

Merchantville, NJ

March 12, 2007

A regular meeting of Borough Council was held at 7:30 PM, Monday, March 12, 2007. Mayor Frank M. North presided. Pledge of Allegiance and Silent Prayer were observed. Announcement was made that the meeting had been advertised in accordance with the regulations prescribed by the "Open Public Meetings Act".

ROLL CALL:

Council Present: Alloway, Fields, Volkert, Waldron, Zeiders and Finnegan

Borough Clerk Thomas and Solicitor Higgins were present.

PUBLIC HEARING:

ORDINANCE – SALARIES & WAGES 2007: Mayor North opened the public hearing on the following ordinance:

07-04**AN ORDINANCE FOR THE BOROUGH OF MERCHANTVILLE IN THE COUNTY OF CAMDEN AND STATE OF NEW JERSEY ENTITLED "SALARIES & COMPENSATION"**

There being no public comment, the hearing was closed.

PUBLIC:

ENGINEER'S REPORT: **Thomas Cundey**, Remington & Vernick Engineer's, provided a written report of Borough projects.

Marvin Gaskill, 102 East Chestnut Avenue, had questions regarding proposed budget amounts. Asked Council to keep a close eye on its various consultant fees. Level III COAH has been overturned at the state level therefore we don't need a person in the position of Housing Liaison. Posted comments regarding size of police force on the local blog for some feedback. Has there been a decision regarding the Maple/ Chapel Redevelopment Area? **Mayor North** responded that there is a resolution on the agenda this evening to select a redeveloper for that area. Mr. Gaskill opposed any selection of a redeveloper without public input. Mayor North explained that a board was appointed to examine the three proposals and make a decision; Council cannot and will not run each decision it is required to make by every resident. Mayor North added that he has spoken to residents from around the town and everyone is very supportive of the size of the police force and oppose any reduction in manpower. **Alice Diamond**, 105 Westminster Avenue, stated that she has attended a recent budget work session and is concerned that at no time did Council mention areas to cut funding. Suggested that the Borough make a commitment to shared services in an effort to be efficient with its budgeting. **Monica Sohler**, 5 Clifton Avenue, inquired if the Maple/ Chapel Redevelopment meeting was a public meeting. Mayor North responded that it was not. Agrees that Council must look into making cuts with the budget, however disagrees that the police force is the place to do it. That is the last area that she would like to cut.

Kristine Sodano, 13 North Centre Street, spoke on behalf of the business association. Presented the Merchantville Business Directory, currently has approximately 30 businesses throughout town participating. With the failure of the B.I.D. local businesses have no place to turn. Would like Council to financially assist with cost of consultant's fee. **Joan Brennan**, 21 North Centre Street, added that since Main Street Merchantville ended in 2002 the business community has lacked direction. Need this directory to assist businesses with marketing in the area and would like the borough to be supportive of this effort. Lives a stones throw from Camden and that needs to be factored in with any decision on police force size. Mrs. Brennan is supportive of keeping the police at the number they are currently (fourteen).

APPROVAL OF MINUTES:

On the motion of Mr. Finnegan and second of Mr. Alloway, Council unanimously approved (Volkert abstain) the 1/8/2007 minutes.

CORRESPONDENCE: None

COUNCIL REPORTS:

MR. ALLOWAY delivered the Police Department report. The old police radios have been reprogrammed and distributed to the Public Works Department and Office of Emergency Management. Frank Talarico has ordered baseball cards for all officers through the D.A.R.E. program and they've become very popular with kids in town. Delivered the monthly Court report; looking into new security systems for the borough hall offices. Received a letter from Father Anthony [Saint Peter's Church] regarding proposed parade dates and will make recommendation under New Business. Mr. Alloway stated that he feels strongly about the police department and emphatically added that Council would not jeopardize the security of its citizens.

MRS. FIELDS delivered the Code Enforcement report. The Planning Board will be holding a special meeting again tomorrow night at the Community Center to discuss the update of the Master Plan. The MEMS ambulance is currently out of service. For the month of February, only 2 of 27 calls were answered by the volunteers. Received notice from the Camden County Board of Health regarding heat and cold centers and will contact the county for exact requirement information. The backstop at Wellwood Park has been destroyed by a fallen tree and needs to be either replaced or removed.

MR. VOLKERT delivered the Fire Department report. Read a letter aloud from a borough resident to Council thanking Niagara Fire Company for answering a fire call at 3:00 AM in a quick and professional manner.

MR. WALDRON reported on the Public Events Committee. The Shade Tree Commission has presented a list of trees and stumps that need to be removed. Collingswood Public Works will be performing tree services as soon as the weather allows. Delivered the Historic Preservation Commission report.

MR. ZEIDERS delivered the Buildings & Grounds report. Andy Spell has completed the concrete work to

the steps at Borough Hall this week. The Administrator will be examining the personnel manual and updating it.

MR. FINNEGAN delivered the Public Works report. Several trees along Fithian Avenue have been removed. Stumps will be removed in the near future. During the recent snow storms, 29 tons of road salt was used. The Borough received an award from Camden County JIF for an excellent safety record in 2006.

ADMINISTRATOR REPORT:

John Fry, Borough Administrator, provided Council with a written report and outlined a few of the points. The Borough Newsletter has been significantly delayed due to mechanical issues with the duplicator. It [duplicator] has been serviced three times in the last two weeks alone.

OLD BUSINESS:

ORDINANCE ADOPTION – SALARIES & WAGES 2007: On the motion of Mr. Volkert, second of Mr. Alloway and a unanimous roll call vote, Council adopted the following ordinance:

07-04

AN ORDINANCE FOR THE BOROUGH OF MERCHANTVILLE IN THE COUNTY OF CAMDEN AND STATE OF NEW JERSEY ENTITLED "SALARIES & COMPENSATION"

MAYORAL APPOINTMENTS – MARK BRUNTON (O.E.M.): On the motion of Mr. Alloway and second of Mrs. Fields, Council unanimously approved Mayor North's appointment of Mark Brunton to the Office of Emergency Management.

RESOLUTION – APPOINTING REDEVELOPER FOR MAPLE/ CHAPEL REDEVELOPMENT ZONE:

Mayor North gave some background information on the three Request for Proposals received. They were examined by an appointed committee of Phil Rowan (Borough Planner), Councilman Volkert, Councilwoman Fields, Allen McSparron (Historic Preservation Commission), Bill Walker (Planning Board), Mayor North, John Fry (Borough Administrator) and Oren Thomas (Municipal Clerk). **Mrs. Fields** stated that the proposal from RLC III, Inc. was the preferred submission. It is a very spacious proposal. **Mr. Volkert**, who also took part in the meeting, concurred with Mrs. Fields description. On the motion of Mrs. Fields and second of Mr. Volkert, Council unanimously approved the following resolution:

R07-37

RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF A DEVELOPER'S AGREEMENT WITH RLC III, LLC, FOR PURPOSES OF IMPLEMENTING THE MAPLE/ CHAPEL REDEVELOPMENT PLAN

WHEREAS, the Mayor and Council of the Borough of Merchantville, in the County of Camden and State of New Jersey on April 28, 2003 duly adopted a Redevelopment Plan entitled, Maple/ Chapel Redevelopment Plan; and

WHEREAS, in order to implement the Maple/ Chapel Redevelopment Plan and carry out the redevelopment projects in the are designated by the Redevelopment Plan, the Mayor and Council of the Borough of Merchantville has determined that it is necessary to designate a redeveloper for same; and

WHEREAS, the Borough as determined to designate RLC III, LLC as the redeveloper for the purpose of carrying out the Redevelopment Plan; and

NOW, THEREFORE, BET IT RESOLVED, that the Mayor and Council of the Borough of Merchantville that the Borough Council hereby designates RLC III, LLC as the developer for the purpose of carrying out the redevelopment projects in the area designated by the Redevelopment Plan; and

IT IS FURTHER RESOLVED by the Mayor and Council of the Borough of Merchantville that this designation shall be effective immediately.

IT IS FURTHER RESOLVED that Frank M North and Oren R. Thomas, IV, Mayor and Municipal Clerk of the Borough of Merchantville, respectively, are hereby authorized to execute the appropriate Developer's Agreement with RLC III, LLC for the purpose of carrying out the redevelopment projects in the area designated by the Maple/ Chapel Redevelopment Plan.

MERCHANTVILLE CAR SHOW STREET CLOSURES: Council received a letter from the organizers of the Merchantville Car Show and Sock Hop outlining street closures for the July 7 event. They are requesting identical street closures to last year. Chief Ward has approved the request. On the motion of Mr. Alloway and second of Mr. Zeiders, Council approved the street closures for the 2007 Merchantville Car Show and Sock Hop.

NEW BUSINESS:

FINANCIAL REPORTS: On the motion of Mr. Zeiders, second of Mr. Alloway and a unanimous roll call vote, Council approved the Chief Financial Officer's Report of Cash Receipts for February 2007 and the Abbreviated Budget Status through February 28, 2007.

RESOLUTION – AUTHORIZE PLANNING BD TO UNDERTAKE PRELIMINARY INVESTIGATION (B 26, LOT 1 & 1.08): Mayor North gave Council some recent background. On the motion of Mr. Finnegan and second of Mrs. Fields, Council unanimously approved the following resolution:

R07-38

RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AUTHORIZING THE PLANNING BOARD OF THE BOROUGH OF MERCHANTVILLE TO UNDERTAKE A PRELIMINARY INVESTIGATION TO ASCERTAIN WHETHER A CERTAIN PROPERTY AND AREA WITHIN THE BOROUGH OF MERCHANTVILLE IS IN NEED OF REDEVELOPMENT

WHEREAS, in its December 9, 1997 Master Plan Reexamination Report, the Planning Board of the Borough of Merchantville recognized that certain areas and properties within the Borough of Merchantville might qualify as "redevelopment areas" or "areas in need of redevelopment" as defined in N.J.S.A. 40A:12A-3; and

WHEREAS, the said Borough Council of the Borough of Merchantville desires to commence a course of action to investigate and determine whether said areas and properties within the Borough of Merchantville are in need of redevelopment; and

WHEREAS, the said Borough Council of the Borough of Merchantville recognizes that under New Jersey's Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Planning Board of the Borough of Merchantville must conduct a preliminary investigation to determine whether said properties and areas are in need of redevelopment; and

WHEREAS, the Mayor and the Borough Council of the Borough of Merchantville now desire to authorize the Planning Board of the Borough of Merchantville to undertake a preliminary investigation to determine whether a certain property and area within the Borough of Merchantville, more particularly described as Block 26, Lots 1 & 1.08 are in need of redevelopment; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Borough Council of the Borough of Merchantville, that the Planning Board of the Borough of Merchantville be and hereby is authorized to undertake a preliminary investigation, pursuant to N.J.S.A. 40A:12A-6, to ascertain whether the following property and area located within the Borough of Merchantville, more particularly described as Block 26, Lots 1 & 1.08, qualify as an area in need of redevelopment within the Borough of Merchantville.

BE IT FURTHER HEREBY RESOLVED by the Borough Council of the Borough of Merchantville that the Planning Board of the Borough of Merchantville is authorized to employ a New Jersey licensed professional planner to assist the Board in undertaking any and all actions that may be necessary to accomplish the purpose and intent of this Resolution.

SAINT PETER'S CHURCH – STREET CLOSURE: On the motion of Mr. Alloway and second of Mr. Finnegan, Council unanimously approved proposed street closures for April 6, May 6 and June 9, 2007 for Saint Peter's celebration parades. Chief Ward has a copy of the submitted letter and has approved the request.

DIRECTOR OF PARKS & PLAYGROUNDS: On the motion of Mr. Waldron and second of Mr. Alloway, Council unanimously appointed Patricia Fields as Parks & Playgrounds Director for the 2007 summer program.

PAYMENT OF BILLS:

On the motion of Mr. Zeiders, second of Mr. Alloway and a unanimous roll call vote, Council approved the following bills for payment:

CURRENT FUND: (PER 3/12/07 CHECK REGISTER)

CHECKS DELIVERED

CHECK #12341- 12349	\$ 129,614.93
CHECK #12350- 12419	\$ 132,116.03
	<u>\$ 261,730.96</u>

DOG ACCOUNT: (PER 3/12/07 CHECK REGISTER)

CHECK #

\$ -

GENERAL CAPITAL ACCOUNT: (PER 3/12/07 CHECK REGISTER)

CHECK #1403- 1405

\$ 2,614.00
<u>\$ 2,614.00</u>

MERCHANTVILLE SEWER UTILITY: (PER 3/12/07 CHECK REGISTER)

CHECKS DELIVERED

CHECK #1599- 1600	\$ 1,410.04
	<u>\$ 1,410.04</u>

PUBLIC ASSISTANCE TRUST FUND: (PER 3/12/07 CHECK REGISTER)

CHECK #

\$ -
<u>\$ -</u>

RECREATION COMMISSION: (PER 3/12/07 CHECK REGISTER)

CHECKS DELIVERED

CHECK #2710- 2711	\$ 565.00
CHECK #2712- 2716	\$ 4,596.38
	<u>\$ 5,161.38</u>

TRUST ACCOUNT - OTHER FUNDS: (PER 3/12/07 CHECK REGISTER)

CHECKS DELIVERED

CHECK #1105- 1106	\$ 496.84
CHECK #1107- 1110	\$ 1,409.15
	<u>\$ 1,905.99</u>

UNEMPLOYMENT COMPENSATION: (PER 3/12/07 CHECK REGISTER)

CHECK #	\$ -
	<u>\$ -</u>
TOTAL:	<u>\$ 272,822.37</u>

**EXAMINED AND FOUND CORRECT: (SIGNED ROBERT H. ZEIDERS)
DIRECTOR, DEPARTMENT OF ACCOUNTS AND AUDITING
R07-39**

RESOLUTION that the Report of the Department of Accounts and Auditing be accepted and spread upon the minutes and the Treasurer be and is hereby authorized to pay the bills therein.

ANNOUNCEMENTS:

Roseanne Ricci will be leaving the Court office as of March 31.

PUBLIC II:

Deborah Binder, 57 Chapel Avenue, believes the proposed redevelopment project for the Maple/Chapel zone will look good from Maple Avenue but opposes a wall along her property. **Marvin Gaskill**, 102 East Chestnut Avenue, stated that the town rushed to make a decision without any public comment. **Rudolph Celli**, RLC III Inc., stated that a covenant will be placed on the redevelopment agreement as well as any leases with any future tenants that would guarantee two parking spots for Ms. Binder for the entire time she owns her property.

PRIVATE SESSION:

On the motion of Mr. Alloway and second of Mrs. Fields, Council adjourned into a Private Session to discuss matters of personnel.

BUDGET:

When Council reconvened, they discussed and made recommendations for various line items in the Current Fund budget.

ADJOURNMENT:

On the motion of Mr. Alloway and second of Mrs. Fields the meeting was adjourned at 11:00 PM.

OREN R. THOMAS IV
BOROUGH CLERK