CALL TO ORDER CALL TO ORDER

Mayor Brown called the meeting to order at 7:30 p.m.

FLAG SALUTE

Mayor Brown led in the Salute to the Flag.

OPEN PUBLIC MEETINGS ACT STATEMENT

“The Provisions of the Open Public Meetings Act have been met. Notice of this meeting has been transmitted to the Burlington County Times, Central Record, Courier Post, posted on the Bulletin Board of the Municipal Building, posted on the Tabernacle website, given to the Municipal Clerk on January 6, 2021, and given to those having requested and paying for same.”

ROLL CALL: Mr. Barton, Ms. McGinnis, Mr. Moore, Mr. Sunbury and Mayor Brown.

Professionals in attendance:

PUBLIC COMMENT (Agenda items only)

Fran Brooks, Moores Meadow Road, state that on Resolution 2021-95, the positions do not have a by-weekly or monthly or header. Ms. Brooks wanted to confirm they would award the Carranza Road bid.
Ms. Brooks asked if there is a plan for the stimulus money.
Stuart Brooks, Moores Meadow Road, asked why the Township needed two deputy municipal clerks. Mr. Brooks asked if the position of administrator is for a second administrator. Mr. Brooks asked if the public works laborer is a new position. Mr. Brooks felt it was a lack of thoroughness of the subcommittee to not have a fire company secretary. Mr. Brooks asked if Resolution 2021-104 position was voluntary or paid. Mr. Brooks also wanted up to date Rescue and Fire reports
Joseph Ware, Carranza Road, asked how much land is involved in Ordinance 2021-10. Mayor Brown advised Mr. Ware there will be a public hearing on the Ordinance this evening and he can ask questions at that time.

PROCLAMATION – STUART RUBIN

Read by Mayor Brown.
Chief Zane advised the Committee that they (fire company) are at Stuart and Mrs. Rubin’s home to present the proclamation to him.
The entire Committee each thanked Mr. Rubin for his 50 years of service.
Stuart Brooks, Mark LeMire, Keith Zane, Mayor Brown all thanked Mr. Rubin for his many years of service to Tabernacle Township.

ORDINANCES – SECOND READING

PUBLIC HEARING – ORDINANCE 2021-10 ~ SOLAR

MOTION – Ms. McGinnis made a motion to open the ordinance to public hearing, seconded by Mr. Moore, and unanimously carried.

Joseph Ware, Carranza Road asked how big the site was and how close was it to the aquifers. Are there any chemicals?

Joseph Grey of Guzzi Engineering advised he is not up to speed on this ordinance as Dan Guzzi has retired and Mr. Gray will be taking over as the engineer for the Township and Land Development Board.

Mr. Cramer reported that lots 1 and 2 are owned by the Township and the gun club. They were included as part of Pinelands requirements. Mr. Sunbury added that he helped draft the RFI making sure of the setbacks and non-interference of radio frequencies.

Diane Moule, 418 Carranza Road, stated this is a change in the zoning. There was a resolution in 1985 for a 200’ buffer, restoration, four monitoring ells and no open water. The berm on Carranza is removed as per google maps. Once the mining of sand stowed it was supposed to have been restored. Ms. Moule asked if anyone has the resolutions. Mr. Cramer advised they have done some restoration with automatic extensions. Pinelands wanted this ordinance. The pit restoration has not been finished at this time.

Joe McGillen, Carranza Rd. asked when the last report was on the monitoring wells, to which Mr. Cramer advised there was nothing in 2020; however, he would have to look it up.

Cindy Miller, Tuckerton Road, asked if there would be an office, parking lot, and is .05 dangerous. Mr. Boyd responded that the level is no different than your household appliances. There would be one or two vehicles a week to check on the property and do maintenance.

Frank Brooks, Moores Meadow Road, felt the ordinance is premature. The Haas’s need to fix was supposed to be done before applying to the Land Development Board. There is no concrete evidence of wells being monitored. Mr. Cramer explained this is not an approval of the project, but of solar in certain areas.

Mayor Brown closed public comment.

ADOPTION – ORDINANCE 2021-10

MOTION – Mr. Sunbury made a motion to adopt Ordinance 2021-10, seconded by Ms. McGinnis. Mr. Barton stated they have not met with the property owners encroaching on Township property. Mr. Sunbury stated that as Mr. Cramer explained this is a general solar ordinance. The LDB and Township can hold the owners’ feet to the fire. Mayor Brown had a concern with the block and lot identifiers.


MOTION – Ms. McGinnis made a motion to rescind her motion to adopt, seconded by Mr. Moore. Ayes – Barton, McGinnis, Moore, Brown. Nays – Sunbury. Motion carried.

TOWNSHIP OF TABERNACLE  
BURLINGTON COUNTY, NEW JERSEY

The Committee agreed that at the workshop it would just be a discussion. Mr. Burns advised the Clerk to re-notice the residents.

RESOLUTIONS

RESOLUTION 2021-94 – AUTHORIZATION TO GO OUT TO BID FOR RECREATION GRANT FROM BURLINGTON COUNTY IN THE AMOUNT OF $155,000

MOTION – Ms. McGinnis made a motion to adopt Resolution 2021-94, seconded by Mr. Barton. Ayes – Barton, McGinnis, Moore, Sunbury, Brown. Motion carried.

RESOLUTION 2021-95 – SALARY RESOLUTION

MOTION – Ms. McGinnis made a motion to adopt Resolution 2021-95, seconded by Mr. Moore. Most of the titles are by-weekly, unless stated otherwise. Ayes – Barton, McGinnis, Moore, Sunbury, Brown. Motion carried.

RESOLUTION 2021-96 – AWARD CONTRACT FOR CARRANZA ROAD

MOTION – Ms. McGinnis made a motion to adopt Resolution 2021-96, seconded by Mr. Moore. Mr. Moore asked how far along Carranza would this go, to which Mr. Cramer responded it would progress to Moores Meadow Road. Ayes – McGinnis, Moore, Sunbury, Brown. Nays – Barton. Motion carried.

RESOLUTION 2021-97 – CHAPTER 159 (STIMULUS)

MOTION – Ms. McGinnis made a motion to adopt Resolution 2021-97, seconded by Mr. Moore. Mr. Haines explained that the allotment is over a two-year period, with one half in the bank already. Stormwater management is a use. The stimulus must be obligated by the end of 2024 and fished by 2026. Ayes – Barton, McGinnis, Moore, Sunbury, Brown. Motion carried.

RESOLUTION 2021-98 – CANCELLATION PROPERTY TAXES TOTALLY DISABLED VETERAN BLOCK 802.01, LOT 79
RESOLUTION 2021-99 – CANCELLATION PROPERTY TAXES TOTALLY DISABLED VETERAN BLOCK 329, LOT 12
RESOLUTION 2021-100– CANCELLATION PROPERTY TAXES TOTALLY DISABLED VETERAN BLOCK 802.04, LOT 18
RESOLUTION 2021-101 – CANCELLATION PROPERTY TAXES TOTALLY DISABLED VETERAN BLOCK 1301.02, Lot 19

MOTION – Ms. McGinnis made a motion to adopt Resolution 2021-98 through Resolution 101, seconded by Mr. Barton. Ayes – Barton, McGinnis, Moore, Sunbury, Brown. Motion carried.

RESOLUTION 2021-102 – CANCELLATION PROPERTY TAXES DUE TO 2020 ADDED ASSESSMENT JUDGMENT BLOCK 1201, LOT 15.09
RESOLUTION 2021-103 – CANCELLATION PROPERTY TAXES DUE TO 2020 ADDED ASSESSMENT JUDGMENT BLOCK 802.01, LOT 25.14
MOTION – Ms. McGinnis made a motion to adopt Resolution 2021-102 and 103, seconded by Mr. Barton. Ayes – Barton, McGinnis, Moore, Sunbury, Brown. **Motion carried.**

**RESOLUTION 2021-104 – AUTHORIZE TO ADVERTISE FOR POSITION OF VOLUNTEER INCENTIVE PROGRAM COORDINATOR (VIP) FOR SAFER GRANT**

MOTION – Mr. Barton made a motion to adopt Resolution 2021-104, seconded by Mr. Moore. Mr. Cramer advised the Committee the position is included and paid for in the grant. The person must keep track of time, reports, etc. to the Chief. It is a $13,200 position per year. Ms. McGinnis asked if this would get rid of the secretary position, to which Mr. Cramer responded it is not part of the grant. This position is separate. Chief Zane advised that this position is just for the grant, no matter how many hours it takes, it will be $13,200 per year. Mr. Barton wanted to know the hours and wanted the fire company to keep track of the hours. Ayes – Barton, McGinnis, Moore, Sunbury, Brown. **Motion carried.**

**DISCUSSION – POSITIONS**

**Public Works Laborer full time** – Mr. Cramer asked for a full-time laborer for Public Works and two part time snow plow drivers.

**Two Snow Plow Drivers seasonal**

**Secretary to Public Works, Fire Company, Fire Marshal** – Mr. Cramer advised he wanted to offer this position in-house prior to advertising.

**Deputy Municipal Clerk** - The Deputy Clerk should be advertised in-house first.

**Administrator** – This is Mr. Cramer’s position and should be advertised.

**Municipal Clerk/Registrar** – Mr. Cramer suggested the Municipal Clerk, Registrar should be combined with assistant administrator.

Mr. Sunbury felt it made sense to have a Municipal Clerk/Assistant Administrator, with Mayor Brown agreeing. Mr. Barton thought the administrator and municipal clerk should be separate and a subcommittee should be formed to interview applicants. Ms. McGinnis asked if they needed a Clerk and Deputy Clerk. Mr. Moore asked if other towns had administrators/Clerks. Mr. Cramer responded it is in Southampton, Shamong, Woodland, Medford. Mr. Moore felt it should be kept separate. Ms. McGinnis felt they should combine Administrator/Municipal Clerk.

**RESOLUTION 2021-105 – AUTHORIZATION TO ADVERTISE FOR THE ABOVE VARIOUS POSITIONS**

MOTION – Mr. Barton made a motion to adopt Resolution 2021-105, seconded by Mr. Sunbury. Ayes – Barton, Moore, Sunbury, Brown. Nays – McGinnis. **Motion carried.**

**APPROVAL OF BILLS**

MOTION – Ms. McGinnis made a motion to approve the bills as posted on the bill list, seconded by Mr. Barton. Ayes – Barton, McGinnis, Moore, Sunbury, Brown. **Motion carried.**

**APPROVAL OF MINUTES**
TOWNSHIP OF TABERNACLE  
BURLINGTON COUNTY, NEW JERSEY

a) July 26, 2021- Regular Meeting  
b) August 23, 2021 – Regular Meeting

MOTION – Ms. McGinnis made a motion to the above referenced minutes, seconded by Mr. Barton. Ayes – Barton, McGinnis, Moore, Sunbury, Brown. Motion carried.

PUBLIC COMMENT

Stuart Brooks, Moores Meadow Road, stated the SAFER VIP could be a cushy job. The Committee could have asked Cheryl. There seems to be a communications problem with fire concerning Woodland. Mr. Moore is the public safety liaison, if he didn’t know about the problems with Woodland, is full-time not a good liaison. If he knew, it is not good and wanted to know what they are doing about it. Lisa Giafaglione, was concerned with the use of social media page for OEM. It is giving personal thoughts and felt it is inappropriate as an official. There should not be opinions and the comments are taken down which is in violation of her freedom of speech.

Fran Brooks, Moores Meadow Road disagreed with Mr. Sunbury and Mr. Cramer on Ordinance 2021-10. It is not a general ordinance; it is lots specific. Ms. Brooks asked why have a deputy clerk. She added the agenda is sloppy. Ms. Brooks asked if Mr. Haines is paying back the $200.00 for his webinar. His full-time employer should be paying for this.

Don Shearer, stated the OEM page was an adult discussion; however, the person took down comments. He stated that no one should be banned and appreciated if someone would look into that.

Lori Lampkin, Washington Way, felt there was an appearance of things being censored on the OEM page.

REPORTS

Engineer - Joseph Gray, PE advised the Committee they are doing a conversion from paper to electronic for the tax maps. The 202 CDBG/T permits have been received. Mr. Gray is waiting to hear back from DOT regarding the 2022 grant.

Administrator - Mr. Cramer reported that the brush pick up started along with the tire collection. The raises for the employees was 3%. Regarding Woodland Township fire, we provide mutual aid. The rumor was the chief of the fire company resigned and then came back.

Township Solicitor – Mr. Burns reported that litigation is still pending on the Brooks cam with a brief being due.

Emergency Management – Mr. Sunbury advised there were 24 new positive cases of covid in the past few days. As far as Woodland fire, he never received any notice, and found out through the newspaper. OEM Facebook page has supporting links. The site was not intended for discussion. If people were banned, he apologized. It is just an informational page. Ms. McGinnis advised him to take off the comment section altogether.

CMFO – Mr. Haines had nothing to add. He advised he had reported previously that there is 3% raises in the budget.

Fire Company Report – Chief Zane thanked the Committee for the proclamation to Stuart Rubin. He and the Deputy Chief gave a report on the calls. #2311 will be housed into the EMS building on the 29th about 6:30.

Rescue Squad Report – Chief Jackson gave his report on calls.

Township Committee

Mr. Barton reported that Saturday, September 11th Burlington County held a prayer breakfast. Ms. McGinnis thanked Stuart and Mrs. Rubin and the fire and rescue squad.
Mr. Moor report it is a great job both chiefs are doing. They go above and beyond.
Mayor Brown thanked the volunteers, and Stuart and Dolores Rubin. Tabernacle is fortunate to have so many volunteers.

**ADJOURNMENT**

**MOTION** - Ms. McGinnis made a motion to adjourn, seconded by Mr. Moore. Ayes – Barton, McGinnis, Moore, Sunbury, Brown. **Motion carried.** The meeting was adjourned at 9:51 p.m.

Respectfully submitted,

Elaine B. Kennedy, RMC/CMC/CMR
Municipal Clerk
TOWNSHIP OF TABERNACLE
BURLINGTON COUNTY, NEW JERSEY

Proclamation

honoring firefighter Stuart Rubin for 50 years of service to the
TOWNSHIP OF TABERNACLE AND ITS RESIDENTS

WHEREAS, Stuart Rubin began serving the residents of Tabernacle Township and the
surrounding communities as a volunteer firefighter in 1971 as a member of the Medford Farms Volunteer
Fire Company; and

WHEREAS, Stuart has dedicated his life to the fire service and the protection of life and property
from loss by fire and other emergency situations; and

WHEREAS, Stuart is the longest tenured member of the Tabernacle Fire Department providing
fifty (50) years of distinguished service to the community as a volunteer firefighter; and

WHEREAS, Stuart has served in many positions within the Department including holding the
positions of Chief Operator and Head Trustee; and

WHEREAS, Stuart has responded to well over seven thousand five hundred (7500) calls during
his tenure as a firefighter, thereby providing an enormous benefit to the Township of Tabernacle and its
residents; and

WHEREAS, Stuart was always counted upon to respond when the tones dropped to “crew his
baby”, Tender 4316; and

WHEREAS, during Stuart’s half century of exemplary service he has demonstrated the highest
standards of ethics, and values; and

WHEREAS, Stuart’s dedication, devotion and volunteerism are shining examples of community
service and service to others; and

WHEREAS the Township Committee of the Township of Tabernacle believe and find that it is in
the best interest of the Township, its residents, and the residents of the surrounding communities to
recognize, honor, and thank Stuart Rubin for his fifty (50) years of service.

NOW THEREFORE BE IT PROCLAIMED, that the Township Committee of the Township of
Tabernacle along with its residents and the residents of the surrounding communities express great
appreciation, admiration and gratitude for Firefighter, Chief Operator and Head Trustee Stuart Rubin for
his fifty (50) years of dedication to the community as a volunteer firefighter, and thank him for his
tireless service; and

BE IT FURTHER PROCLAIMED, that in recognition of his half century of service, today
September 27, 2021, shall be and is “Stuart Rubin Day” in the Township of Tabernacle.
TOWNSHIP OF TABERNACLE
BURLINGTON COUNTY, NEW JERSEY

Kimberly A. Brown

Kimberly A. Brown, Mayor

On Behalf of Tabernacle Township Committee Members
Samuel R. Moore, III, Deputy Mayor
Joseph W. Barton
Nancy K. McGinnis
Robert C. Sunbury, Jr.

TOWNSHIP OF TABERNACLE

AN ORDINANCE AMENDING CHAPTER XVII, ZONING, OF THE CODE
OF THE TOWNSHIP OF TABERNACLE, COUNTY OF BURLINGTON
AND STATE OF NEW JERSEY
ORDINANCE NO. 2021-10

BE IT ORDAINED by the Township Committee of the Township of Tabernacle, County of
Burlington and State of New Jersey, as follows:

SECTION I.

Purpose: The purpose of this Ordinance is to amend Chapter XVII, Zoning, of the Code of the
Township of Tabernacle to change the zoning district classification of the ten tax lots specified below and
to permit Solar Energy Facilities in the Preservation Area District in accordance with the objectives of the
Pinelands Comprehensive Management Plan.

SECTION II.

The Township Committee of the Township of Tabernacle hereby changes the zoning district
classifications of those lots specified in the following table and amends the Township Official Zoning
Map accordingly.

<table>
<thead>
<tr>
<th>Property</th>
<th>Existing Zoning Classification</th>
<th>Amended Zoning Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block</td>
<td>Lot</td>
<td></td>
</tr>
<tr>
<td>1401</td>
<td>1</td>
<td>Infill Commercial District</td>
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<tr>
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<td>Infill Commercial District</td>
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<tr>
<td>1401</td>
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<td>Infill Commercial District</td>
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<tr>
<td>1401</td>
<td>4</td>
<td>Infill Commercial District</td>
</tr>
<tr>
<td>1401</td>
<td>5</td>
<td>Infill Commercial District</td>
</tr>
</tbody>
</table>
SECTION III.

Chapter XVII, Zoning, Article II, General District Regulations, is hereby amended by establishing section 17-47E, Solar Energy Facilities, as follows:

17-47E SOLAR ENERGY FACILITIES

a. Solar energy facilities shall be permitted as a principal use in the Preservation Area District, provided that the following standards are met:

1. The solar energy facility shall be located on the parcel of a resource extraction operation and:
   (a) The facility shall be limited to those portions of the parcel comprised of previously mined areas that have not subsequently been restored;
   (b) The maximum acreage of the solar energy facility, including the area of the required firebreak and any actively managed vegetative visual buffer shall not exceed 25 acres; and
   (c) The remainder of the parcel shall be deed restricted in accordance with subsection 17-33.5.b.1 of this chapter.

2. The acquisition and redemption of 0.25 Pinelands Development Credits shall be required for every four acres of the combined land area occupied by the solar energy facility and any actively managed vegetative buffer surrounding the facility permitted by a.6 below.

3. The solar energy facility, including any proposed off-site infrastructure, shall be located and screened with vegetation and by topography (where feasible) to minimize visual impacts as viewed from:
   (a) The wild and scenic rivers and special scenic corridors listed in N.J.A.C. 7:50-6.105(a);
   (b) Publicly dedicated roads and highways;
   (c) Low intensity recreational facilities and campgrounds; and
(d) Existing residential dwellings located on contiguous parcels. Vegetated areas for visual screening of the solar facility shall not be less than fifty feet in width and consist of at least three rows of trees with associated understory plants which may include existing vegetation, new plantings, or a combination thereof. New plantings shall be consistent with the requirements of N.J.A.C. 7:50-6.21 et seq. and meet the following requirements

1. Deciduous trees shall be at least 3.5 inch caliper and 14 feet in height at the time of planting;
2. Evergreen trees shall have a minimum height at planting of six feet;
3. Trees shall be planted 10 feet on center in staggered rows.

4. If the development of new or expansion of existing on-site or off-site infrastructure be necessary to accommodate the solar energy facility, clearing shall be limited to that which is necessary to accommodate the infrastructure in accordance with subsections 17-35.1(a) and (b) of this chapter. New rights-of-way shall be limited to a maximum width of 20 feet, unless additional width is necessary to address specific safety or reliability concerns.

5. A firebreak fifty feet in width outside of the fenced perimeter of the solar energy facility is required. The firebreak and area within the fenced perimeter of the solar facility may be vegetated with grass species consistent with the requirements of N.J.A.C. 7:50-6.21 et seq., but in no case shall the combined footprint of the solar energy facility, firebreak and actively managed visual screening buffer exceed 25 acres.

6. The owner of the solar energy facility shall mow the grassed areas permitted by a.5 above not less than two times per calendar year and the maximum permitted height above grade of vegetation within such areas shall be 12 inches.

7. The owner of the solar energy facility shall ensure that there is no new tree growth within the footprint of the solar energy facility and 50footwide firebreak, but in no event shall the area of tree maintenance or removal maintenance exceed 25 acres and no maintenance or removal or trees shall be performed in the deed restricted area for the purpose of construction or operation of the solar energy facility.
8. Prior to operation (and periodically upon request), the owner of the solar energy facility shall provide orientation and training to the local fire department and other first responders concerning safe entry and operation within the solar facility for provision of emergency services.

9. The solar energy facility shall be constructed and maintained in accordance with applicable engineering design and manufacturing practices and all applicable fire, electrical and construction codes.

10. In order to minimize offsite impacts of radio frequency emissions, the solar energy facility shall be designed with the following minimum setbacks.
   (a) Solar panels shall be located a minimum 100 feet from the property line;
   (b) Solar inverters shall be located a minimum 150 feet from the property line;
   (c) The facility’s emissions shall be designed, constructed and maintained to assure compliance with the standard set forth in the Code of Federal Regulations (CFR) Title 47 Part 15 Subpart B 15.109.

11. Any solar energy facility shall be decommissioned within 12 months of the cessation of its utilization. Decommissioning shall include:
   (a) Removal of all energy facilities, structures and equipment, including any subsurface wires and footings, from the parcel;
   (b) Restoration of the parcel in accordance with subsections 17-35.1(d)1 through 4 of this chapter, unless restoration is unnecessary because the parcel is to be put into active agricultural use or approved for development in accordance with this chapter within that 12 month period; and
   (c) Any other measures necessary to address ecological and visual impacts associated with the solar energy facility, including the removal of off-site infrastructure and restoration of affected lands.

12. Any solar energy facility in the Preservation Area District shall be enclosed with a fence that adheres with local electrical and building codes. The fence shall be a minimum of seven feet in height with a maximum height of nine feet made of 2” galvanized mesh with top and bottom tension wire, surround the solar facility and prevent unauthorized entry of persons or vehicles into the solar area of the solar array and any of the solar facility’s associated inverters and transformers. A ‘Knox
TOWNSHIP OF TABERNACLE
BURLINGTON COUNTY, NEW JERSEY

Box’ shall be installed at the site entrance to provide keyed entry to first responders.

SECTION IV

Chapter XVII, Zoning, Article IX, Preservation Area District, Section 17-62, Preservation Area District Regulations, is hereby amended by revising subsection 17-62.1 as follows:

17-62.1 Permitted Principal Uses.

   a. - l. (No change.)
   m. Solar energy facilities in accordance with Section 17-47E of this chapter.

SECTION V

In the event that any Section or part of this Ordinance shall be declared to be unconstitutional, invalid, or inoperative, in whole or in part, by a Court of competent jurisdiction, said Section or part shall, to the extent that it is unconstitutional, invalid or inoperative, be of no force and effect but no such determination shall be deemed to invalidate or affect the remaining Sections or parts of this Ordinance or the Ordinance as a whole.

SECTION VI

This ordinance shall take effect immediately upon final passage and publication as provided by law, certification by the Pinelands Commission, and the filing of a copy of this ordinance as certified with the Burlington County Planning Board.