sumco Eco-Contracting, LLC, be awarded the contract.*
2. **193-2019** AWARDING A CONTRACT TO SUMCO ECO-CONTRACTING, LLC IN THE AMOUNT OF \$93,740 FOR STORMWATER FEATURES AT STRAWBRIDGE LAKE PARK *Three bids were received on November 6th. The bid documents were reviewed by the Township's Environmental Engineer in connection with lake management who has recommended that the lowest responsible bidder, Sumco Eco-Contracting, LLC, be awarded the contract.*
3. **194-2019** AUTHORIZING THE EXPENDITURE OF \$30,606.50 FROM THE AFFORDABLE HOUSING TRUST FUND FOR CONSULTING SERVICES RELATED TO THE DEVELOPMENT AND IMPLEMENTATION OF A HOUSING PLAN FOR MOORESTOWN TOWNSHIP, BURLINGTON COUNTY (TAENZER, ETTENSON & ABERANT, PC) *This resolution authorizes payments related to Taenzer, Ettenson & Aberant, PC, the Township's Attorneys, to be paid by the Township. The bills were reviewed and approved by the Director of Community Development and by the Low and Moderate Income Housing Oversight Committee.*
4. **195-2019** AUTHORIZING THE EXPENDITURE OF \$15,925.42 FROM THE AFFORDABLE HOUSING TRUST FUND FOR CONSULTING SERVICES RELATED TO THE DEVELOPMENT AND IMPLEMENTATION OF A HOUSING PLAN FOR MOORESTOWN TOWNSHIP, BURLINGTON COUNTY (CLARKE CATON HINTZ) *This resolution authorizes payments related to Clarke Caton Hintz, the Township's Affordable Housing Consultant, to be paid by the Township. The bills were reviewed and approved by the Director of Community Development and by the Low and Moderate Income Housing Oversight Committee.*
5. **196-2019** AUTHORIZING THE PURCHASE OF A 2020 FORD F350 4X4 REGULAR CAB DUMP TRUCK WITH PLOW AND SPREADER AND A 2020 FORD F350 4X4 PICK UP TRUCK WITH PLOW, FOR THE DEPARTMENT OF PUBLIC WORKS UNDER STATE CONTRACT IN THE AMOUNT OF \$105,568 *These two vehicle purchases allow for the replacement of a 1995 Ford pick-up truck and a 2002 Ford Dump Truck.*

The purchase of these vehicles was approved as part of the 2019 Budget and as set forth in Bond Ordinance 30-2019. These purchases are awarded under a state contract that obtained a low purchase price based on the state's purchasing power.

6. **197-2019 AUTHORIZING THE PURCHASE OF A 2020 INTERNATIONAL DUMP TRUCK WITH PLOW AND SPREADER, FOR THE DEPARTMENT OF PUBLIC WORKS UNDER SOURCEWELL CO-OP (PREVIOUSLY KNOWN AS NATIONAL JOINT POWERS ALLIANCE) CONTRACT NO. 081716-NVS IN THE TOTAL AMOUNT OF \$172,781.47** *The purchase of this vehicle will replace a 2002 Mack Dump Truck. The purchase of this vehicle was approved as part of the 2019 Budget and as set forth in Bond Ordinance 30-2019. This purchase is awarded under a co-op contract that obtained a low purchase price based on it's purchasing power.*
7. **198-2019 AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND TAX OVERPAYMENT** *The property is no longer subject to taxation as it has been purchased by the Township.*

XI. OLD MATTERS PROPOSED TO EITHER BE TABLED OR CONTINUED UNTIL DECEMBER 16TH

The matters below had appeared on prior agendas and appear 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. **33-2019** (2nd Reading - Carried from 11/18/2019 meeting) **AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN AMENDING CHAPTER 180 ENTITLED "ZONING" OF THE TOWNSHIP OF MOORESTOWN BY CREATING THE AMF-7 DISTRICT IN FURTHERANCE OF THE FAIR HOUSING ACT** *This ordinance would establish zoning with respect to 17.8 acres of property located on Centerton Road (**Block 8801, Lot 3.01, the Diocese Site**) next to the Burlington County Agricultural Center. There is no assigned street address to the property. The zoning would allow construction of 83 town houses, 17 of which would be restricted affordable housing.*
2. **189-2019 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOORESTOWN SETTING FORTH REASONS FOR ADOPTING ORDINANCE 33-2019 NOTWITHSTANDING THE PLANNING BOARD'S FINDING OF INCONSISTENCY WITH THE MASTER PLAN**

XII. MINUTES

XIII. APPROVAL OF EXPENDITURES

XIV. MANAGER'S REPORT

XV. 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.*

XVI. CLOSING COMMENTS BY COUNCIL

XVII. CLOSED SESSION (Resolution CS 12 02 2019) (if necessary)

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.)*

prior to the meeting so that appropriate accommodations may be made.