

Mr. Lange spoke that we have identified properties that were involved which was the dedication of potential right-of-way prior to farmland acquisition, which would foreclose the opportunity of the Township to widen or otherwise take property associated with any public needs.

Mr. Morris reported on reviewing the properties of the Farmland Applications:

- **Cramer Farm/Old Indian Mills Road**
- **Simons Berry Farm**
- **Thompson/Peach Farm**
- **Thompson/Goose Pond Farm**
- **Thompson/Birches Farm**

ENGINEER REPORT

Mr. Frank reported on finalizing the Patty Bowker Park CDBG projects and spoke that it will be ready for bleachers as soon as the concrete is cured properly. There will be asphalt paved on the trail this week.

The current projects that are out for bid are the 2013 Local Road Program for construction to pave the following roads: Flyatt Road (Old Indian Mills Road to Route 206), Flyatt Road (Route 206 to Township Line), and Patty Bowker Road (New Road to Chatsworth Road). The other project is for the 2013 NJ Municipal Aid Program (Medford Lakes Road to 206 Oak Shade Road). The bid opening is August 21, 2013.

- Mr. Cramer returned to the platform for discussion.

New Road Bread and Cheese Culvert Replacement – Mr. Morris spoke about trying to get this project completed in the summer before school starts. Because of the production and process, the schedule will not be met. At this point, Mr. Morris spoke of a schedule to shut down New Road, starting Monday, September 23rd to 30th. Culvert installation will end by Friday, October 4th. Backfilling and grading will be Wednesday, October 9th. Complete final paving by October 10th; guide rail installation will be Friday, October 11th, and final cleanup and striping to open the road at least by October 14th.

Mr. Franzen reported on the eight minute detour and the ultimate impact of the road closure. It is not as great as one would think; it is more of a scenic route.

Ordinance

SECOND READING: ORDINANCE 2013-6: AN ORDINANCE OF THE TOWNSHIP OF TABERNAACLE AUTHORIZING THE ACQUISITION OF POWER AMBULANCE STRETCHERS, AND RELATED ITEMS FOR THE TOWNSHIP OF TABERNAACLE; APPROPRIATING \$132,000 FROM GENERAL CAPITAL FUND.

BE IT ORDAINED, by the Township Committee of the Township of Tabernacle, County of Burlington, State of New Jersey, (not less than two thirds, of the full membership thereof affirmatively concurring), as follows:

SECTION 1: Improvements

The following improvement, together with all appurtenances, work and materials necessary or incidental thereto, are hereby authorized as a general improvement to be made by the Township of Tabernacle ("Township")

1. Acquisition 3 power ambulance stretchers with power load cot fastening systems.

SECTION 2: Appropriation

(a) The estimated cost to be paid by the Township for the improvements authorized and approved in Section 1 hereof ("Improvements") is **\$132,000**.

(b) The improvement is not a current expense and is an improvement which the Township may lawfully make as general improvements.

(c) For the financing of the aggregate costs of said improvements and the financing thereof, there is hereby appropriated the sum of **\$132,000** from General Capital Surplus.

Mr. Yates raised a question to Chief Jackson on the height of the stretcher when it is down and putting that patient onto the stretcher. Mr. Yates spoke of moving a patient from the floor to the stretcher and the possibility of hurting your back.

Mr. Lange spoke about the bid award statutory provisions applying for 60 days from date of bid opening to accept or reject bids. Bids were opened on July 11th. The Governing Body will have until September 9th workshop meeting for action. Mr. Lange expressed that as long as the Governing Body takes action within sixty days for execution of the contract, the bid amounts would still apply.

- **Motion made to table** made by Mr. Yates, seconded by Mr. Barton.

Roll Call: Ayes: Barton, Brown, Yates, Lee Nays: Franzen,

RESOLUTION 2013-114

TABERNAACLE TOWNSHIP FINAL APPROVAL OF FARMLAND APPLICATION(S)

WHEREAS, the Township of Tabernacle is committed to preserving, to the extent possible, farmland within the Township for the benefit of the citizens of the Township of Tabernacle as well as the County of Burlington and for the State of New Jersey; and

WHEREAS, the Burlington County Agriculture Development Board is proceeding with the preservation of the following farms:

- Cramer Farm – Block 902, Lot 6 (45 acres)
- Simons Berry Farm – Block 2001, Lots 14, 15, 17, 18 & 19 and Block 2002, Lots 6 & 7 (266 acres)
- Thompson – Peach Farm – Block 702, Lots 4 & 6 (162 acres in Tabernacle)
Thompson – Goose Pond Farm – Block 1601, Lot 4.01 (60 acres)
- Thompson – Birches Farm – (Block 2105, Lot 5 (112 acres)

Through the Farmland Preservation Easement Purchase Program; and

WHEREAS, the County requests that the Township recognize that the instance, the 20% municipal cost share is not required; and

WHEREAS, it is in the best interests of the citizens of the Township of Tabernacle to give final approval on the County's acquisition of development easements for the above farms through the Farmland Preservation Easement Purchase Program.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Tabernacle, County of Burlington, and State of New Jersey that they grant final approval for the acquisition of development easements on the aforementioned properties through the Burlington County Farmland Preservation Program.

- On a Motion made by Ms. Brown, seconded by Mr. Barton, Resolution 2013-114 was offered for adoption. Carried.

Roll Call: Barton, Brown, Franzen, Yates, Lee Ayes: 5 Nays: 0

REPORT OF THE TOWNSHIP ADMINISTRATOR

Mr. Cramer questioned if there was a need for a motion on the drainage resolution, although he played no role in part of the discussion with respect to the Township Committee's consideration.

Mr. Cramer reported on concerns about the condition of Township buildings and their usage. After meeting with the staff a few weeks ago to gather concerns a priority list was developed. We started to address issues in a more concentrated effort regarding cleaning of Town Hall making it a weekly event. Heavy cleaning was done to the window blinds; however, the windows are not in the best condition to be cleaned. A meeting was held with the Construction Official, Bob Perri, for an inspection of the cellar of the heating system and outside structure foundation. The building was also toured with the Architect of Record, Scott England for review of the condition. The heater system, ceilings and duct work in the annex and town hall buildings were also discussed. Approximately fifteen years ago was the last time duct cleaning was done in all the buildings. The north side of the building has green mold that needs pressure washing and treating. The Public Works staff is working on landscaping around the buildings and will plant appropriate size shrubbery which will eliminate the cause of stock piling in the window areas. A contractor was in for a quote for repairs to the Annex building. A number of years ago the

chimney was removed because of the condition at which a double wall steel chimney was erected. The roof line work needs to be addressed to divert the water from running off the roof and running down along the wall, eventually pulling up against the building. There a need for painting or vinyl siding some of the porch area at the Annex, especially around the gutter areas where it is becoming an issue. The Judge's chamber was looked at where there is a water leak at which we treated ceiling tiles with antibacterial. We did talk to the contractor about redoing the shed roof on the salt barn. A painting contractor will need to give us pricing on painting the doors at both buildings (cranberry in color). The discussion held with Scott England concerning possible different layouts for the meeting/court room, which will be on hold until direction is received from the Township Committee about building use.

REPORT OF THE TOWNSHIP SOLICITOR

Mr. Lange spoke about an issue raised by two adjoining property owners that have opposite views regarding the right of way along Lenape Trail. Mr. Lange reminded the Township Committee of the unimproved paper street, never been approved or addressed, or maintained. It was put on a plan that was filed with Burlington County pursuant to a subdivision approval long ago. The Township has never done anything nor had a need to, which means it is a publicly dedicated right of way or paper street of Township property. Mr. Hanley requests the Township consider vacating its right-of-way. Mr. Lange spoke about the Township Committee's option of placing the center line. It would be the new property line of the paper street and would then be the new property line between the adjoining property owners, Mr. Hanley and The Prices. The township would have no further interest or rights to the property. The second option would be to sell or offer for sale the public property which is now the paper street, which would create some competing interest between the two property owners. It is believed that it would not be worth a whole lot because of it being unimproved contiguous property to developed lots. The third option would be to do nothing and decline their request to take any action. Mr. Price is opposed to the Township vacating the right-of-way because drawing the line in the center of the right-of-way would hamper his access to the rear of his farm.

Mr. Yates spoke that both residents are encroaching on Township property and expressed concern over the Township's liability.

Solicitor having the Administrator communicate to the property owners that the Township has no use for the property, as it appears. He does not believe the Township should involve themselves with what should be done and how it should be used among the adjoining property owners. It may be appropriate for the Township Committee to do nothing until you reach a point where the adjoining property owners feel that they are in agreement as to what will be done upon a public vacation of the road. Invite them to solve their own problem and negotiate between themselves in advance a cross access easement and/or a public vacating of the paper street.

REPORT OF THE TOWNSHIP COMMITTEE

Mr. Barton reported on a fire truck for sale from Moorestown Township as an option and apologized as he clarified some things as he did not want to misrepresent the year and model of the truck. Since then, Fire Commissioner Jules Krause provided the spec of the truck and work involved for the rebuilt engine along with pictures. It would be nice to have a truck in the EMS building to improve service to the residents on that side of town. At a meeting scheduled on August 7th, Fire Commissioner Jules Krause, Fire Chief Dave Smith, Fireman Adam Zebrowski, Douglas Cramer, Kim Brown and Mr. Barton met with Moorestown District Administrator Fireman, their chairman and mechanic. We took a ride in the truck in the Township of Moorestown. As a result of that, Moorestown made available to us any information we requested. Jules Krause had access to all the records that Moorestown has and prepared a report. The report would be presented to the Tabernacle Board of Fire Commissioners at their Thursday meeting.

Mr. Barton spoke about a new commanding officer at the Red Lion State Police Barracks and suggests sending a formal invitation to the new lieutenant to come to a meeting. Lieutenant Steven A. Saai has been transferred back to the Hamilton headquarters.

Mayor Lee appointed Rick Franzen, Joe Barton, Bob Perri, Doug Cramer as the sub-committee to look at our physical plan for our buildings and grounds. It was noted that Committeeman Franzen, when he was Mayor, had taken the initiative to look at our Township property buildings and plan for usages.

PUBLIC COMMENT

Nancy Freeman, 23 Washington Way, spoke of being unclear who would insure the fire truck if the Township decides to purchase the fire truck, the fire district or the Township. In addition, questioned the responsible party who would equip and maintain the fire truck.

Linda Jagelia, The Central Record, questioned the status on the rental property ordinance.

Mr. Lange spoke that it is in review with Mr. Perri's office.

Sean Vena, 27 Wicklow Drive, spoke about sign posting dates for the road closures for the upcoming road program and questioned if there is any possibility for emergency use only.

The Township Engineer responds, NO, because of the narrowness of the road and it would not be conducive for the project or safety of the roadway.

Closed to the public.

There was no new business before the Township Committee.

ADJOURNMENT.

Seeing no further business before the Committee, motion made by Ms. Brown, seconded by Mr. Yates the meeting was adjourned at 9:14 P.M. *Carried.*

Roll Call: Barton, Brown, Franzen, Yates, Lee

Ayes: 5

Nays: 0

Respectfully,

La Shawn R. Barber, RMC/CMR
Township Clerk

Approved: 9/23/2013