

**VOORHEES TOWNSHIP COMMITTEE
AGENDA FOR THE MEETING OF AUGUST 15, 2016
REGULAR MEETING 8:00 PM**

**FLAG SALUTE
ROLL CALL
SUNSHINE STATEMENT**

FIRST READING ON ORDINANCE
AN ORDINANCE AMENDING CHAPTER 113, ENTITLED GASOLINE STATIONS

FIRST READING ON ORDINANCE
ORDINANCE OF THE TOWNSHIP OF VOORHEES, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING, REVISING AND/OR SUPPLEMENTING CHAPTER 152 OF THE UNIFIED LAND DEVELOPMENT ORDINANCE, ENTITLED "ZONING DISTRICTS"

PUBLIC COMMENT FOR RESOLUTIONS ONLY

MOTION TO CLOSE
PUBLIC PORTION:
AYES:

SECONDED:
NAYS:

RESOLUTION NO. 179-16 SUPPORTING THE 2016 LABOR DAY HOLIDAY
CRACKDOWN – DRIVE SOBER OR GET PULLED OVER
STATEWIDE CRACKDOWN

RESOLUTION NO. 180-16 APPROVING A GRANT SUBMISSION AND EXECUTE
THE GRANT CONTRACT WITH THE NJ
DEPARTMENT OF TRANSPORTATION FOR THE
2015 HIGHWAY SAFETY PROGRAM
(\$10,639.68 FOR HIGHWAY SAFETY PROGRAMS)

RESOLUTION NO. 181-16 CONFIRMING THE SALE OF 620 BERLIN ROAD,
BLOCK 147; LOTS 3, 6 & 7

RESOLUTION NO. 182-16 RENEWAL OF 2016/2017 LIQUOR LICENSE FOR
MORI PROPERTIES, LLC

RESOLUTION NO. 183-16 AWARDED A BID FOR THE 2016 ROAD PROGRAM
TO LANDBERG CONSTRUCTION, LLC

RESOLUTION NO. 184-16 AUTHORIZING THE ACCEPTANCE OF A RESIGNATION

RESOLUTION NO. 185-16 ACCEPTING THE RETIREMENTS OF JOHN
FALKENSTEIN, STEPHEN MURRAY, AND CHARLES
TAYLOR

RESOLUTION NO. 186-16 APPOINTING STEPHEN BRANCO AS BUILDING
MAINTENANCE

RESOLUTION NO. 187-16 APPOINTING PAUL RUSTERUCCI AS CLERK
DRIVER

RESOLUTION NO. EXECUTIVE SESSION

COMMENTS FROM COMMITTEE
COMMENTS FROM THE PUBLIC

ADJOURNMENT

ORDINANCE NO.

**ORDINANCE OF THE TOWNSHIP OF VOORHEES, COUNTY OF CAMDEN,
AND STATE OF NEW JERSEY, AMENDING, REVISING AND/OR SUPPLEMENTING
CHAPTER 152 OF THE UNIFIED LAND DEVELOPMENT ORDINANCE, ENTITLED
"ZONING DISTRICTS"**

WHEREAS, Chapter 152 of the Voorhees Township Unified Land Development Ordinance (the "ULDO") establishes zoning districts and regulations governing the use of properties situated within the Township of Voorhees; and

WHEREAS, the Governing Body has determined that certain language as used in Section 152.132 of the ULDO is ambiguous and is subject to varying interpretations, including unintended and/or exclusionary interpretations relating to certain uses intended by the Governing Body to be permitted in the Town Center zoning district (the "TC Zone"); and

WHEREAS, the Governing Body desires to promote the stated purposes of the TC Zone to provide for balanced development of varied uses in order to encourage growth within the Township and satisfy increasing needs for goods, services and employment to support community life within the Township; and

WHEREAS, the Mayor and the Township Committee of the Township of Voorhees have deemed it in the best interest of the public health, safety and welfare to clarify said ambiguous language to ensure that future interpretation of the ULDO will continue to conform to the stated purposes of the zoning district and will reflect the Governing Body's intentions regarding certain zoning district standards; and

WHEREAS, pursuant to N.J.S.A. 40:55D-1, et seq., the Governing Body is authorized to enact and amend ordinances regulating the development of land within its municipal borders;

NOW THEREFORE, be it Ordained by the Mayor and the Township Committee of the Township of Voorhees, County of Camden, State of New Jersey as follows:

SECTION 1: Chapter 152 of the Unified Land Development Ordinances of the Voorhees Township Code, entitled "Zoning Districts," Section 150.132 entitled, "Permitted uses," Subsection (D) is hereby amended, revised and/or supplemented to read as follows:

§152.132 Permitted Uses.

- D. Showrooms for the sale of new automobiles, with or without related used car sales areas; or tire, battery, and/or automobile parts and accessory stores, service garages or gasoline filling stations, each of which may be independent of the other or may be operated together in any combination thereof.

SECTION 2: Except as set forth in Section 1 above, the balance of the Unified Land Development Ordinance, including the balance of Chapter 152 thereof, shall not be affected by this Ordinance.

SECTION 3: All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 4: If any subsection, paragraph subsection, clause or provision of this ordinance shall be judged by the Courts to be invalid, such adjudication shall apply only to that section, paragraph, subsection, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

SECTION 5: This Ordinance shall take effect upon passage and publication according to law.

RESOLUTION NO. 179-16

SUPPORTING THE 2016 LABOR DAY CRACKDOWN – DRIVE SOBER OR GET PULLED OVER STATEWIDE CRACKDOWN

WHEREAS, approximately one-third of all fatal traffic crashes in the United States involve drunk drivers; and

WHEREAS, impaired driving crashes cost the United States almost \$50 billion a year; and

WHEREAS, 27% of motor vehicle fatalities in New Jersey in 2013 were alcohol-related; and

WHEREAS, an enforcement crackdown is planned to combat impaired driving; and

WHEREAS, the summer season and the Labor Day holiday in particular are traditionally times of social gatherings which include alcohol; and

WHEREAS, the State of New Jersey, Division of Highway Traffic Safety, has asked law enforcement agencies throughout the state to participate in the Drive Sober or Get Pulled Over 2016 Statewide Crackdown; and

WHEREAS, the project will involve increased impaired driving enforcement from August 19 through September 5, 2016; and

WHEREAS, an increase in impaired driving enforcement and a reduction in impaired driving will save lives on our roadways;

NOW, THEREFORE BE IT RESOLVED that Voorhees Township declares its support for the Drive Sober or Get Pulled Over 2016 Statewide Crackdown from August 19 through September 5, 2016 and pledges to increase awareness of the dangers of drinking and driving.

DATED: AUGUST 15, 2016

MOVED:

AYES:

SECONDED:

NAYS:

APPROVED BY: _____
Michael Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee, at their meeting of August 15, 2016 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ.

Dee Ober, RMC

RESOLUTION NO. 180-16

**APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE
A GRANT CONTRACT WITH THE NJ DEPARTMENT OF TRANSPORTATION
FOR THE 2015 HIGHWAY TRAFFIC SAFETY PROJECT**

NOW, THEREFORE BE IT RESOLVED that the Voorhees Township Mayor and Township Committee formally approves the grant application for the above-stated project.

BE IT FURTHER RESOLVED that the Chief Financial Officer and Clerk are hereby authorized to submit an electronic grant application identified as **HSF-2015-Voorhees Township-00027** to the New Jersey Department of Transportation on behalf of Voorhees Township.

BE IT FURTHER RESOLVED that the Chief Financial Officer and Clerk are hereby authorized to sign the grant agreement on behalf of Voorhees Township and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

DATED: AUGUST 15, 2016

MOVED:

AYES:

SECONDED:

NAYS:

APPROVED BY: _____
Michael Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee, at their meeting of August 15, 2016 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ.

Dee Ober, RMC

RESOLUTION NO. 181-16

**RESOLUTION CONFIRMING THE SALE OF LANDS IN ACCORDANCE WITH
THE REQUIREMENTS OF THE LOCAL LANDS AND BUILDINGS LAW
FOR BLOCK 147, LOTS 3, 6 AND 7 AND RELATED ACCESS EASEMENT RECORDED ON
JULY 20, 1983, IN DEED BOOK 3907, PAGE 831 ALSO KNOWN AS 620 BERLIN ROAD,
VOORHEES, NEW JERSEY 08043**

WHEREAS, on October 13, 2015 (Resolution #193-15), the Township Committee of the Township of Voorhees approved a Resolution authorizing the advertisement of the sale of Block 147, Lots 3, 6 and 7 and related access easement recorded on July 20, 1983, in Deed Book 3907, Page 831, also known as 620 Berlin Road, Voorhees, New Jersey 08043; and

WHEREAS, an auction was conducted on July 28, 2016, wherein the minimum bid price was offered as follows: \$2,250,000.00 was bid by Moreland Development, LLC for the construction of a Royal Farms commercial development; and

WHEREAS, the Township Committee of the Township of Voorhees desires to confirm the sale to the successful bidder as follows:

<u>Location</u>	<u>Amount</u>	<u>Successful Bidder</u>
620 Berlin Road	\$2,250,000.00	Moreland Development, LLC

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Voorhees, County of Camden, State of New Jersey, that the sale of property located at Block 147, Lots 3, 6 and 7 and related access easement recorded on July 20, 1983, in Deed Book 3907, Page 831, also known as 620 Berlin Road, Voorhees, New Jersey 08043, is hereby confirmed and ratified.

BE IT FURTHER RESOLVED, that the Mayor and Township Committee hereby authorize the Township Solicitor to take all actions necessary to conclude the sale in accordance with The Local Lands and Buildings Law (N.J.S.A. 40A:12-1 et seq) the Local Lands and Buildings Law (N.J.S.A. 40A:12-1 *et seq.*) and authorizes the Mayor and/or Deputy Mayor to execute all legal documents necessary to conclude the subject transaction.

DATED: AUGUST 15, 2016

MOVED:

AYES:

SECONDED:

NAYS:

APPROVED BY: _____
Michael Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee, at their meeting of August 15, 2016 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ.

Dee Ober, RMC

RESOLUTION NO. 182-16

**RENEWAL OF 2016/2017 LIQUOR LICENSE FOR
MORI PROPERTIES**

WHEREAS, the following licensee has applied for a renewal of their Hotel/Motel Alcoholic Beverage License for 2016/2017; and

WHEREAS, the Township Clerk has not received any written objections to the renewal of the licenses; and

WHEREAS, the licensee has complied with the law, paid the necessary fees, and the tax clearance certificate has been received;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Voorhees, County of Camden and State of New Jersey, that the following license renewal be granted:

MORI HOSPITALITY, LLC

Voorhees Diner
320 Route 73
Voorhees, NJ 08043

License #0434-36-020-001 – Hotel/Motel only
Fee paid: \$2,500.00

DATED: AUGUST 15, 2016

MOVED:

AYES:

SECONDED:

NAYS:

APPROVED BY: _____
Michael Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee, at their meeting of August 15, 2016 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ.

Dee Ober, RMC

RESOLUTION NO. 183-16

**AWARDING A BID FOR THE 2016 ROAD PROGRAM TO
LANDBERG CONSTRUCTION, LLC**

WHEREAS, bids were received on August 11, 2016 for the **2016 VOORHEES TOWNSHIP ROAD PROGRAM**; and

WHEREAS, seven (8) bids were received as follows; and

Company	Base Bid	Alt #1	Total
Landberg Construction, LLC	\$1,083,652.50	\$27,950.00	\$1,111,602.50
A.E. Stone, Inc.	\$1,066,000.00	\$56,000.00	\$1,122,000.00
American Asphalt	\$1,123,872.50	\$25,750.00	\$1,149,622.50
Arawak	\$1,176,000.00	\$35,000.00	\$1,211,000.00
Lexa Concrete, LLC	\$1,179,930.00	\$36,375.00	\$1,216,305.00
Charles Marandino	\$1,253,240.00	\$35,250.00	\$1,288,490.00
R.E. Pierson Construction Co.	\$1,418,188.50	\$31,200.00	\$1,449,388.50
Gerald A. Barrett, LLC	\$1,927,007.32	\$35,000.00	\$1,962,007.32
<i>Engineer's Estimate</i>	<i>\$1,423,865.00</i>	<i>\$35,000.00</i>	<i>\$1,458,865.00</i>

WHEREAS, Landberg Construction, LLC submitted the low bid in the amount of \$1,111,602.50; and

WHEREAS, the bids have been reviewed and approved as to form and sufficiency by Township Engineer Environmental Resolutions Engineering, Inc. and Township Solicitor Howard Long;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Voorhees that the contract for the **2016 ROAD PROGRAM** be awarded to:

Landberg Construction, LLC
P.O. Box 280
Mays Landing, NJ 08330

MAY IT BE FURTHER RESOLVED, the above is condition of award; Due to the current shutdown of all New Jersey Department of Transportation (NJDOT) projects funded by the Transportation Trust Fund, no work can begin on Echelon Road until authorized by NJDOT, as per the Governor's executive order. The Echelon Road portion of the 2016 Voorhees Township Road Improvement Program is funded in part by a NJDOT FY 2016 Municipal Aid Grant.

DATED: AUGUST 15, 2016

MOVED:

AYES:

SECONDED:

NAYS:

APPROVED BY: _____
Michael Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee, at their meeting of August 15, 2016 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ.

Dee Ober, RMC

RESOLUTION NO. 184-16

AUTHORIZING THE ACCEPTANCE OF A RESIGNATION

WHEREAS, Carlos Garcia Lazar has tendered his resignation to the Township of Voorhees ("Voorhees" and/or "Township") in accordance with certain terms and conditions that are more fully set forth in the Resignation Agreement to be incorporated herein by reference.

WHEREAS, the Mayor and Township Committee desire to accept said resignation and approve the attached Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Township Committee of the Township of Voorhees does hereby accept the retirement of Carlos Garcia Lazar, authorizes the terms of the Retirement Agreement attached hereto and made a part hereof and authorizes the Chief of Police to take all actions necessary to facilitate same.

DATED: AUGUST 15, 2016

MOVED:

AYES:

SECONDED:

NAYS:

APPROVED BY: _____
Michael Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee, at their meeting of August 15, 2016 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ.

Dee Ober, RMC

RESOLUTION NO. 185-16

ACCEPTING RETIREMENTS

WHEREAS, the following employees of the Township of Voorhees have submitted for retirement:

RETIREMENT:

JOHN FALKENSTEIN	effective November 1, 2016
STEPHEN MURRAY	effective December 1, 2016
CHARLES TAYLOR	effective January 1, 2017

WHEREAS, the Mayor and Township Committee have determined that the retirement requests should be accepted as submitted;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Voorhees, County of Camden, State of New Jersey that the aforementioned retirements are accepted.

DATED: AUGUST 15, 2016

MOVED:

AYES:

SECONDED:

NAYS:

APPROVED BY: _____
Michael Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee, at their meeting of August 15, 2016 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ.

Dee Ober, RMC

RESOLUTION NO. 186-16

**APPOINTING STEPHEN BRANCO AS
BUILDING MAINTENANCE**

WHEREAS, there is a need for Building Maintenance in the Township of Voorhees; and

WHEREAS, Stephen Branco possesses the necessary qualifications and abilities to perform the duties of Building Maintenance;

WHEREAS, Administration has recommended that Stephen Branco be hired to the position of Building Maintenance in the Township of Voorhees;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Voorhees, County of Camden, State of New Jersey that **STEPHEN BRANCO** be appointed to the position of **BUILDING MAINTENANCE** in the Township of Voorhees effective August 29, 2016.

DATED: AUGUST 15, 2016

MOVED:

AYES:

SECONDED:

NAYS:

APPROVED BY: _____
Michael Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee, at their meeting of August 15, 2016 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ.

Dee Ober, RMC

RESOLUTION NO. 187-16

**APPOINTING PAUL RUSTERUCCI
AS CLERK DRIVER**

WHEREAS, there is a vacancy in the position of clerk driver in the Police Department of the Township of Voorhees; and

WHEREAS, Paul Rusterucci possesses the skills and knowledge to perform the duties of clerk driver;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Voorhees, County of Camden, State of New Jersey that **PAUL RUSTERUCCI** be appointed to the position of **CLERK DRIVER** in the Police Department of the Township of Voorhees effective August 15, 2016.

DATED: AUGUST 15, 2016

MOVED:

AYES:

SECONDED:

NAYS:

APPROVED BY: _____
Michael Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee, at their meeting of August 15, 2016 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ.

Dee Ober, RMC