

## CINNAMINSON TOWNSHIP COMMITTEE

**December 18, 2017**

The Regular Session Meeting of the Township Committee was called to order by Deputy Mayor Young at 6:30 p.m. in the Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077. Deputy Mayor Young announces that this meeting is being held in accordance with the "Open Public Meetings Act," P.L. 1975 c.231, having been noticed to the Burlington County Times and Courier Post on January 6, 2017.

In Attendance: Mr. Brauckmann, Mr. Evans, Mr. McCarthy, Mr. Young, Mayor Minniti Also present: Michael P. King, Administrator; Julia Edmondson, CFO; John Gillespie, Solicitor; Michael Minton, Economic Development Director

Mayor Minniti opens the meeting with the Pledge of Allegiance.

Reverend Doll blesses the badge of Police Officer Richard Deiss.

Mr. McCarthy gives bio of new Officer Richard Deiss.

Mayor Minniti swears in Police Officer Richard Deiss.

### **Liaison Reports**

#### **Health and Senior Services and Veteran's Affairs – Mr. Evans**

Good evening everyone. It's the fifth day of Hanukah. Happy Hanukah. Merry Christmas. For senior services I'd like to thank Mr. King and Officer Czarzasty. I think the final count was 156 for the senior Christmas dinner.

For veteran's affairs, if you are a military veteran who was honorably discharged and your spouse or civil partner is also eligible for an exemption, you are eligible for a \$3000 exemption on your income tax return. This is just a reminder.

Congratulations to the new officer. Not only is he an outstanding Cinnaminson resident but he is also a military intelligence specialist which is right up my alley.

Mr. Mayor that's all I have.

#### **Parks and Recreation – Mr. Brauckmann**

Thank you Mr. Mayor. Parks and Rec do not meet in the month of December so on behalf of that advisory, as the liaison, I just want to thank all of our commissioners, our presidents, parents, volunteers, coaches, assistant coaches, everyone that makes our sports organizations and recreational programs in town what they are. Your countless hours of volunteerism to our community is noted. I want to wish you all Merry Christmas, Happy New Year and to thank you for all your work.

That's all I have Mr. Mayor.

### **Public Works – Mr. Young**

Thank you Mr. Mayor and Good Evening to you All:

Our Public Works staff is completing the last monthly pass through the community on leaf collection. While our leaf collection is very close to being on schedule, it does create a minor problem for some of our residents in Zones 3 & 4, which is the third and fourth full week of the month. Since Christmas falls this 3rd week, and it is a short week, unfortunately, some leaf piles may still be in the street over this coming week. It is our goal, however, to have Zone 3, completed by Friday.

I would like to take a minute to recognize the efforts of our Public Works group in getting the Christmas Tree Lighting ready to go again this year. My personal thanks as it was all hands on deck and congratulations to all involved. Thank you.

We wish everyone a safe holiday season and a Happy New Year. I can assure you that our Public Works team will be on board in the event that the Old Man Winter decides to pay us any visits.

Mr. Mayor, this concludes my report. Thank you.

### **Administration and Finance – Mr. McCarthy**

Thank you Mr. Mayor. Just a sad note. Former Township employee Lillian Zamichielli passed away this Saturday. Lillian was 76 years old. She worked in the tax office assisting Sandy Root from 1997 until 2010 when she became ill. She also helped with issuing dog licenses. Lillian's services will be at Weber Funeral Home in Riverton on Wednesday evening and Thursday morning. On behalf of the Township we wish her family all the best. Please keep her and her family in your prayers.

That's all I have Mr. Mayor

### **Economic Development - None**

#### **Old Business**

**Public Hearing on Ordinance 2017-15** Amending Chapter 108 of the Code of Cinnaminson Entitled Salaries and Compensation "The Salary Ordinance". Mayor Minniti asks for any questions or comments from committee. Hearing none Mayor Minniti opens it for public comment. Hearing none he closes the public comment portion. Motion to adopt made by Mr. Young, seconded by Mr. McCarthy. Voice vote. All aye, no opposed. Ordinance is adopted.

**Public Hearing on Ordinance 2017-16** To amend Section 330-113 of the Code of The Township of Cinnaminson Relating to "Historic Sites" and the "Inventory of Historic Sites". Mayor Minniti asks if there are any comments or questions from committee. Mr. Young explains that this is to have the Cinnaminson Home removed from the list of historic sites. Mayor Minniti opens to the public for comment. Seeing no members of the public come forward Mayor Minniti closes the public comment portion. Motion to adopt made by Mr. Brauckmann, seconded by Mr. Young. Voice vote. All aye, no opposed. Ordinance is adopted.

Motion to add discussion of Appointment of Board Member for Cinnaminson Sewerage Authority to the agenda made by Mr. Young, seconded by Mr. McCarthy. Voice vote. Ayes – Mr. Evans, Mr. McCarthy, Mr. Young, Mayor Minniti. Nays – Mr. Brauckmann. Discussion is added to agenda.

#### **Appointment of Cinnaminson Sewerage Authority Board Member**

There were two candidates put forth at the last meeting, Pete Galosi and Frank Szymkowski. Mr. Young reviews what the position entails. This is an oversight on the day to day activities. He feels someone that is retired would be a better choice for the position. He feels Mr. Szymkowski would bring a lot of knowledge to the board but he works everyday so would be unavailable to go into the plant during business hours. There is a potential second opening at the beginning of the year which Mr. Young feels

Mr. Szymkowski would be a good candidate for. Mr. McCarthy concurs that he also spoke to Mr. Szymkowski and he would lean more towards a retired person. Mr. Brauckmann states that we are fortunate to have two qualified individuals. His objection is not in regard to them at all. He feels that the seat has been vacant since May and it would be his preference to wait until the new committee is in place to fill this position.

Motion to appoint Mr. Pete Galosi to complete unexpired term until 12/31/19 made by Mr. Young, seconded by Mr. McCarthy. Voice vote. Ayes – Mr. McCarthy, Mr. Young, Mayor Minniti. Nays – Mr. Brauckmann, Mr. Evans. Pete Galosi is appointed to Cinnaminson Sewerage Authority to complete the term vacated by John Mangan.

### **Public Comment on Consent Agenda Items Only**

Marie Birbeck, 2513 Chestnut Hill Drive – asks about Resolution 2017-155. Why are we having Remington & Vernick do the work vs. having Township Engineer do. Mr. Young explains that the scope of the project is too large.

### **Consent Agenda**

**Approval of Resolution 2017-153** Authorizing Third Addendum to Agreement of Sale with R & M Brothers, LLC

**Approval of Resolution 2017-154** Authorizing Amendment to Redevelopment Agreement and Replacement of Redeveloper for Siena Project

**Approval of Resolution 2017-155** Awarding a Proposal to Remington & Vernick Engineers for Design of the Fork Landing Road Reconstruction Project

Approval of Raffle Springville School PTO (03/16/18)

Approval of Raffle for Temple Sinai (03/04/18)

### **End of consent Agenda**

Motion to approve consent agenda made by Mr. Brauckmann, seconded by Mr. McCarthy. Voice vote. All aye, no opposed. Consent agenda is approved.

**Minutes** – Motion to approve minutes of Nov 20, 2017 made by Mr. McCarthy, seconded by Mr. Evans. Voice vote. All aye. Mayor Minniti abstains. Minutes are approved.

Motion to approve minutes of Dec 4, 2017 made by Mr. Brauckmann, seconded by Mr. Evans. Voice vote. All aye. Minutes are approved.

### **Bill List**

Motion to approve the bill list made by Mr. Young, seconded by Mr. Evans. Voice vote. All aye. Bill list is approved.

### **Public Comment**

Mayor Minniti opens the meeting to public comment.

Marie Birbeck, 2513 Chestnut Hill Dr. – Asks what the Fork Landing Road reconstruction project is. Mr. Young explains that it is for repaving from Lenola Road towards the bridge. Once this is complete the County will replace the bridge.

Hearing no further comment Mayor Minniti closes the public comment portion of the meeting.

### **Comments from Committee**

Mr. Brauckmann – I just want to wish everyone Merry Christmas, Happy Hanukah, whatever your religion is. Reorg will be Jan 2<sup>nd</sup> at 6:30 pm. I want to wish everyone a Happy New Year and Happy Holidays. Thank you Mr. Mayor.

Mr. McCarthy – I'd just like to thank Ben and Tony. This is your last public meeting, although we have the closeout meeting in a week or so. I'd like to thank you for your years of service, your dedication to the Township and your commitment to your positions throughout the years. I wish you both the best. I hope you enjoy the peace and quiet you are about to receive. And I know I can count on your support and expertise and I will continue to do that. I'd like to wish everyone Happy Holidays, Happy Hanukah, Merry Christmas and Happy New Year. Thank you.

Mr. Evans – I'd like to thank the members of this committee for their long service. Anyone who gets up and stands in front of the public eye for a long period of time, no matter how rocky, it takes a lot of guts to stand up and do what you think is right. I'd like to thank members of the Township of Cinnaminson because this last year has been quite rocky and I appreciate all of your input, all of the conversations and communications that I've had and the privilege and honor of serving and I look forward to next year.

Mr. Young –

- 2005: Began demolition of the motels on 130
- 2006: Approval & design of the Shoppes and surrounding roadway network. Original Merion demolished/New Merion started in Winter
- 2007: Redevelopment of the Motel sites – Approval for Siena Adult Housing Carl Letterie – on 09/30/07- retired as DPW Superintendent.
- 2008: Moved Dispatch to the County Emergency Management Center. Walmart received approval for their expansion project. Appeals were filed.
- 2009: Fred Turek – 02/06/09 –appointed Director, Public Works & Township Engineer
- 2010: Planning Board Approval and facelift for the Mainline Shopping Center.
- 2011: Minniti/Young re-elected to Committee.
- 2012: Sewer Authority Employees Arrested for Theft. Situation came to light via a conversation with a Commissioner and employee about a missing backhoe. The commissioner brought the problem to me and after discussion with the Chairman, we directed it to the prosecutor's office. They referred it back to CPD who then did the investigation and participated in the arrests.
- 2013: Public Works Personnel – Potential Unfair Labor Practice w/NLRB. Began Investigation.
- 2014: Fred Turek – 06/10/14 – Resigned from Public Works and Township Engineer positions. Minniti/Young re-elected to Committee
- 2015: Parks & Rec Ordinance adopted.
- 2016: Township Purchased the Azelea Farm, in Foreclosure, from TD Bank
- 2017: Township enters into Agreement w/Lidl for development on GSI/Friendly site. Internal Investigation Authorized by Committee (Unanimous) Investigative Report to Committee/Special Counsel Summary/Referral to Prosecutor & DCA

I would like to take a few moments to review the past 12 years that I've served on this Committee. There have been a great number of high points and also a few low points in this time. There have also been a number of changes that give me pause for those going forward.

On my arrival in 2006, the change to Rte. 130 was just beginning. Late in 2005, Mayor Donnelly put the bucket of the track hoe through the roof of the first motel, signifying the beginning of the renewal that was to occur in town. It was during this time that Tony Minniti and I had gotten to know each other and with our common interest in development and my experience in Construction that we began to become a tag team that could support the joint efforts needed to keep things moving forward. -

During 2006, we began design for the new road system and approved the design of the project "the Shoppes" to replace the Mini-Mall. The work on both of these projects continued into 2008, when the new road system was in place and the Shoppes w/Shoprite were open for business.

During 2006, the old Merion was demolished and the new Merion was constructed. This was also a project of redevelopment that changed their portion of Rte. 130. There continued success can be seen with their continued tweaking with additional features to enhance the Merion experience.

In 2007, we entered into a redevelopment agreement with JS Hovnanian, for the remainder of the motel sites along with some other parcels for the development of an Adult, over 55, senior complex which you know today as Siena. With this action, Committee accomplished a major part of their goal to replace what had become to be known as "Motel Row". This project has become drawn out due to economic conditions and changes in buying habits of seniors. New ownership is currently being finalized and construction is projected to begin in the coming spring and is to be completely done within the year.

Not all things can be accomplished quickly. In a similar situation, in 2008, PB gave approval to the expansion of the Walmart which is only now under construction. The delay has been the result of a number of appeals which were ultimately found to be without merit and the project has received the green light and is scheduled to be completed in the spring of 2018.

Here's another long term effort. We've been working on the redevelopment of the Cinnaminson Home since I've been on Committee. We worked it with two different developers, but have maintained the same general overall development plan for 54 units of Senior Affordable Housing. We first worked with Lutheran Ministries and more recently with Mend on the project. We passed a resolution on tonight's agenda which clears one of the remaining hurdles to getting this project started.

We've been fortunate to have all but one of the land parcels from Union Landing to Taylors Lane proceed through redevelopment with all but the proposed Wawa site developed with new businesses now operating in our community.

In early 2015, a subcommittee consisting of Township Committee members and Sewer Authority members worked in tandem and developed a strategy for extending Public Sewer up Taylors Lane to Surrey Lane, which solved a number of long term issues with septic systems that current parties along this stretch of Taylor's lane and Surrey Lane had been enduring. This was accomplished with low cost funding available from the New Jersey Infrastructure Trust fund. I mentioned earlier that not all things happen quickly. This is a project that I've worked on virtually since I was elected to Committee. This is a really big deal for this end of Cinnaminson and for current as well as potential future growth in our tax base. My thanks to the CSA Commissioners who had the foresight to see the value in supporting this endeavor.

We continue to work on the redevelopment of the land parcel that includes the GSI, Friendly's and the Azalea Farm. This area has languished behind other parts of Cinnaminson because we were not able to develop a cohesive plan for development. In 2016, we were able to purchase the Azalea Farm from TD bank who held it in foreclosure. When we first began negotiations in 2014, the land value was 50% higher than the final number that became the purchase price. When Lidl showed serious interest in the corner site in front of the GSI, the Committee committed to creating a funding mechanism that allowed us to move forward with gaining control of the property and enable us to have serious negotiation and ultimately complete an agreement with the prospect. We also have an agreement with GSI to purchase the motel site cleared of structures, which makes the deal even more attractive.

All of these projects have changed the face of Cinnaminson. In my opinion, changed for the better. I'm proud to have had a small part in making all of this happen. There are still a great deal of loose ends to be handled and I can only hope that the new team will continue to make the necessary decisions. We have a great team in place with Mike and Mike Minton. They have an understanding of some of the history of this so they are important and key to this continued activity.

The Public Works Department was the main reason that I was originally recruited to run for Township Committee. There were a number of areas within the department that needed attention and re-definition. Putting it politely, the management structure was very loose. This was a serious part of the early discussions that occurred between myself and our Superintendent.

In 2007, Carl Letterie retired as Public Works Superintendent. We did some internal interviews and found we did not have the right personnel for the job. We retained a consultant, and after a number of external interviews, it was determined that we were not able to find the right people outside of our organization as well. During the interim, I continued to provide direct oversight to DPW operations.

In 2010, on suggestion from a number of Committee members, we interviewed and hired Fred Turek as our Public Works Superintendent and Township Engineer. Fred continued in both of these positions until mid, 2014.

After Fred resigned from DPW, the administration did early interviews w/o any success. There were two rounds of interviews w/o any viable results. These interviews were done with DPW staff along with our township administrator and H/R administration. It was at the end of 2015 that I submitted my application for the position. The rest of that has been reviewed ad nauseum so it will not be covered here.

There are a few low points that also occurred during my tenure on Committee.

2012: Sewer Authority Employees Arrested for Theft. Situation came to light via a conversation with a Commissioner and employee about a missing backhoe. The commissioner brought the problem to me and after discussion with the Chairman, we directed it to the prosecutor's office. They referred it back to CPD who then did the investigation and participated in the arrests.

2013: Public Works Personnel – Potential Unfair Labor Practice w/NLRB. Began Investigation. Culminated in department head resignation in 2014.

2017: The investigation of a sitting Committeeperson and the ensuing reports.

Between 2006 and 2009, this township committee was an absolute team effort. Everyone was involved and everyone pitched in where there was any help needed or something needed to be covered. Very few, if any, major events occurred where the majority of Committee would be in attendance and be involved. We worked with each other on events, zoning and planning boards, sub-committees, and any other things that might arise. We encountered some difficult decisions but talked them through and that made the hard votes. We argued and there were a lot of 3-2 votes, but afterward we were still one team. We were chastised but we stood united.

We have now evolved into individual positions. If there is an event that falls under a Committeepersons responsibility and they will not be available, the event is bypassed and cancelled. –When these events do occur and they are not in the area where a Committee person has responsibility, the Committeeperson most likely will not be in attendance. I know for a fact because I'm old school where I feel it is my elected responsibility to show up regardless of whose event it may be. Too many Committee persons complain that the position is too time-consuming and they aren't going to give the necessary time.

Over these years, we have had some good people that we have lost from our administrative staff. Gerry Seneski, Frank Locantore, Ed Schaefer, and Noel Amrusko. All of these persons were lost due to Committee persons exerting undue influence over their positions and literally driving them off the staff. Everyone should understand that Committee has only 2 direct reports, Twp administrator and Twp. Clerk. Everyone else reports through the Administrator. Direct contact from a Committee member only creates confusion on the part of the employee. We have a great administrative staff in this building and it deserves to be left alone to do its job. There are many persons who cover the role as deputy in another department or even serves in a dual role such as Mickey or Julie, which allows for us to operate as lean as we do.

I leave you with these concerns. As of December 31st, both Tony and I will be leaving Committee. While some of you may be celebrating, be reminded that there is 40 years of experience leaving w/us. John McCarthy has requested to not be reappointed to the Planning Board. That leaves a new committee with absolutely zero experience of ever serving on any decision body in this township. Zero experience with Economic Development, Zoning Board, Planning Board, or even Emergency Management.

I want to thank all of you who have supported me over the years and have willingly stepped up whenever we needed something done by volunteers in the community. As I've always said, without the volunteers that are the backbone of this community, we could never succeed.

As always, I must thank my wife, who afforded me this opportunity to serve my community, not just here but in the 12 years that I served as Fire Commissioner as well. Many a late dinner has occurred and she along with my children have made the sacrifices to make this possible. Thank you all and Merry Christmas to everyone.

Mayor Minniti – For those who might have been looking forward to a lengthy, eloquent final address this evening, I will apologize in advance for disappointing you. Though I'm certain most will appreciate my newfound fondness of brevity anyway.

Honestly, there aren't enough words and certainly not enough time to summarize the last 16 years. I don't want to risk offending anyone I don't acknowledge, or make one of the many milestones our town has reached seem less important than others through lack of mention here tonight.

I do want to say that I have been blessed; blessed with a family that understood my passion for serving our town and who accepted the all too often occasions when they had to come second. To all of them I say thank you, but to my wife Rose, and my now 10-year-old triplets John, Christian, & Claire (who, ironically were born on an Election day), I look forward to a new life where I get to put supporting you in the pursuit of your dreams and passions as my top priority, as you've done for me. What was once all about me is now and will always be, all about you.

Finally, to my beloved Cinnaminson; I never saw anything in you but good. I had an un wavering belief in your potential for greatness, even when most were saying Cinnaminson's best days were in the past. If I accomplished anything these last 16 years, I hope that I helped you see the Cinnaminson that I did. When I look around our town today and see the activism, passion, and involvement of so many in every aspect of our community? I know our best days continue to lie ahead and that brings me more joy than I can even describe.

Thank you for choosing me to represent you for so many years. I did my best to keep every promise I made, including my very first one; That I belonged only to you, would serve only you, and when you felt I had taken our town as far as I could, I would step aside and never be anything but thankful for the opportunity you gave me. When I sat at this dais for the first time in March 2002, I can honestly say that I never dreamed I would still be up here to say these words in the closing days of 2017. So it's time for me to keep my final promise to you. Thank you, Cinnaminson. I hope that in my service, I have been able to give something back to the community that's given so much to me.

Motion to adjourn made by Mr. Evans, seconded by Mr. Brauckmann. Voice vote. All aye, no opposed. Meeting is adjourned.

7:12 pm

Duly passed and adopted:

Respectfully submitted

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Lisa A. Passione, RMC  
Municipal Clerk