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

FLAG SALUTE
Mayor Brown led in the silent Salute to the Flag.

OPEN PUBLIC MEETINGS ACT STATEMENT
“The Provisions of the Open Public Meetings Act have been met. Notice of this meeting, Resolution 2021-22, 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.” Read by Clerk Kennedy

ROLL CALL
Those members present upon roll call were: Mr. Barton, Ms. McGinnis, Mr. Moore, Mr. Sunbury and Mayor Brown.

PUBLIC COMMENT (Agenda items only)
William Geoghan, CS Energy advised this is not for a particular property and his company is committed to working with the Township.
Stuart Brooks, Moores meadow Road, stated the property was sand mining and the Land Development Board imposed requirements. These should be completed prior to the passage of a solar ordinance. Mr. Brooks stated it was the wrongdoing of the property owner on Ircks’ Causeway. The Township received $700,000 stimulus money and wanted to know how they were going to spend it.
Joe McGillen, Carranza Road, asked when the last time was that the four monitoring wells were tested and is there a performance bond for the solar site.
John Ervin stated this is more restrictive on the Haas’s.
Being no further comment, Mayor Brown closed public comment on agenda items.

RESOLUTION 2021-106 – TRANSFER ABC LICENSE TABERNACLE INN
MOTION – Mr. Sunbury made a motion to adopt Resolution 2021-106, seconded by Mr. Moore. Ayes – Barton, McGinnis, Moore, Sunbury, Brown. Nays – None. Motion carried.

DISCUSSION ITEMS

a) SOLAR ORDINANCE
Mr. Cramer advised that the ordinance originally passed in 2014 and 2015; however, the Pinelands rules have changed. Lots 1, 2, and 3 are the gun club, ownership property, and the gravel pit. The ordinance is more restrictive. Mr. Barton stated the lots 1 and 2 (Township and gun lot) thought it would be better to have it residential as they could then put a house on it. Mr. Cramer stated that they can change these two lots and see what Pinelands has to say.
Mr. Gray stated there were five outstanding items since 2017, which are still outstanding. This approval expires in March of 2022. They can still mine the property. They would have to satisfy conditions to do anything with solar. 

**MOTION** – Mr. Barton made a motion to table the ordinance until the Haas’s have completed their outstanding work.

Mr. Sunbury agreed with Mr. Barton and the punch list items should be completed prior to application for a site plan for solar. Mr. Barton stated the conditions have not been met and this ordinance is specific.

Patrick McAndrew reported he started working on this project 36 years ago. The main issue is the pit has not been active on a day-to-day basis. John Ervin stated this makes the property more restrictive and they would still have to come before the Board for a solar project. Four hundred households would receive approximately a 20% discount on their electricity. 

Mr. Barton suggested to downsize two lots. Pinelands decided the list. Ms. McGinnis agreed with Mr. Barton. Mr. Burns asked if all the lots were in the preservation area, to which Mr. Cramer advised they were all within the preservation area. Mr. Burns stated that they are changing the use on lots 1 and 2 from commercial to residential. 

**MOTION** – Mr. Barton made a motion to change lots 1 and 2 to residential, seconded by Ms. McGinnis. Ayes – Barton, McGinnis, Moore, Sunbury, Brown. Nays – none. Motion carried.

Mr. Burns will draft the ordinance with these changes and there will be another public hearing with these changes.

b) **CHRISTMAS EVENTS** – Mr. LeMire brought up the tree lighting, house decorating and the senior luncheon. Ms. McGinnis agreed to all. Mr. Cramer advised that the fire company does not have an auxiliary; however, they may cater the senior luncheon.

Mr. LeMire advised they wanted the tree lighting the first Friday in December.

c) **VARIOUS OPEN POSITIONS (UPDATE)** – Mr. Cramer advised the Governing Body he has resumes. Mayor Brown advised she would like to hold the interviews and asked the Deputy Mayor to also be a part of the interview process for the Clerk, Deputy Clerk, Administrator, and Grants Coordinator.

d) **MUNICIPALLY OWNED BUILDINGS** – Scott England and Tom Boyd made a presentation to the Governing Body. They have forwarded a draft to the Committee of their findings. The fire house appears in good shape. They will need to look into the cost of a full generator. Town Hall has structural issues which do not meet the standards. The second floor cannot hold more than 50 pounds per square foot and should not be used as an assembly room. The first floor has significant structural deterioration. The building should be vacated 60-90 days. Mr. Barton said it would cost $1.6 with contingencies. Mr. England advised it could be higher. The basement walls have deteriorated. The floor joists have to be shored up temporarily. Mr. Moore asked to hear from Tom Boyd. Mr. Boyd advised that even if they stabilize the building temporarily, they would still not be allowed to utilize the meeting room. Mr. Barton was concerned with the Safety of the employees and public. Mr. Barton asked if the building was safe. Mr. Boyd advised they could create four walls vertically and horizontally. This is a temporary fix. Mr. Sunbury states when he first heard of this problem, he thought they could rent trailers 36wx60 at $3000 per month and rent a barrier free ramp.

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Mr. Boyd stated they could look into the former EMS building on Hawkin Road; however, it needs work and he did not get a price from Mr. England. There is retail space at the Dunkin Donuts and doctor’s office. The town would need a 33000 square feet municipal building. The court is a problem as to where to put it. Mr. Barton asked Mr. Cramer to look into the square footage needed. He asked if they could home base our employees. Mr. Cramer advised him this was done at the beginning of the pandemic, with odd even scheduling for the employees. Mr. England said the existing township building is 3700 square feet. Mr. England reported that construction costs are high now. Mr. Sunbury felt they should get the trailers, look at a new complex, and tear down the Annex building. Mr. Boyd checked with the surrounding municipalities for the square footage. Mr. Cramer added he spoke with two property owners, with one being interested in selling property to the Township. Mr. Barton thanked Mr. England, Mr. Boyd, and Mr. Cramer. He asked what the town would do with the existing building, sell, demo, etc. Mr. Moore agreed with trailers, with time being of the essence. Mr. Boyd advised that the employees must vacate town hall by January 13th. Public Works has put up temporary walls in the basement and they have a trailer for the basement records. The Land Development Board will need to be brought up to today’s information, as well as, Pinelands. Mr. Haines advised the Committee they can borrow up to $15 million, paying it back over 40 years. Ms. McGinnis agreed with the trailers; however, she did not want town hall torn down.

PUBLIC COMMENT

John Ervin, CS Energy questioned the procedural process for the solar ordinance. He asked if this would be first or second reading. Mr. Burns advised him it would be first reading at the next meeting. Mark LeMire, 32 Washington Way, asked to keep him posted regarding the Township property for Christmas events. Mr. LeMire asked about the upgrades to the bathrooms, which he was advised they will lose the grant. He suggested having offices upstairs and the meetings downstairs. If the building cannot be occupied, it cannot be sold.

Diane-Moule, 118 Carranza Road, stated there are almost five acres of water since 2019 regarding the solar (Ordinance 2021-10) property. She asked if there was any discussion with Atlantic City Electric regarding the solar.

Mark Hartman asked if the school could be used for town hall, to which Mayor Brown advised him it has been sold.

Frank Brooks, Moores Meadow Road, asked when Carranza Road would be paved. She asked what the salary increases were as she asked for specific salary increases and has not gotten a response. Ms. Brooks said the pit conditions have not been met and felt that further discussions should be held.

Stuart Brooks, Moores Meadow Road, had commented concerning that all five conditions at the pit were not met. Mr. Brooks said someone made a comment about the Sequoia School for a town hall. Being no further comment, Mayor Brown closed public comment.

COMMITTEE COMMENT

Mayor Brown state the school is under contract and an applicant is coming before the Land Development Board. Mr. Sunbury advised is is the Friends of Cyrus. Mayor Brown advised that the change to the two properties to resident will be put into the ordinance. Mr. Burns stated it will be first reading with amendments. Mayor Brown added that there will be public hearing on the second reading.
ADJOURNMENT

MOTION - Robert Sunbury made a motion to adjourn, seconded by Mr. Moore, and unanimously carried. The Committee workshop meeting adjourned at 9:40 p.m.