

Merchantville, NJ

September 13, 2004

A regular meeting of Borough Council was held at 7:30 PM, Monday, September 13, 2004.
Mayor Patrick J. Brennan 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: Madden, North, Pagano, Zeiders and Finnegan

Council Absent: Alloway

Solicitor Higgins and Borough Clerk Thomas were present.

PUBLIC HEARING:

ORDINANCE – AUTHORIZING SALE OF CERTAIN PROPERTY (Blk 22,Lot 35): Mayor Brennan opened the public hearing on the following ordinance:

04-13

ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN, STATE OF NEW JERSEY AUTHORIZING THE SALE OF CERTAIN PROPERTY IN ACCORDANCE WITH THE TERMS OF A REDEVELOPER'S AGREEMENT WITH CHESTNUT STATION URBAN RENEWAL ASSOCIATES, LLC (Block 22, Lot 35)

There being no public comment, the hearing was closed.

ORDINANCE – AUTHORIZING SALE OF CERTAIN PROPERTY (Blk 22,Lot 18): Mayor Brennan opened the public hearing on the following ordinance:

04-14

ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN, STATE OF NEW JERSEY AUTHORIZING THE SALE OF CERTAIN PROPERTY IN ACCORDANCE WITH THE TERMS OF A REDEVELOPER'S AGREEMENT WITH CONIFER REALTY, LLC (Block 22, Lot 18)

There being no public comment, the hearing was closed.

ORDINANCE – AUTHORIZING SALE OF CERTAIN PROPERTY (MERCHANTVILLE/ PENNSAUKEN WATER COMMISSION): Mayor Brennan opened the public hearing on the following ordinance:

04-15

ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY APPROVING THE SALE OF CERTAIN LANDS TO THE MERCHANTVILLE-PENNSAUKEN WATER COMMISSION, AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO IMPLEMENT SAID DEED

There being no public comment, the hearing was closed.

ORDINANCE – AUTHORIZING PURCHASE & SALE OF CERTAIN PROPERTY (COMMUNITY CENTER): Mayor Brennan opened the public hearing on the following ordinance:

04-16**ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY APPROVING THE SALE OF AND PURCHASE OF CERTAIN LANDS BY AND BETWEEN THE MERCHANTVILLE COUNTRY CLUB AND THE BOROUGH OF MERCHANTVILLE, AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO IMPLEMENT SAID DEED**

There being no public comment, the hearing was closed.

ORDINANCE – CHAPTER 25, FEES: Mayor Brennan opened the public hearing on the following ordinance:

04-17**ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 25, FEES FOR PUBLIC RECORDS, IN THE CODE OF THE BOROUGH OF MERCHANTVILLE**

There being no public comment, the hearing was closed.

PUBLIC:

ENGINEER'S REPORT:

Thomas Cundey, Remington & Vernick Engineer's, provided an update of Borough projects. Council has not yet approved the CDBG proposal and work will not begin until this is done.

APPROVAL OF MINUTES: On the motion of Mrs. Madden and second of Mr. Zeiders, the minutes from the 12/29/03 special and 1/5/04 reorganization meetings were approved.

OLD BUSINESS:

ORDINANCE ADOPTION – AUTHORIZING SALE OF CERTAIN PROPERTY (Blk 22,Lot 35):

On the motion of Mrs. Madden, second of Mr. North and a unanimous roll call vote, Council adopted the following ordinance:

04-13**ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN, STATE OF NEW JERSEY AUTHORIZING THE SALE OF CERTAIN PROPERTY IN ACCORDANCE WITH THE TERMS OF A REDEVELOPER'S AGREEMENT WITH CHESTNUT STATION URBAN RENEWAL ASSOCIATES, LLC (Block 22, Lot 35)**

ORDINANCE ADOPTION – AUTHORIZING SALE OF CERTAIN PROPERTY (Blk 22,Lot 18):

On the motion of Mrs. Madden, second of Mr. North and a unanimous roll call vote, Council adopted the following ordinance:

04-14**ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN, STATE OF NEW JERSEY AUTHORIZING THE SALE OF CERTAIN PROPERTY IN ACCORDANCE WITH THE TERMS OF A REDEVELOPER'S AGREEMENT WITH CONIFER REALTY, LLC (Block 22, Lot 18)**

ORDINANCE ADOPTION – AUTHORIZING SALE OF CERTAIN PROPERTY

(MERCHANTVILLE/ PENNSAUKEN WATER COMMISSION): On the motion of Mr. Finnegan, second of Mr. North and a unanimous roll call vote, Council adopted the following ordinance:

04-15

ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY APPROVING THE SALE OF CERTAIN LANDS TO THE MERCHANTVILLE-PENNSAUKEN WATER COMMISSION, AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO IMPLEMENT SAID DEED

ORDINANCE ADOPTION – AUTHORIZING PURCHASE & SALE OF CERTAIN PROPERTY

(COMMUNITY CENTER): On the motion of Mrs. Madden, second of Mr. Pagano and a 4-0-1 vote (North abstain), Council adopted the following ordinance:

04-16

ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY APPROVING THE SALE OF AND PURCHASE OF CERTAIN LANDS BY AND BETWEEN THE MERCHANTVILLE COUNTRY CLUB AND THE BOROUGH OF MERCHANTVILLE, AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO IMPLEMENT SAID DEED

ORDINANCE ADOPTION – CHAPTER 25, FEES: On the motion of Mr. North, second of Mr. Finnegan and a unanimous roll call vote, Council adopted the following ordinance:

04-17

ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 25, FEES FOR PUBLIC RECORDS, IN THE CODE OF THE BOROUGH OF MERCHANTVILLE

NEW BUSINESS:

FINANCIAL REPORTS: On the motion of Mrs. Madden, second of Mr. Pagano and a unanimous roll call vote, Council approved the Chief Financial Officer's Report of Cash Receipts for August 2004 and the Abbreviated Budget Status as of August 31, 2004.

ORDINANCE INTRODUCTION – ADOPTION OF TOWN CENTRE EAST REDEVELOPMENT

PLAN: On the motion of Mr. North, second of Mrs. Madden and a unanimous roll call vote, Council approved the introduction of the following ordinance:

04-18

ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN, STATE OF NEW JERSEY IMPLEMENTING THE REDEVELOPMENT PLAN FOR AREAS LOCATED WITHIN THE BOROUGH OF MERCHANTVILLE KNOWN AS THE "MERCHANTVILLE TOWN CENTRE EAST REDEVELOPMENT PLAN"

The public hearing will be held on September 27.

RESOLUTION – TRANSFER FUNDS FOR BLOCK/LOT CONSOLIDATION: On the motion of Mrs. Madden and second of Mr. North, Council unanimously approved the following resolution:

R04-104

RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AUTHORIZING A TRANSFER FOR NEWLY CONSOLIDATED BLOCK AND LOT

BE IT RESOLVED by the Borough Council of the Borough of Merchantville that the credits outstanding in 26/1 be moved to 26/1.08 due to the consolidation of these two properties as follows:

<u>BLOCK/LOT</u>	<u>NAME & ADDRESS</u>	<u>PERIOD</u>	<u>AMOUNT</u>
26/1	Merchantville Healthcare LLC 28 West Maple Avenue Merchantville, NJ 08109	2004 1	\$244.99
26/1.08	Merchantville Healthcare LLC 28 West Maple Avenue Merchantville, NJ 08109	2004 3 2004 4	\$244.99 \$489.98-

RESOLUTION – CANCELING TAX & SEWER BALANCES: On the motion of Mr. Pagano and second of Mr. Finnegan, Council unanimously approved the following resolution:

R04-105

RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY REFUNDING AND CANCELLING PROPERTY TAX AND SEWER BALANCES FOR 2003

WHEREAS, there exists certain tax and sewer balances due for the year 2003 that are less than ten dollars in total on several accounts:

NOW THEREFORE BE IT RESOLVED, that the tax collector is authorized to cancel the following sewer balances from 2003:

Block 1	Luz Pena	\$0.40
Lot 1	8 Poplar Avenue	
Block 8.01	Elizabeth Staib	\$4.04
Lot 6	11 West End Avenue	
Block 13	Steven Thomas	\$0.11
Lot 12	11 West End Avenue	
Block 18	Gerald & Eugene Wroblewski	\$2.22
Lot 14	325 W. Maple Ave	
Block 19	James Thomas	\$0.62
Lot 16	20 Springfield Ave	
Block 25	Bankers Trust of California	\$0.72
Lot 14	37 Volan St.	
Block 25	Steven Miles	\$0.040
Lot 17.01	29 Volan St.	
Block 28	Angela Miconi	\$0.68
Lot 6	219 Victoria St	
Block 31	Paul & Monica Sohler	\$0.26
Lot 1	5 Clifton Ave	
Block 36	Harry Doerr	\$0.50
Lot 9	144 Prospect St	
Block 36	Mark Lacey	\$0.24
Lot 10	148 Prospect St.	
Block 53	Craig Meachum	\$0.15
Lot 4	122 Leslie Ave	
Block 60	Shawn Waldron	\$1.09
Lot 3	118 E Park Ave	

AND BE IT FURTHER RESOLVED, that the tax collector is authorized to cancel the following tax balances from 2003:

Block 53	Edwin Santiago	\$0.60
Lot 13	W. Walnut Ave.	

RESOLUTION – JIF RENEWAL: On the motion of Mr. North and second of Mrs. Madden, Council unanimously approved the following resolution:

**R04-106
RESOLUTION FOR RENEWAL OF MEMBERSHIP
IN THE CAMDEN COUNTY MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Borough of Merchantville is a member of the Camden County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2004 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Borough of Merchantville agrees to renew its membership in the Camden County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and to deliver same to the Camden County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

APPOINTMENT – CLASS II SPECIAL OFFICER: On the motion of Mr. North and second of Mr. Pagano, Council approved the appointment of Jonathan Cline, 136 Prospect Street, as a Class II Special Officer.

DISCUSSION – HISTORIC PRESERVATION COMMISSION/ ZONING ORDINANCE UPDATE:

Tabled until September 27 meeting.

DISCUSSION - PARKING METERS: Mr. North stated that a further \$3 per parking fine would be collected by the State and recommended that the Borough raise its fines by the same amount to allow for increase.

DISCUSSION – ENGINEERING SERVICES PROPOSAL FOR CDBG: Mayor Brennan stated that the Borough was aiming to keep engineering costs below 20% of the entire project amount and would contact Remington & Vernick regarding their fees for this project.

SENIOR NUTRITION PROGRAM 2005 AGREEMENT: On the motion of Mrs. Madden and second of Mr. Pagano, Council unanimously approved the renewal of the Senior Nutrition Program for 2005.

APPROVAL OF BILLS: On the motion of Mrs. Madden, second of Mr. North and a unanimous roll call vote, Council approved the following bills for payment:

CURRENT FUND: (PER 9/13/04 CHECK REGISTER)

CHECKS DELIVERED

CHECK #9826- 9832

\$ 114,235.27

CHECK #9833- 9907	\$ 172,696.03
	<u>\$ 286,931.30</u>
<u>DOG ACCOUNT: (PER 9/13/04 CHECK REGISTER)</u>	
CHECK #	\$ -
	<u>\$ -</u>
<u>GENERAL CAPITAL ACCOUNT: (PER 9/13/04 CHECK REGISTER)</u>	
CHECK #1282- 1286	\$ 8,824.30
	<u>\$ 8,824.30</u>
<u>MERCHANTVILLE SEWER UTILITY: (PER 9/13/04 CHECK REGISTER)</u>	
CHECKS DELIVERED	
CHECK #1506- 1509	\$ 4,686.74
	<u>\$ 4,686.74</u>
<u>PUBLIC ASSISTANCE TRUST FUND: (PER 9/13/04 CHECK REGISTER)</u>	
CHECK #	\$ -
	<u>\$ -</u>
<u>RECREATION COMMISSION: (PER 9/13/04 CHECK REGISTER)</u>	
CHECKS DELIVERED	
CHECK #2391- 2393	\$ 415.00
CHECK #2394- 2400	\$ 1,746.61
	<u>\$ 2,161.61</u>
<u>TRUST ACCOUNT - OTHER FUNDS: (PER 9/13/04 CHECK REGISTER)</u>	
CHECKS DELIVERED	
CHECK #969- 970	\$ 662.46
CHECK #971- 972	\$ 1,760.81
	<u>\$ 2,423.27</u>
<u>UNEMPLOYMENT COMPENSATION: (PER 9/13/04 CHECK REGISTER)</u>	
CHECK #	
	<u>\$ -</u>
TOTAL: \$ 305,027.22	

EXAMINED AND FOUND CORRECT: (SIGNED AGNES A. MADDEN)
DIRECTOR, DEPARTMENT OF ACCOUNTS AND AUDITING
R04-107

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:

DEPARTMENT MEETING: Will be held on September 29 at 2:00 PM in the courtroom.

POLICE DEPARTMENT: Mayor Brennan stated that candidates were being interviewed. Roy Whitmore has retired and Jason Dement resigned to take a similar position with Haddon Township and they have not been replaced.

DISCUSSION - INTERLOCAL SERVICES AGREEMENT: Mayor Brennan asked Council to approve the hiring of Keith Hastings, through an Interlocal Services Agreement with the Borough of

Collingswood, as Tax Consultant. Mr. Hastings has been assisting Mr. Fry and Michelle McKinney with the day-to-day operations of the Tax Office.

RESOLUTION – INTERLOCAL SERVICES AGREEMENT WITH COLLINGSWOOD [HASTINGS]:

On the motion of Mr. Pagano and second of Mr. Finnegan, Council unanimously approved the following resolution:

R04-108

RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AUTHORIZING AN INTERLOCAL SERVICES AGREEMENT BY AND BETWEEN THE BOROUGH OF MERCHANTVILLE AND BOROUGH OF COLLINGSWOOD RELATIVE TO THE SERVICES OF A TAX COLLECTION CONSULTANT BY AND FOR THE BOROUGH OF MERCHANTVILLE

WHEREAS, the Borough of Merchantville (hereinafter "Merchantville") is a municipal entity organized under the laws of the State of New Jersey and located in Camden County; and

WHEREAS, the Borough of Collingswood is a municipal entity organized under the laws of the State of New Jersey and located in Camden County ("Collingswood"); and

WHEREAS, the Borough of Collingswood has in its employ a certain individual known as Keith Hastings who has been appointed by Collingswood as the Director of Revenue Collections for the Borough of Collingswood; and

WHEREAS, Keith Hastings ("Hastings") is a Certified Tax Collector in the State of New Jersey pursuant to state statutes ("Statutes") and the regulations promulgated thereunder ("Regulations"); and

WHEREAS, Collingswood has agreed to permit Hastings to act as the Tax Collection Consultant in Merchantville in addition to the duties assigned by Collingswood to Hastings as an employee of Collingswood; and

WHEREAS, Merchantville has agreed to pay to the Collingswood the sum of Two Hundred (\$200.00) Dollars per day for the services of Hastings, to be paid in accordance with the payment schedule set forth below; and

WHEREAS, Merchantville and Collingswood intend by virtue of this document to set forth the terms and conditions of this Agreement; and

WHEREAS, the proper and respective municipal officials were authorized to execute this Interlocal Services Agreement pursuant to Resolutions of their respective Governing Bodies, attached hereto and made a part of this Agreement; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Merchantville, County of Camden, State of New Jersey, that Patrick J. Brennan, Mayor of the Borough of Merchantville and Oren R. Thomas, IV, Borough Clerk of the Borough of Merchantville be and hereby are authorized to execute the Interlocal Services Agreement, attached hereto as Exhibit "A," providing for the services of Keith Hastings to act as the Tax Collection Consultant in Merchantville in addition to the duties assigned by Collingswood to Hastings as an employee of Collingswood.

COUNCIL REPORTS: Tabled until September 27 meeting.

BOROUGH HANDY-MAN: Mr. Zeiders would like to hire a part-time handy-man to perform various work for the Buildings and Grounds Department. He will confirm with Mrs. Walker that there are funds available.

DEFIBRILLATORS: Mr. North would like to investigate the purchase of defibrillators for police vehicles. Will check with Mrs. Walker regarding the availability of funds.

19/21 CENTRE STREET REDEVELOPMENT ZONE: Mayor Brennan stated that condemnation papers would be filed immediately.

MAPLE/ CHAPEL REDEVELOPMENT ZONE: Mr. Higgins stated that the Borough was very close to entering a Redeveloper's Agreement with Daibes Enterprises. The developer would be funding the litigation required for the takeover of Block 26, Lot 1.05. An offer of \$155,000, the appraised amount, would be filed tomorrow with Dr. Husain.

ADJOURNMENT: There being no further business, on the motion of Mrs. Madden and second of Mr. Pagano the meeting was adjourned at 8:20 PM.

OREN R. THOMAS IV
BOROUGH CLERK