



Someone from the audience – There are 3 short term rentals in the Township.

Mr. McBride – We purchased in 2012 and spent many hours fixing up the property. We love this place and that is why we invested in the place. This is a small rental, no parties. We feel that we are being targeted with this short term ordinance. We are asking again to come to middle ground on this issue, maybe licensing the short term rentals. We will fight this issue and it will cost the Township as well as us money.

Terese Krout = River Road, Lower Bank – I love my town. I did exactly what I needed to do with the proper procedures. I don't want short-term rental in our Township. We need these laws to protect our property. We don't need transits in our town.

Charlene Lee – River Road, Lower Bank – I support Terese's statement. We have many speeders within the township. We don't need this short-term rental.

Tim Michel – River Road, Lower Bank – The Master Plan doesn't support short-term rentals. Short term rental need to be looked at and I agree with this. I don't think my neighbors would appreciate me turning my rentals into short term rentals. I would encourage the Committee to approve this ordinance.

Barbara Cavileer – River Road, Lower Bank – I encourage a middle ground and have a special meeting with only this item be on the agenda and look at Mullica's ordinance. Wading Pines has 16 short-term rentals and this impacts the ambulance.

Gail Cavileer – River Road, Lower Bank – I'm a neighbor of the McBride's, there hasn't been any problems, you should go the middle ground. Campground are no difference than the short-term rentals. They have 2 buildings on their property and I know of other properties that have the same issue as the McBride's.

Susan Laws-Mobilio – Henderson Avenue – What caused this to be brought up? I'm not understanding why we need this; I'm concerned about being able to stay in my house. I have rented my house out in the past. You have to involve us with this decision, do not pass this tonight.

Karen Melita – River Road, Lower Bank – We have a lot of traffic; we take care of ourselves. We have to show respect for our residents, and there should be inspections for all rentals.

Madeline Lee – Henderson Avenue – I oppose the short term rentals.

Brendan McBride - River Road, Lower Bank – We are completely open to regulations, but middle ground is needed. I've gotten all approvals needed.

Terese Krout – Even the small building?

Mr. McBride – Yes and I have told the Township that we are going back to the Planning Board for approval for the smaller building.

Barry Cavileer – River Road, Lower Bank – Mayor of Mullica said it was working well for them, maybe it should be looked into.

Terese Krout – I don't have a problem with you, but I think it needs more than 30 days.

Ashley Davis – Henderson Avenue – We have a lovely town, but we don't need short term rentals,

Deputy Mayor James – We worked very hard on this ordinance and it's not an attack on you and there are 3 AirBnB's that we were not aware of.

Mayor Gadd closed the public portion.

Motion made by Deputy Mayor James, seconded by Committeeman Lewis the above Ordinance was adopted:

Roll Call: Lewis, James, Gadd                      Ayes: 3                      Nays: 0

**Ordinance # 2024-05 – Amending Chapter 275 – Land Development-Water Management**

Mayor Gadd opened the meeting for public comment on the above ordinance.

Engineer Dixon explained the ordinance.

Barbara Cavileer – River Road, Lower Bank – How does this effect the residents?

Engineer Dixon – Very little on a residential property.

Deputy Mayor James – This ordinance is State mandated.

There were no public comments and the Mayor Gadd closed the public portion.

Motion made by Committeeman Lewis, seconded by Deputy Mayor James the above Ordinance was adopted:

Roll Call: Lewis, James, Gadd                      Ayes: 3                      Nays: 0

**Ordinance # 2024-06 – Amending Chapter 207 – Stormwater Control**

Mayor Gadd opened the meeting for public comment on the above ordinance.

Engineer Dixon explained the ordinance and that it is State mandated for major development and it may effect private property.

Michael Peranteau – Charles Avenue - Will it change any existing property?

Engineer Dixon – The Township will need to do a plan and only runoff on new development

There were no public comments and the Mayor Gadd closed the public portion.

Motion made by Deputy Mayor James, seconded by Committeeman Lewis the above Ordinance was adopted:

Roll Call: Lewis, James, Gadd                      Ayes: 3                      Nays: 0

**Ordinance # 2024-07 – Property Tax Relief/Chapter 424, Article III**

Mayor Gadd opened the meeting for public comment on the above ordinance.

Mayor Gadd explained the ordinance to the public.

There were no public comments and the Mayor Gadd closed the public portion.

Motion made by Committeeman Lewis, seconded by Deputy Mayor James the above Ordinance was adopted:

Roll Call: Lewis, James, Gadd                      Ayes: 3                      Nays: 0

Mayor Gadd stated that Mullica may have an ordinance and I know not everyone in Mullica is happy with the ordinance. We are not picking on anyone; we have to protect the majority of the people of the Township.

## **RESOLUTIONS**

Resolution #2024-38 – Appointment of Planning/Zoning Board Secretary-Margaret Steeb

Motion made by Deputy Mayor James, seconded by Committeeman Leeds the above Resolution was approved:

Roll Call: Lewis, James, Gadd                      Ayes: 3                      Nays: 0

Resolution #2024-39 – Accepting 2023 Audit

Motion made by Committeeman Lewis, seconded by Deputy Mayor James the above Resolution was approved:

Roll Call: Lewis, James, Gadd                      Ayes: 3                      Nays: 0

Resolution #2024-40 – Renewal of Liquor License – Scoot’s Liquors, II, LLC

Motion made by Deputy Mayor James, seconded by Committeeman Lewis the above Resolution was approved:

Roll Call: Lewis, James, Gadd                      Ayes: 3                      Nays: 0

Resolution #2024-41 – Renewal of Liquor License – Reagan & Reagan/Lower Bank Tavern

Motion made by Committeeman Lewis, seconded by Deputy Mayor James the above Resolution was approved:

Roll Call: Lewis, James, Gadd                      Ayes: 3                      Nays: 0

Resolution #2024-42 – 2024 Salary Resolution

Motion made by Deputy Mayor James, seconded by Committeeman Lewis the above Resolution was approved:

Roll Call: Lewis, James, Gadd                      Ayes: 3                      Nays: 0

## **PAYMENT OF BILLS**

Motion made by Committeeman Lewis, seconded by Deputy Mayor James the above Resolution was approved:

Roll Call: Lewis, James, Gadd                      Ayes: 3                      Nays: 0

## **REPORTS**

- a) **Engineer** – Working on the bid for the Godfreys Bridge Road and working on the safety map concerns with the County,
- b) **Solicitor** – Nothing to add
- c) **Township Clerk** – Day to Day operations of the Office; getting ready for and having the Primary Election
- d) **CFO** – Nothing to add

e) **Code Enforcement** – Nothing to add

f) **OEM** – Nothing to add

g) **Township Committee** –

**Committeeman Lewis** – Public Works Report – Several High wind conditions & checking of roads; gravel Smith Lane, Bells Lane & Lance Run Road; Remove large pine trees on Bulltown Road & Lake Oswego Road; pushed back trees & Limbs on Bulltown Road for grass cutting; picked up roadside trash..

**Deputy Mayor James** – Working on various ordinances.

**Mayor Gadd** – Thank you Karen for working on the Primary Election. Trying to get information from the State on the Senior Freeze and getting the figures for the tax credit. Talking with the AC Electric on the street lights are Route 563 and Lovers Lane; I'll be having a meeting on Thursday with the Burlington County Sheriffs Office to work on a plan for this year. The State Police went to Wading Pines for many calls on Memorial Day.

**PUBLIC COMMENT** (Please state your name & address for the record)

Mayor Gadd opened the meeting for Public Comments.

Mike Peranteau, Charles Avenue – The trees on Old Church Road are getting into the wires.

Deputy Mayor James – The Electric Company will only come out if there is a problem. There is a dead tree in front of Camillo's house that is going to be a problem.

Jack Dunlevy – Route 542 – Can the ordinances be posted on the website.

Mayor Gadd – We will look into this.

Barbara Cavileer – River Road, Lower Bank – Wading Pines website says they have 16 cabins. What are the plans for Godfreys Bridge Road?

Engineer Dixon – We are still working on it.

Barry Cavileer – River Road, Lower Bank – June 22<sup>nd</sup> will the Lower Bank Vol. Fire Company's housing of their new truck and it will be dedicated in memory of Paul Seybold.

Lisa Downs – Route 542 – What is the Sheriff's Office going to do?

Mayor Gadd – They were here last year to patrol and write tickets for various things.

Horace Somes – Turtle Creek Road – Godfreys Bridge Road has poles in the roadway and not in the right of way. There is a speed bump on Turtle Creek Road that shouldn't be there.

Gail Cavileer – River Road, Lower Bank – We need an ordinance to ban golf carts on the roads.

Deputy Mayor James – It has to have a tag and be a license driver to be allowed to be on the road. The Mayor should ask the Sheriff's Office to look into this.

Mayor Gadd – We have amended the campgrounds ordinance regarding the gold carts.

Mayor Gadd closed the Public Comments.

**ADJOURNMENT:**

Motion made by Deputy Mayor James, seconded by Committeeman Lewis to adjourn at 8:34 PM.

Roll Call: Lewis, James, Gadd

Ayes: 3

Nays: 0

Respectfully submitted,

Karen A. Bacon, Deputy Township Clerk