TABERNACLE TOWNSHIP COMMITTEE MEETING MINUTES
SPECIAL WORKSHOP MEETING OF OCTOBER 13, 2020

TOWNSHIP OFFERS (3) THREE PLATFORMS TO PARTICIPATE IN THIS MEETING
OPTION 1 – AUDIO: 1; OPTION 2 –TELEPHONE AND OPTION 3 – MASK UP/SOCIAL DISTANCE WITH MUNICIPAL
CLERK Town Hall, 163 Carranza Road, Tabernacle, NJ 08088 (No registration required).

CALL TO ORDER
Mayor Brown called the meeting to order followed by the flag salute at 7:30 p.m.

SUNSHINE NOTICE
Municipal Clerk Barber read the Open Public Meetings Act Statement as follows:
“The Provisions of the Open Public Meetings Act have been met. Notice of this meeting was transmitted to the legal newspapers on September 16, 2020 and this meeting of September 28, 2020 is being held electronically, due to Executive Order #103. It has been transmitted to the Burlington County Times, Courier Post, and the Central Record. Posted on the official bulletin board in Town Hall and remained continuously posted as required notices of the statute.”

ROLL CALL
Kimberly A. Brown, Mayor Present
Joseph W. Barton, Deputy Mayor Present
Nancy K. McGinnis, Committeewoman Present
Samuel R. Moore, III, Committeeman Present
Robert C. Sunbury, Jr., Committeeman Present

PROFESSIONALS IN ATTENDANCE
La Shawn R. Barber, RMC, Municipal Clerk Present
Douglas A. Cramer, CPWM, Administrator Present
Dante Guzzi, Township Engineer Present
Rodney R. Haines, CMFO, Chief Financial Officer Present
Peter C. Lange, Jr., Township Solicitor Present

PUBLIC COMMENT
Mayor Brown opened the meeting to the public.

Keith Antolik, 29 North Drive, commented on the agenda item discussion regarding the fire company and spoke of the Township possibly introducing an Ordinance. Mr. Antolik addressed his concern over a change of volunteer fire company to a paid community fire department, felt that focus should be made on the debt rather than spend money introducing a fire department.

Fran Brooks, Moores Meadow Road, commented on the agenda item discussion regarding the fire department; questioned who will supervise the fire chief and how much will it cost to hire a fire chief and run the department. Spoke that maybe the district should be reestablished, rather than take over the fire department.

Cheryl Smith, Hill Road, president of Tabernacle Fire Company, commented she had conversations with the sub-committee members (Brown and Moore) about open communication, not contract negotiations and was not advised if additional information was needed nor if there were any issues.

Sean Colton, Medford Lakes Road, commented that he is happy the Township Committee is taking steps in the right direction about the fire company after having years of issues with the fire company. Mr. Colton spoke about a recent incident on his property with the fire company not being professional and wanted accountability and having the best safety for the residents with professional oversight.
James Zoltowski, Woodside Drive, commented that he felt that both Mr. Moore (who serves on the subcommittee) and Mr. Sunbury (emergency management coordinator) have a conflict from voting on the fire company. He commented on Mr. Moore’s speech, questioning if other members of the Committee were presented the speech.

Mayor Brown closed the public comment. and questioned Solicitor Lange if members of the Township Committee have a conflict with respect to this discussion. Mr. Lange said Mr. Sunbury is the Director of Emergency Management Services (EMC). There is no direct authority over the fire company; there is no conflict.

**WORKSHOP DISCUSSION**

**Proposed Zoning Code Amendment - Age Restricted Housing (Report of the Planning Board)**

Mr. Lange discussed mobile home and trailer parks provisions including the current zoning ordinance which was a request from the owner of Allenwood Estates that Township Committee consider modifications to the ordinance to allow for dependent care and other specific circumstances.

**MOTION**

On a motion made by Mr. Sunbury, seconded by Ms. McGinnis, to allow for the changes that Mr. Sunbury suggested to send to LDB, and to allow no more than ONE minor child.

Roll Call:  
Ayes: 3  McGinnis, Moore, Sunbury.  
Nays: 2  Barton, Brown. Abstain: 0  **Motion carried.**

**Proposed Zoning Code Amendment – Offsite Signage (Planning Board Discussion)**

Update only – zoning change and sending to the Pinelands Commission for their review.

**Burlington County Farmland Preservation Program – Targeting List**

**MOTION**

On a motion made by Mr. Sunbury, seconded by Ms. McGinnis to approve the Burlington County Farmland Preservation Program List.

Roll Call:  
Ayes: 5  Barton, McGinnis, Moore, Sunbury, Brown.  
Nays: 0  Abstain: 0  **Motion carried.**

**Surplus Property - Comparison for selling community center and repairs**

Mr. Cramer reported on $103-$104 for updates; not sure worth $170k. We had existing use for storage and community center. Presently used for storage.

Mr. Barton suggest utilizing the school or other Township facilities; also suggested that a sub-committee be created.

Discussions continued including the suggestion of selling the building; Mr. Sunbury spoke about the firehouse being used as a warming station. Mr. Barton questioned the operating expense for the community center.

**MOTION**

On a motion made by Mr. Barton, seconded by Ms. McGinnis to list the property to sell.

Roll Call:  
Ayes: 2  Barton, McGinnis  
Nays: 3  Moore, Sunbury, Brown.  Abstain: 0  **Motion not carried.**

Mr. Sunbury will check with churches for emergency generator for shelter.
Mr. Lange confirmed that there is no conflict for Mr. Sunbury to participate as OEM and as a Committee Member for the good of the community.

**Cost and Hours - Open recycling center and municipal offices on Saturday once a month for residents**

Men do not mind the additional service; no single man by themselves. Municipal offices $21K per year. Ms. McGinnis wanted to make sure there is enough work for the men for additional times a year.

Notice of this opening will be added to the schedules and will be sent with the Mayors’ letter regarding stormwater.

**MOTION**

On a motion made by Mr. McGinnis, seconded by Mr. Sunbury to open the recycling dumpsters only on the third Saturday of every month from 8:00 a.m. to 12 noon. Weather permitting.

Roll Call: Ayes: 5 Barton, McGinnis, Moore, Sunbury, Brown.
Nays: 0 Abstain: 0 Motion carried.

**ORDINANCE 2020-04 - AN ORDINANCE OF THE TOWNSHIP OF TABERNACLE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY DESIGNATING AND OFFICIALLY CREATING A TOWNSHIP FIRE DEPARTMENT AS A DIVISION OF THE PUBLIC SAFETY DEPARTMENT AND THE POSITION OF FIRE CHIEF IN THE TOWNSHIP OF TABERNACLE**

Modify existing public safety ordinance to designate and officially create a Township Fire Department and position of a Township Fire Chief. Members of the subcommittee made a few minor changes.

**MOTION** – Mr. Sunbury made a motion to approve on the first reading was made by Mr. Sunbury, seconded by Ms. McGinnis with changes recommended.

The Committee determined public hearing to be held October 26, 2020 at 7:30 pm, prevailing time.

Nays: Barton
Abstain: 0 Motion carried.

**PUBLIC COMMENT**

John Horn, Sr. Lakeview Drive, agreed with the Committee’s decisions to make changes for the firefighting services. Many volunteers will return when these changes are made.

Sean Colton, 438 Medford Lakes Road, commended the Committee for making the changes to the contract. The current way is not working. The finances need to change, and he would like to see the finances be reviewed. Mr. Colton also agreed with the changes being made for the Fire Fighting Services.

Fran Brooks, Moores Meadow Road, wanted to know if this was discussed in closed session. Ms. Brooks asked if the draft of the Ordinance would be online and available to the public.

Ms. Brooks asked why the Township is paying $200.00 for a webinar for the part-time CFO.

Seeing no further comments from the public; not by audio, not by telephone and not at Town Hall, Mayor Brown closed this portion of Public Comment.
REPORTS

Township Engineer
Mr. Guzzi reported that Oak Shade Road will be paved next week. There is no update from NJDOT regarding Carranza Road; we should be hearing from DOT soon.

Township Administrator
Mr. Cramer reported the County has money to reimburse Townships for COVID. Mr. Cramer advised it is in our employment policy to provide educational classes of the certified employees.

Township Solicitor
Mr. Lange will provide the Municipal Clerk with a letter regarding the proposed changes for Allenwood so it can be forwarded to the Land Development Board for their review and comments. Mr. Lange reported that he will provide the Fire Ordinance to the Municipal Clerk with the changes. Mr. Lange also stated that the Committee did not violate the OPMA.

Township Committee
Ms. McGinnis requested CEP make presentation for consideration of utilization of the landfill for solar use. The Township Committee and Mr. Guzzi advised that CEP complete and submit a potential plan for rental, royalty sharing for the purchase of the formal landfill. Until that time, the Township has no real of any value consideration.

At the October 13th meeting, Ms. McGinnis brought up the proposal from CEP Renewables LLC and Law Firm Giordano Halleran & Ciesla for the next Township Workshop meeting. The Township Committee received the following three documents: (1) a proposal to authorize a cost-free study of our old landfill. The proposal is to fully fund a study at no expense to the Township. (2) Due diligence report (3) Marketing materials.

Ms. McGinnis advised that if Township Committee has any further reservations about CEP’s qualifications, the Township Administrator could contact those the towns to confirm the success of the projects using CEP’s marketing materials; there is no other information necessary for the Committee to consider CEP’s proposal. Ms. McGinnis was concerned the more the Committee delays means lost opportunity to redevelop a worthless property.

MOTION
Ms. McGinnis made a motion to have Steve Gouin of CEP or their law firm come to the next meeting and make a presentation and answer any Committee questions. Seeing there was no second to the motion, the motion died.

Mr. Barton made comment that he would like to see this firm answer some of the questions that were brought up at the last meeting.

Mr. Barton suggested that before CEP do come out, they give the Committee those answers, as well as, how much power is proposed to generate from the solar panels at that facility are they committed and are they willing too completely close out the landfill with NJDEP, so there is no further issue; are they agreeable to a decommissioning cost if the facility is sold or outlives its useful life span (usually 20 years); are they willing to commit to that. Mr. Barton would like to see the information before we have them visit with us. This was discussed at the last meeting.

Ms. McGinnis again referred to the information provided.

At this point, Ms. McGinnis said she would provide Mr. Barton with the contact information from the company so he could email them him the questions.

At this point, Deputy Mayor Barton suggested the Township Administrator provide the company with the questions. If it is positive then, yes, we will bring them in to see how we can move forward.
Mr. Barton advised all the questions should be answered by the corporation before anything is agreed upon or any decisions.

**Mr. Sunbury / Office of Emergency Management**
The flu shot clinic will be held on October 8, 2020 from: 9:00 a.m. to 11:00 a.m. at the TFC#1 was successful.

**ADJOURNMENT**

**MOTION**
Mr. Moore made a motion to adjourn the meeting at 10:02 p.m., seconded by Ms. McGinnis.

Roll Call:  
Ayes: 5  Barton, McGinnis, Moore, Sunbury, Brown. 
Nays: 0  Abstain: 0  **Motion carried.**

Respectfully submitted,

La Shawn R. Barber, RMC/CMR
Municipal Clerk

Approved: November 23, 2020