

The Regular Meeting of the Evesham Township Council was called to order by Mayor Randy Brown at 6:34PM. The meeting was held in the Meeting Room of the Evesham Township Municipal Complex at 984 Tuckerton Road, Marlton, NJ 08053.

Mayor Brown announced that the meeting was being held in accordance with the Open Public Meetings Act. Notice was sent to The Burlington County Times and The Courier Post, posted on the Township's electronic media, posted on the bulletin board, and sent to those who requested notification.

Flag Salute.

**ROLL CALL:** Present: DiEnna, Hackman, Zeuli, Brown  
Absent: D'Andrea

Also Present: Township Manager Czerniecki, Township Solicitor Gillespie, Deputy Township Managers, Township Engineer Tim Staszewski, Township Clerk Bergh, Acting Deputy Clerk Midgette

**PRESENTATIONS**

Township Manager Tom Czerniecki introduced members from the New Jersey Department of Transportation to discuss future Route 73 improvements. Representatives from the DOT examined the existing conditions of a section of Route 73 (Brick Road to Evesham Road) regarding heavy traffic congestion and corresponding safety concerns. The proposal for future improvements included constructing a third lane in particular areas and included roundabouts to decrease the amount of vehicle congestion.

Mayor Brown inquired as to the start of the project and as to the public's role in the design of the project.

A representative from the DOT responded that they anticipated construction to begin in at least five years, and that the public will get to make suggestions for the design of the new roadway.

**PROCLAMATIONS**

Captain Reinholt presented a proclamation for the 2017 Drive Sober or Get Pulled over campaign to reduce drunk driving incidents. In accordance, Mayor Brown discussed the Evesham Saves Lives program, which purpose is to prevent occurrences of the same.

Prior to preliminary public comment, Mayor Brown requested a motion to move Resolution No. 253-2017, 254-207, and 255-2017 to the Council Meeting of September 12, 2017.

On motion by Councilwoman Hackman, seconded by Councilman DiEnna, it was moved to move Resolution No. 253-2017, 254-207, and 255-2017 to the Council Meeting of September 12, 2017.

Recorded Vote: Aye: DiEnna, Hackman, Zeuli, Brown  
Nay: XXX  
Abstain: D'Andrea  
Absent: XXX

Motion Carried 4-0.

**PRELIMINARY PUBLIC COMMENT ON AGENDA ITEMS ONLY**

Rosemary Bernardi, 10 Halifax Court, voiced her opinion that the contract authorized by Resolution No. 266-2017 should not be awarded, as the appointee was involved with the litigation against the Evesham Township Board of Education.

**ORDINANCES - SECOND READING**

Ordinance No. 21-8-2017 - An Ordinance of the Township of Evesham, in the County of Burlington, New Jersey, Reappropriating Certain Monies from and Providing for Various Capital Improvements and Related Expenses in and for the Township and Appropriating \$205,000.00 Therefor

Township Manager Tom Czerniecki explained that the purpose of the above ordinance is to reallocate monies to allow for the purchase for a mini trash compactor to better assist residents whose homes are located on roads that are difficult to navigate with a standard trash truck.

Mayor Brown opened public hearing on the above ordinance.

There being no comments, Mayor Brown requested a motion to close public hearing on the same.

On motion by Councilwoman Hackman, seconded by Councilman DiEnna, it was moved to close public hearing on Ordinance No. 21-8-2017.

Recorded Vote: Aye: DiEnna, Hackman, Zeuli, Brown  
Nay: XXX  
Abstain: D'Andrea  
Absent: XXX

Motion Carried 4-0.

Mayor Brown called for a motion to adopt Ordinance No. 21-8-2017.

On motion by Councilwoman Hackman, seconded by Councilman DiEnna, it was moved to adopt Ordinance No. 21-8-2017.

Recorded Vote: Aye: DiEnna, Hackman, Zeuli, Brown  
Nay: XXX  
Abstain: D'Andrea  
Absent: XXX

Motion Carried 4-0.

**ORDINANCES - FIRST READING**

Ordinance No. 22-9-2017 - An Ordinance to Repeal and Replace Chapter 78 of Land Use Regulations

On motion by Councilwoman Hackman, seconded by Councilman DiEnna, it was moved to introduce Ordinance No. 22-9-2017.

Recorded Vote: Aye: DiEnna, Hackman, Zeuli, Brown  
Nay: XXX  
Abstain: D'Andrea  
Absent: XXX

Motion Carried 4-0.

Ordinance No. 23-9-2017 - An Ordinance of the Township of Evesham Amending Chapter 26 of the Code of the Township of Evesham Entitled "Police Department"

On motion by Councilwoman Hackman, seconded by Councilman DiEnna, it was moved to introduce Ordinance No. 22-9-2017.

Recorded Vote: Aye: DiEnna, Hackman, Zeuli, Brown  
Nay: XXX  
Abstain: D'Andrea  
Absent: XXX

Motion Carried 4-0.

**CONSENT AGENDA**

Resolution No. 256-2017 - Resolution Supporting the Drive Sober or Get Pulled Over 2017 Statewide Crackdown

Resolution No. 257-2017 - Authorizing the Expenditure of \$185,000 from the Affordable Housing Trust Fund for Two Affordable Housing Projects in Evesham Township in Accordance with the Approved Spending Plan

Resolution No. 258-2017 - Authorizing the New Jersey Housing and Mortgage Finance Agency to Resell an Affordable Housing Unit

Resolution No. 259-2017 - Resolution Approving the Township of Evesham Personnel Policy

Resolution No. 260-2017 - Resolution Amending Resolution No. 107-2015 Designating Master Redeveloper for Certain Lands Known as Block 4.09, Lots 11, 12 and Part of 13 in the Township of Evesham and Authorizing the Revisions to Redevelopment Documents for Construction of Facilities and Improvements on the Same

Resolution No. 261-2017 - Renewal of Contract - 2016 Leaf Disposal/Recycling with Transportation (Hauling), Department of Public Works

Resolution No. 262-2017 - Renewal of Contract - 2016 Container Services and Disposal for Grass and Brush for the Department of Public Works

Resolution No. 263-2017 - Renewal of Contract for the Purchase of Work Uniforms for the Department of Public Works

Resolution No. 264-2017 - Renewal of Contract - 2016 Container Services and Disposal for Concrete, Asphalt, Tires, Residential/Bulk Waste, and Treated Lumber for the Department of Public Works

Resolution No. 265-2017 - Renewal of Contract - 2016 Leaf Disposal/Recycling, Department of Public Works

Resolution No. 266-2017 - Resolution Ratifying Contract with Evesham Township Planning Board Solicitor

Resolution No. 267-2017 - Resolution Ratifying Contract with Evesham Township Planning Board Engineer

August 22, 2017  
Regular Meeting

Resolution No. 268-2017 - Resolution Ratifying Contract with Evesham Township Planning Board Alternate Engineer

Resolution No. 269-2017 - Resolution Ratifying Contract with Evesham Township Planning Board Traffic Engineer

Resolution No. 270-2017 - Resolution Ratifying Contract with Evesham Township Planning Board Environmental Scientist

Resolution No. 271-2017 - Resolution Ratifying Contract with Evesham Township Planning Board Conflict Attorney

Resolution No. 272-2017 - Resolution Ratifying Contract with Evesham Township Zoning Board Solicitor

Resolution No. 273-2017 - Resolution Ratifying Contract with Evesham Township Zoning Board Engineer

Resolution No. 274-2017 - Resolution Ratifying Contract with Evesham Township Zoning Board Traffic Engineer

Resolution No. 275-2017 - Resolution Ratifying Contract with Evesham Township Zoning Board Environmental Scientist

Resolution No. 276-2017 - Resolution Ratifying Contract with Evesham Township Zoning Board Conflict Attorney

Resolution No. 277-2017 - Resolution Ratifying Contract with Evesham Township Zoning Board Conflict Engineer

Resolution No. 278-2017 - Insertion of Special Items of Revenue in the Budget, Chapter 159, P.L. 1948 - 2017 Drive Sober Get Pulled Over Labor Day Crackdown - \$5,500

Resolution No. 279-2017 - Authorizing Sale of Surplus Property

Resolution No. 280-2017 - Resolution Authorizing Competitive Contracting for Procurement of Payroll Processing and Time and Attendance Software Services

Resolution No. 281-2017 - Authorization for Laserfiche Document Management System Maintenance - General Code, LLC

Resolution No. 282-2017 - Resolution Authorizing the Cancellation and Refund of Property Taxes, Block 32.05, Lot 5 - Totally Disabled Veteran

Resolution No. 283-2017 - Appointing Rebecca Andrews as Acting Deputy Clerk During the Scheduled Absence of the Municipal Clerk

Regarding Resolution No. 282-2017, Councilman DiEnna thanked the veteran for their service.

Regarding, Resolution No. 283-2017, Mayor Brown and Township Manager Tom Czerniecki announced the resignation of the current Acting Deputy Clerk and thanked her for her service.

Mayor Brown asked if there were any separations. There being no separations, Mayor Brown called for a motion to adopt the Consent Agenda Resolutions.

On motion by Councilwoman Hackman, seconded by Councilman DiEnna, it was moved to adopt the remainder of the Consent Agenda Resolutions and any listed motions.

Recorded Vote: Aye: DiEnna, Hackman, Zeuli, Brown  
Nay: XXX  
Abstain: XXX  
Absent: D'Andrea,

Motion Carried 4-0.

**PUBLIC COMMENTS**

Rosemary Bernardi, 10 Halifax Court, thanked Township staff for the completion of sidewalks on Willow Bend Road. In response, Township Manager Tom Czerniecki stated that...

Doris Cinkowski, 30 Cooper Avenue, a 70 year resident, expressed frustration at the rising levels of traffic throughout the area, particularly when it comes to redevelopment. Mayor Brown responded that the development of apartment complexes on Main Street will help encourage an increase in foot traffic. Ms. Cinkowski then questioned the future of the Marlton Tavern and Harvest House, as she fears they will be removed during redevelopment. Mayor Brown stated that there are no plans to remove the tavern, and in fact, the building has received permits for expansion. The Harvest House, he continued, will be moved forward in order to make room for redevelopment while preserving the historic building.

Mayor Brown discussed the positives of progress.

Ken Mills, 109 Meadow Lane, expressed his agreement with DOT plans to widen a certain section of 73. However, he noted his

concern that this project may increase cut-through traffic on Meadow Lane.

Marlene Pinelas, 34 Hanover Road, stated her concern over the development of an apartment complex on Evesboro-Medford Road and how the same will have a negative impact on traffic and parking in that area.

Fran Hahn, of 5 Jonquil Place, thanked Council for their guidance in planning a future for the Township, but like others, she is also concerned with vehicular traffic. Moreover, she requested that officers be present on Elmwood Road to help slow the speed of motor vehicles that are operated in excess of the speed limit. Mayor Brown noted her concerns and stated that he will pass on her suggestion to the Chief of Police.

Sharon Cinkowski, 30 Cooper Avenue, expressed her concern for the preservation of historic buildings on Main Street and how they will be affected by redevelopment. Mayor Brown stressed that the Township is not exercising eminent domain over these properties. Ms. Cinkowski then questioned the purpose of the construction of apartments, and the affordable housing aspect of the same. Mayor Brown responded that the redevelopment will increase the tax value of the properties, which in turn will bring greater revenue into the Township. Discussion then ensued on State demands of affordable housing on municipalities.

Marshall Ogan, 59 Weaver Court, discussed Main Street walkability and suggested that redevelopment on the same be viewed as a district. Mr. Hogan also noted that businesses on Main Street are supportive of the development of apartment complexes, as they will bring in more customers, and consequently, more revenue.

Township Manager Tom Czerniecki explained that in 2009, the Township received a grant to do a study regarding the future planning of Evesham. In this process, the public had the ability to contribute opinions and suggestions for the same. In regard to Main Street, Mr. Czerniecki noted that the area was designated in need of redevelopment in order for the Township to incentivize developers to produce higher quality products in the area. Moreover, Mr. Czerniecki noted his support of applying for a similar grant that would allow for public input specifically on the Main Street area.

Mayor Brown stated his willingness to offer short-term PILOT agreements to developers looking to invest in the downtown area of Main Street.

Betty Costello, 18 Evesham Avenue, questioned the amount of apartments that have already been added and the amount that are planned to be constructed in the future. Director of Community Development Nancy Jamanow responded accordingly.

Mayor Brown noted that as per redevelopment agreements, new apartment complexes cannot be built until the previous is at 75% capacity. This, inevitably, will slow the rate of the construction of the same, and may convince redevelopers to build commercial properties instead. Ms. Costello then questioned State affordable housing requirements. Mayor Brown briefly explained that the State demands that any redevelopment project must have a certain percentage of low income housing. Discussion ensued further. On a separate topic, Ms. Costello noted that the brick walkway in front of the Fire Station on Main Street is in need of repair.

#### **STAFF COMMENTS**

Mary Lou Bergh, Township Clerk, wished Acting Deputy Clerk Caitlin Midgette good luck in her future endeavors.

Township Manager Tom Czerniecki asked Council for a special meeting on September 19, 2017 at 4:00PM to adopt a resolution awarding a contract for the 2017 road improvements project.

Township Solicitor John Gillespie further explained the State affordable housing requirements and what they mean for future redevelopment in the Township. Mr. Gillespie, in response to traffic complaints made earlier during public comment, stated that all redevelopment plans include a traffic study.

On a separate topic, John Gillespie requested a motion to apply eminent domain proceedings on the Burger King in the Tri-Towne area to ensure fruition of the redevelopment plan. He stressed that the Township, in good faith, tried to negotiate with Burger King on the matter. Moreover, the eminent domain proceedings will not be funded by taxpayers - all costs will be paid for by the developer of the Tri-Towne project. Discussion ensued.

On motion by Councilwoman Hackman, seconded by Councilman DiEnna, it was moved to pursue eminent domain over the Burger King in the Tri-Towne area.



Recorded Vote: Aye: DiEnna, Hackman, Zeuli, Brown  
Nay: XXX  
Abstain: XXX  
Absent: D'Andrea,

Motion Carried 4-0.

**COUNCIL COMMENTS**

Councilman Zueli thanked the residents for attending the council meeting and for sharing their concerns with the council members.

Councilwoman Hackman thanked the Youth Advisory Committee for making goodie bags for first responders.

Councilman Dienna expressed the necessity of redevelopment, growth and revitalization for the township of Evesham.

Mayor Brown and Council thanked Caitlin for her hard work and dedication during her employment with the Township, and wished for her the very best in her new employment opportunity.

On motion by Councilwoman Hackman, seconded by Councilman DiEnna, it was moved to adjourn the meeting.

Recorded Vote: All Ayes.

Motion Carried 4-0.

Meeting adjourned at 8:07PM.

---

Mary Lou Bergh, Township Clerk

---

Randy Brown, Mayor

---

Caitlin Midgette, Acting Deputy Clerk

Submitted: September 13, 2017

Approved: \_\_\_\_\_