

**MINUTES  
TOWNSHIP OF PENNSAUKEN  
TOWNSHIP COMMITTEE MEETING  
APRIL 18, 2019 (5:30PM)**

The Committee Meeting of the Pennsauken Township Committee was held in the meeting room at the Pennsauken Municipal Building: 5605 N. Crescent Blvd., Pennsauken, NJ 08109 on Thursday, April 18, 2019

The Meeting was called to order by Mayor Jack Killion at 5:30 pm. and called for the Salute to the Flag to be followed by a Moment of Silence. After which he announced the meeting was in compliance of the "Senator Byron M. Baer Open Public Meetings Act".

The meeting commenced with a Roll Call by the Township Clerk.

PRESENT: Committeeman Marco DiBattista, Committeewoman Jessica Rafeh, Committeewoman Betsy McBride, Deputy Mayor Rick Taylor and Mayor Jack Killion

Also present were Township Clerk Gene Padalino, Deputy Clerk Pamela Scott-Forman and Linda Galella, Esq. of Parker McCay

**APPROVAL OF MINUTES-**

Closed Session-December 6, 2018  
Closed Session—December 20, 2018

Meeting April 4, 2019

Deputy Mayor Taylor moved a motion to approve the minutes on the Agenda  
Committeewoman Rafeh seconded the motion  
An affirmative 5.0 voice vote was recorded

The Mayor stated the Proclamation would take place after the business portion as a couple of girl scouts were on their way.

**PROCLAMATIONS- NATIONAL VOLUNTEER MONTH FOR GIRL SCOUTS**

Mayor Killion read the following Proclamation and acknowledged the girl scouts present. Mayor and Committee spoke of how proud they are to have the Girl Scouts part of Pennsauken. They thanked them for all that they do and encouraged them to continue. Committeewoman McBride commented that she had been a proud girl scout.

**BIDS OPENED-**

Opened on April 9, 2019 @ 10:30am -Sale of Municipally Owned Parcels of Land

Deputy Mayor Taylor moved a motion to acknowledge the Bid opening  
Committeewoman Rafeh seconded the motion  
An affirmative 5.0 voice vote was recorded

**ORDINANCES: FIRST READING (NO PUBLIC COMMENT)**

**ORDINANCE NO. 2019.08**

ORDINANCE OF THE TOWNSHIP OF PENNSAUKEN RESCINDING THE DESIGNATION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AS THE REDEVELOPMENT ENTITY FOR A CERTAIN PORTION OF THE CROSSROADS REDEVELOPMENT ZONE, AND DESIGNATING THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN AS THE REDEVELOPMENT ENTITY FOR A CERTAIN PORTION OF THE CROSSROADS REDEVELOPMENT ZONE

Administrator Kneib commented that the original plan was for all apartments. The 189 Townhomes have to be in the CCIA agreement.

Deputy Mayor Taylor moved a motion to approve Ordinance 2019:08 on First Reading  
Committeewoman Rafeh seconded the motion  
An affirmative 5.0 voice vote was recorded

**RESOLUTION(s) (PUBLIC MAY COMMENT) The Following Resolution(s) will be considered individually**

**2019:151**

**RESOLUTION ACCEPTING, REJECTING AND AWARDED BIDS FOR THE SALE OF MUNICIPALLY OWNED PARCELS OF LAND**

**WHEREAS**, the advertisement for the sale of municipally owned parcels of land had been authorized by Township Committee on March 21, 2019 after adopting Resolution No. 2019:130 at the following locations;

- 8432 Park Avenue, Block 3814, Lot 25
- 8500 Park Avenue, Block 3814, Lot 26
- 8504 Park Avenue, Block 3814, Lot 27
- 7360 Maple Avenue, Block 4211, Lot 6.03
- 3472 Gladwyn Avenue, Block 3901, Lot 14

And;

**WHEREAS**, the sale of municipally parcels of land was duly advertised in the Courier Post on March 25 and April 1, 2019, and the bids were duly received and opened on April 9, 2019 @ 10:30am for the sale of municipally owned parcels of land located at the following locations;

**WHEREAS**, the bids have been reviewed and it is determined that the following bidders offered the minimum bid or above for the following parcels;

- 8432 Park Avenue, Block 3814, Lot 25  
Joshua Motor Car Company, Inc-\$ 36,000
- 8500 Park Avenue, Block 3814, Lot 26 –

Joshua Motor Car Company, Inc-\$ 36,000

8504 Park Avenue, Block 3814, Lot 27-  
Joshua Motor Car Company, Inc-\$ 36,000

3472 Gladwyn Avenue, Block 3901, Lot 14-  
Berkshire Hathaway for Juan Delgado- \$ 12,100.00

**BE IT RESOLVED**, that It is recommended to the Township Committee that contract(s) for the sale of properties be awarded for the above.

**BE IT FURTHER RESOLVED**, that the Township Administrator and Township Clerk are hereby authorized to execute any and all documents necessary to effectuate the sale of these properties.

**BE IT FURTHER RESOLVED**, that the bid offered for 7360 Maple Avenue be rejected as it did not meet the specified minimum amount.

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Di Battista</i>						√
<i>Rafeh</i>		√	√			
<i>McBride</i>			√			
<i>Taylor</i>	√		√			
<i>Killion</i>			√			

**2019:152**

**RESOLUTION AWARDING UTILIZATION OF STATE CONTRACT FOR THE PURCHASE OF SIX (6) POLICE VEHICLES**

**WHEREAS**, the Police Department is in need of service vehicles for patrolling; and

**WHEREAS**, The Township has authorization to purchase these vehicles without the need of open competitive bidding pursuant to New Jersey Public Contracts Law (N.J.S.A. 40A:11-1 et, seq) by virtue of State Contract No. A88728; and

**WHEREAS**, the availability of the State Contract best serves the needs of the Township and the Purchasing Department recommends utilization of this contract;

**WHEREAS**, the vehicles to be purchased are Six (6) 2020 Ford AWD Police Interceptor with various packages;

**WHEREAS**, The Township CFO has certified that sufficient, available and legally appropriated funds will be provided for this expenditure for an amount of \$298,041.00 to:

WINNER FORD  
250 HADDONFIELD-BERLIN RD  
CHERRY HLL, NJ 08034

**NOW, THEREFORE, BE IT REOLVED** by the Township Committee of the Township of Pennsauken, in the County of Camden, that the contract for the purchase of Six (6) police vehicles under State Contracts A88728 for use by the Township Police Department be and is hereby awarded to:

WINNER FORD  
250 HADDONFIELD-BERLIN RD

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Di Battista</i>	√					√
<i>Rafeh</i>			√			
<i>McBride</i>			√			
<i>Taylor</i>		√	√			
<i>Killion</i>			√			

**2019:153**

**RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING THE SALE OF LAND OWNED BY THE TOWNSHIP OF PENNSAUKEN**

Township of Pennsauken County of Camden State of New Jersey \*\*\*NOTICE OF LAND SALE\*\*\*

Notice is hereby given that the Township of Pennsauken has authorized exposure to sale of certain Township owned property whereas, N.J.S.A. 40a:12-13 authorizes the sale of real property not needed for public use; and

WHEREAS, the Governing Body of the Township of Pennsauken has determined that the following

7360 Maple Avenue, Block 4211, Lot 6.03

Are not necessary for public use and that said property would be of better value to the Township as a privately owned tax property and;

WHEREAS, the Governing Body of the Township of Pennsauken has further determined that the minimum fair market value for said lots are as follows;

7360 Maple Avenue, Block 4211, Lot 6.03-\$ 81,000.00

NOW, THEREFORE BE IT RESOLVED that the above be sold to the highest bidder on Tuesday, May 7, 2019 at 10:30 AM at Pennsauken Municipal Building 5605 North Crescent Boulevard, Pennsauken, New Jersey 08110, pursuant to N.J.S.A. 40A:12-13, and

BE IT FURTHER RESOLVED, as follows;

1. Said lots shall be used only for a use permitted in the zone.
2. Said lots is being sold with the condition that the municipality is issuing no representations or warranties as the permissibility or advisability of building.
3. The Township reserves the right at any time prior to confirmation of the sale made hereunder to reject any and all bids.
4. In addition to the bid amount, the successful bidder shall pay the cost of legal and engineering fees; ad services for the preparation of the necessary ordinances, notices, deeds, maps, descriptions and costs of advertisement. These costs shall be paid in addition to the prices bid at the time of transfer of title. Including all closing costs.
5. A bargain and sale deed will be the document of conveyance and no warranties or representations as to title are made by the Township of Pennsauken. If, however, the township is unable to convey marketable title, any deposit monies received a pursuant to the bidding will be returned.
6. The confirmation of the sale by the governing body shall be a complete acceptance of the bid and, thereafter, within 60 days from said confirmation, settlement must be completed. In the event of default by the successful bidder to complete within the time allowed, the down payment shall be forfeited.
7. The successful bidder, at the conclusion of the sale shall be required to pay 20 percent of the bid, in cash, certified check, or other acceptable check or instrument as down payment.
8. Said sale and conveyance shall be subject to all covenants, conditions, easements and restrictions whether of record or not, as well as subject to all existing municipal rules,

regulations and ordinances, including the zoning ordinance and amendments thereto of the Township. The sale shall in no way bind the Township of Pennsauken to provide access to or improve presently existing accesses, whether there be public roads or not, nor is there any representation, in fact, that accesses do exist to the parcel named herein.

9. In the event the successful bidder shall fail to pay the balance as herein provided, the payment made at the time of sale shall be retained by the Township as liquidated damages for the non-performance of said bidder.
10. No representation is made by the Township of Pennsauken as to the marketability of, or insurability of title to said parcel. In the event that the title of the Township of Pennsauken to said parcel or portion thereof is not marketable or insurable at regular rates by a reputable title insurance company licensed to do business in the State of New Jersey, the successful bidder's sole remedy shall be the right to demand the return of any deposit paid to the Township of Pennsauken.
11. At least 15 days prior to the date of settlement, the successful bidder will provide the Township attorney with the following:
  - (a) Preliminary report of title with legal description; and (b) Current survey
12. The Township solicitor, mayor and township clerk are hereby authorized and directed to execute and deliver any documents necessary to effectuate the subject conveyance.

Administrator Kneib stated this is Maple Avenue

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>DiBattista</i>						√
<i>Rafeh</i>			√			
<i>McBride</i>	√		√			
<i>Taylor</i>		√	√			
<i>Killion</i>			√			

**RESOLUTION(s) (PUBLIC MAY COMMENT) The Following Resolution(s) will be considered by consent agenda**

**2019:154**

**RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING THE ISSUANCES OF RAFFLE LICENSES (Gaudalupe Family Services)**

BE IT RESOLVED, by the Township Committee of the Township of Pennsauken, County of Camden, State of New Jersey that the Township Clerk is authorized to issue a Raffle License to the:

\*\* Name: Guadalupe Family Services

Address: 509 State Road Camden, NJ 08102

Where Event Is Being Held: 7050 North Park Drive Camden County Boat House.

Date of Event: May 16, 2019

Township License #: R19.18 (prizes)

State Registration ID # 69-5-42476

BE IT FURTHER RESOLVED, that a background check on the Member in Charge has been completed with favorable result and the Township Clerk is hereby authorized to issue said license upon the approval of the Legalized Games of Chance Control Commission (LGCCC).

**2019:155**

**RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING THE ISSUANCES OF RAFFLE LICENSES (Orchard Friends School)**

BE IT RESOLVED, by the Township Committee of the Township of Pennsauken, County of Camden, State of New Jersey that the Township Clerk is authorized to issue a Raffle License to the:

\*\* Name: Orchard Friends School

Address: 405 Linden Ave, Riverton ,NJ

Where Event Is Being Held: Bobby Rays-Westfield

Date of Event: May 17, 2019

Township License #: R19.19 (Casino Night)

State Registration ID #425-5-41670

Name: Orchard Friends School

Address: 405 Linden Ave, Riverton ,NJ

Where Event Is Being Held: Bobby Rays-Westfield

Date of Event: May 17, 2019

Township License #: R19.20 (Baskets)

State Registration ID #425-5-41670

BE IT FURTHER RESOLVED, that a background check on the Member in Charge has been completed with favorable result and the Township Clerk is hereby authorized to issue said license upon the approval of the Legalized Games of Chance Control Commission (LGCCC).

**2019:156**

**RESOLUTION AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997**

WHEREAS, THE TAX COLLECTOR OF THE TOWNSHIP PENNSAUKEN HAS PREVIOUSLY ISSUED A TAX SALE CERTIFICATE TO MTAG CUST FOR FIG CAP INV NJ13 WHICH CERTIFICATE IS DATED APRIL 24, 2017 COVERING PREMISES COMMONLY KNOWN AND REFERRED TO AS LOT 22 IN BLOCK 916 AS SET ON THE MUNICIPAL TAX MAP THEN IN USE WHICH CERTIFICATE BEARS NUMBER 17-00124.

WHEREAS, THE PURCHASER OF THE AFORESAID TAX SALE CERTIFICATE HAS INDICATED TO THE TAX COLLECTOR THAT THEY HAVE LOST OR OTHERWISE MISPLACED THE ORIGINAL TAX SALE CERTIFICATE. ALSO, THE PURCHASER HAS DULY FILED THE APPROPRIATE AFFIDAVIT OF LOSS WITH THE TAX COLLECTOR, A COPY OF WHICH IS ATTACHED HERETO.

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN THAT THE TAX COLLECTOR OF THE TOWNSHIP OF PENNSAUKEN BE AND IS

HEREBY AUTHORIZED, UPON RECEIPT OF THE APPROPRIATELY EXECUTED AND NOTARIZED LOSS AFFIDAVIT AND THE PAYMENT FEE OF \$100.00, TO ISSUE AN APPROPRIATE DUPLICATE TAX SALE CERTIFICATE TO THE SAID PURCHASER COVERING THE CERTIFICATE LOST AS PREVIOUSLY DESCRIBED ALL IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 99 OF PUBLIC LAWS OF 1997.

**BE IT FURTHER RESOLVED** THAT A CERTIFIED COPY OF THIS RESOLUTION AND A COPY OF THE LOSS AFFIDAVIT BE ATTACHED TO THE DUPLICATE CERTIFICATE TO BE ISSUED TO SAID PURCHASER AND THAT SAID CERTIFICATE BE STAMPED OR OTHERWISE HAVE IMPRINTED UPON IT THE WORD "DUPLICATE" AS REQUIRED BY LAW.

**2019:157**

**RESOLUTION AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997**

**WHEREAS**, THE TAX COLLECTOR OF THE TOWNSHIP PENNSAUKEN HAS PREVIOUSLY ISSUED A TAX SALE CERTIFICATE TO US BANK C/F TOWER DBW V TRUST WHICH CERTIFICATE IS DATED JUNE 24, 2015 COVERING PREMISES COMMONLY KNOWN AND REFERRED TO AS LOT 29 IN BLOCK 4101 AS SET ON THE MUNICIPAL TAX MAP THEN IN USE WHICH CERTIFICATE BEARS NUMBER 15-00473.

**WHEREAS**, THE PURCHASER OF THE AFORESAID TAX SALE CERTIFICATE HAS INDICATED TO THE TAX COLLECTOR THAT THEY HAVE LOST OR OTHERWISE MISPLACED THE ORIGINAL TAX SALE CERTIFICATE. ALSO, THE PURCHASER HAS DULY FILED THE APPROPRIATE AFFIDAVIT OF LOSS WITH THE TAX COLLECTOR, A COPY OF WHICH IS ATTACHED HERETO.

**NOW THEREFORE**, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN THAT THE TAX COLLECTOR OF THE TOWNSHIP OF PENNSAUKEN BE AND IS HEREBY AUTHORIZED, UPON RECEIPT OF THE APPROPRIATELY EXECUTED AND NOTARIZED LOSS AFFIDAVIT AND THE PAYMENT FEE OF \$100.00, TO ISSUE AN APPROPRIATE DUPLICATE TAX SALE CERTIFICATE TO THE SAID PURCHASER COVERING THE CERTIFICATE LOST AS PREVIOUSLY DESCRIBED ALL IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 99 OF PUBLIC LAWS OF 1997.

**BE IT FURTHER RESOLVED** THAT A CERTIFIED COPY OF THIS RESOLUTION AND A COPY OF THE LOSS AFFIDAVIT BE ATTACHED TO THE DUPLICATE CERTIFICATE TO BE ISSUED TO SAID PURCHASER AND THAT SAID CERTIFICATE BE STAMPED OR OTHERWISE HAVE IMPRINTED UPON IT THE WORD "DUPLICATE" AS REQUIRED BY LAW.

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Di Battista</i>						√
<i>Rafeh</i>		√	√			
<i>McBride</i>			√			
<i>Taylor</i>	√		√			
<i>Killion</i>			√			

Clerk Padalino reminded Mayor and Committee the following Ordinance will be on the agenda for public hearing on May 2, 2019 along with the Garbage District Resolution

**NEW BUSINESS/ORDINANCES ON SECOND:**

**ORDINANCE NO. 2019:07**

CALENDAR YEAR 2018 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

**RESOLUTIONS – MATTERS OF LITTLE OR NO DISCUSSION:**

**2019:145**

RESOLUTION AUTHORIZING THE 2019 GARBAGE DISTRICT BUDGET TO BE READ BY TITLE (Public Hearing/Adoption-May 2, 2019)

**2019:146**

RESOLUTION INTRODUCING THE 2019 PENNSAUKEN TOWNSHIP MUNICIPAL BUDGET BY TITLE (Public Hearing/Adoption-May 2, 2019)

**PROCLAMATIONS- NATIONAL VOLUNTEER MONTH FOR GIRL SCOUTS**

Mayor Killion read the following Proclamation and acknowledged the girl scouts present. Mayor and Committee spoke of how proud they are to have the Girl Scouts part of Pennsauken. They thanked them for all that they do and encouraged them to continue. Committeewoman McBride commented that she had been a proud girl scout.

**IN RECOGNITION  
OF  
THE GIRL SCOUTS OF  
CAMDEN CITY/WOODLYNNE/PENNSAUKEN-SERVICE UNIT**

*WHEREAS, The Girl Scouts have been an institution since it was founded in America in 1912. Since their inception, this organization has helped shape the lives of countless young ladies with a strong foundation in volunteerism and character building. Today we honor Service Unit of Camden City, Woodlynne and Pennsauken who has been an invaluable asset to each respective community; and*

*WHEREAS, Juliette Gordon Low created the Girl Scouts movement after being inspired by the Boy Scouts and after her involvement with the British version of the group, known as the Girl Guides. The laws set forth by the Girl Scouts remain in place today and encourage each girl to "do my best to be honest and fair, friendly and helpful, considerate and caring, courageous and strong, and responsible for what I say and do; and to respect myself and others, respect authority, use resources wisely, make the world a better place, and be a sister to every Girl Scout." This pledge is an oath to help shape each girl to become a strong, independent individual who understands the importance of giving back. They instill the most important elements of a person's character while simultaneously providing invaluable life experiences; and*

*WHEREAS, April is National Volunteer Month. There could not be a more fitting occasion to celebrate our local Girl Scout Troop. This particular service unit originally served Camden but has now grown to include both Woodlynne and Pennsauken. Currently they have nearly 500 girls, having grown by more than 100 members in the last year. This organization is based on community outreach and what the Camden City~Woodlynne~Pennsauken Unit has done in collective neighborhoods they serve is so important to our respective towns. They have participated in tree planting initiatives with the New Jersey Tree Foundation, served at a local soup kitchen during the holidays and*



*have donated a great deal of time to the Pennsauken Animal shelter caring for the pets there. This is only a drop in the bucket of the projects they support.*

*NOW, THEREFORE, I, Jack Killion, Mayor of Pennsauken, along with the members of Township Committee, hereby recognize the Service Unit of Camden City, Woodlynne and Pennsauken. Each of the young ladies in this Troop has left an indelible print on our community. The leaders you are building today are the future of tomorrow. We thank you for your service and wish you continued success in all of your endeavors.*

\_\_\_\_\_  
*Jack Killion, Mayor*

*Date: April 18, 2019*

## **PUBLIC COMMENT**

No public wished to comment

Committeewoman McBride moved a motion to close the public portion

Deputy Mayor Taylor seconded the motion

An affirmative 5/0 voice vote was recorded

**CLOSED SESSION- RESOLUTION(s)- (Public May Comment) The Following Resolution(s) will be considered individually-**

**2019:158**

**RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN TO DISCUSS MATTERS OF LITIGATION (PENNVIEW PARTNERS)**

WHEREAS, the Township Committee of the Township of Pennsauken is subject to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6- et. seq; and

WHEREAS, the Open Public Meetings Act of the State of New Jersey generally requires that all meetings of public bodies be open to the public; and

WHEREAS, the Open Public Meetings Act further provides that a public body may exclude the public from a portion of a meeting at which the public body discusses items enumerated in the Open Public Meetings Act at N.J.S.A. 10:4-12b, which items are recognized as requiring confidentiality; and

WHEREAS, it is necessary and appropriate for the Township Committee of the Township of Pennsauken to discuss certain matters in a meeting not open to the public consistent with N.J.S.A. 10:4-12b.

WHEREAS, matters under discussion will not be disclosed until the need for confidentiality no longer exists; and

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Pennsauken, pursuant to the Open Public Meetings Act of the State of New Jersey that:

1. The Township Committee of the Township of Pennsauken shall hold a closed meeting from which the public shall be excluded, on April 18, 2019.
2. The general nature of the subjects to be discussed at said closed meeting shall be matters of litigation - N.J.S.A. 10:4-12b (7) ;

a. Litigation-Pennview Partners

ADOPTED at the Meeting of the Township Committee of the Township of Pennsauken on April 18, 2019.

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Di Battista</i>						√
<i>Rafah</i>		√	√			
<i>McBride</i>			√			
<i>Taylor</i>	√		√			
<i>Killion</i>			√			

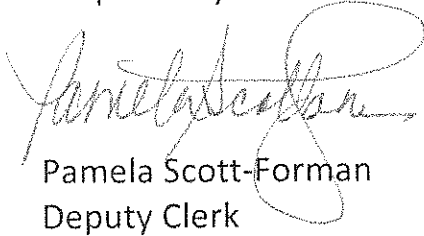
Mayor and Committee returned to open session at 7:04 pm

**ADJOURNMENT**

Committeewoman McBride moved a motion to adjourn  
Deputy Mayor Taylor seconded the motion  
An affirmative 5/0 voice vote was recorded

Meeting adjourned at 7:05 pm

Respectfully submitted



Pamela Scott-Forman  
Deputy Clerk

MINUTES APPROVED: MAY 2, 2019