

Merchantville, NJ

September 27, 2004

A regular meeting of Borough Council was held at 7:30 PM, Monday, September 27, 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, Alloway, Zeiders and Finnegan

Council Absent: Pagano

Solicitor Higgins and Borough Clerk Thomas were present.

PUBLIC HEARING:

ORDINANCE – MERCHANTVILLE TOWN CENTRE EAST REDEVELOPMENT PLAN: Mayor Brennan opened the public hearing on 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"

There being no public comment, the hearing was closed.

PUBLIC: None

COUNCIL REPORTS:

MR. NORTH delivered the police report. The fence at the Community Center has been repaired and the security fence surrounding the air conditioning unit has been installed.

MR. ALLOWAY announced that the Rabies Clinic would be held at the end of October, the date to be confirmed by the County Veterinarian. Walt Sikorski continues to do an excellent job as the Code Officer.

MR. FINNEGAN delivered the Public Works report. Three quotes have been obtained for the lighting upgrade at the Public Works garage. Mr. Beckett is looking into purchasing another leaf scoop. Public Works did an excellent job with the town-wide yard sale.

MR. ZEIDERS announced that Fire Safety Inspections were proceeding on schedule. The Fire Department report was delivered for August. The volunteers have been performing some landscaping around the Fire House. The Buildings & Grounds report was given. William Lammey is working on a floor plan for the reconstruction of the Borough garage. State Grants have been applied for in order to fund the garage and tennis courts reconstruction projects. Mr. North inquired to the possibility of transforming the Community Center basketball courts into tennis courts. Mr. Zeiders will speak with Joseph Brickley regarding this switch.

MRS. MADDEN will be attending a CDBG meeting Wednesday. A BID advisory board meeting was held last week with only half of the appointee's in attendance. Mrs. Madden will thank the Indian Maidens in the Borough newsletter for their work in cleaning up Morrissey Park. The NPP concrete work has begun in different parts of the Borough. The Department meeting is September 29 at 2:00 PM and the Safety Meeting will immediately follow.

ADMINISTRATOR REPORT: Mr. Fry provided a summary of the progress the administrative office has, and is currently making. Each employee is cross training in an effort to provide a more efficient and customer friendly office. The Tax and Sewer offices are continuing to be automated. The Tax Sale is scheduled for October 13 at 10:00 AM. Drafts of Council minutes are available through the July 2004 meeting. Michelle McKinney will become Deputy Registrar, and obtain the required certification, to provide better coverage for the public. An update to the Borough Code Book is being researched.

OLD BUSINESS:

ORDINANCE ADOPTION – MERCHANTVILLE TOWN CENTRE EAST REDEVELOPMENT PLAN:

On the motion of Mrs. Madden, second of Mr. Alloway and a unanimous roll call vote, Council adopted 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"

NEW BUSINESS:

RESOLUTION – ADOPT REDEVELOPMENT PLAN: TOWN CENTRE EAST: On the motion of Mr. Alloway, second of Mrs. Madden and a unanimous roll call vote, Council adopted the following resolution:

R04-109

RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 29, LOTS 1 AND 17, INCLUSIVE, BLOCK 33, LOTS 5, 6, 7, 12, 13 AND 13.01, AND BLOCK 61, A PART OF A PART OF LOT 4 AND DESIGNATING BLOCK 29, LOTS 1 AND 17, INCLUSIVE, BLOCK 33, LOTS 5, 6, 7, 12, 13 AND 13.01, AND BLOCK 61, A PART OF LOT 4 AS REDEVELOPMENT AREAS WITHIN THE BOROUGH OF MERCHANTVILLE PURSUANT TO N.J.S.A. 40A:12-6

WHEREAS, the Borough Council of the Borough of Merchantville, a municipal corporation in the County of Camden, State of New Jersey, finds that the public health, safety, morals and welfare of the community shall be promoted by the virtue of well planned redevelopment; and

WHEREAS, the Borough Council of the Borough of Merchantville has reviewed a document entitled "Determination of Need Study & Redevelopment Plan for Block 29, Lots 1 and 17, inclusive, Block 33, Lots 5, 6, 7, 12, 13 and 13.01, and Block 61, and a part of Lot 4" dated August 13, 2004, prepared by Edward Fox, N.J.P.P., A.I.C.P., Smart Growth Director of the Camden County Improvement Authority of Cherry Hill, New Jersey, attached hereto and a part of this Resolution, and

has referred same to the Planning Board of the Borough of Merchantville for a preliminary investigation to determine whether the proposed land is a redevelopment area; and

WHEREAS, the Planning Board of the Borough of Merchantville has conducted a public hearing on August 24, 2004, during which expert and factual testimony was taken and all persons who were or would be affected by the redevelopment area were afforded the opportunity to be heard; and

WHEREAS, the Planning Board has recommended to the Borough Council pursuant to the Resolution dated August 24, 2004, which is attached hereto and made a part hereof, that the "Merchantville Town Center East Redevelopment Plan" be adopted with amendments as stated and the redevelopment area be so delineated as proposed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Merchantville that there is substantial evidence to support a finding that all of the properties listed in "Determination of Need Study & Redevelopment Plan for Block 29, Lots 1 and 17, inclusive, Block 33, Lots 5, 6, 7, 12, 13 and 13.01, and Block 61, and a part of Lot 4" dated August 13, 2004, prepared by Edward Fox, N.J.P.P., A.I.C.P., Smart Growth Director of the Camden County Improvement Authority of Cherry Hill, New Jersey, attached hereto and a part of this Resolution, on the Tax Map located within the Borough of Merchantville are areas in need of redevelopment and shall be designated as redevelopment areas pursuant to N.J.S.A. 40A:12A-6.

DISCUSSION – EXTENSION OF MEDICAL BENEFITS: Mayor Brennan explained that the Borough's personnel manual states that employee's medical benefits cease at age 65. Social Security benefits do not activate until 65 years and 4 months. Would like to amend the personnel manual to continue coverage through this date. Mr. North was asked to examine the current wording of the personnel manual and recommend amendment to Council allowing additional coverage.

RESOLUTION – WALTER SIKORSKI MEDICAL BENEFITS: On the motion of Mrs. Madden and second of Mr. Alloway, Council unanimously approved the following resolution:

R04-110

RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AUTHORIZING THE EXTENSION OF HEALTH CARE BENEFITS TO WALTER R. SIKORSKI

WHEREAS, Walter R. Sikorski, retired from the Merchantville Fire Department and member of the Police and Firemen's Retirement System, is entitled to fully paid health care benefits for himself and his spouse for a period of fifteen years or until age 65; and

WHEREAS, the Borough of Merchantville employs Mr. Sikorski as the Borough Zoning and Code Enforcement Officer; and

WHEREAS, due to changes in the regulations of the Social Security Administration that specify Mr. Sikorski's medical coverage will not commence until age 65 and 4 months; and

WHEREAS, the Mayor and Borough Council of the Borough of Merchantville desires to extend the period of healthcare coverage provided for Mr. Sikorski until this time;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Merchantville that the Borough will continue to provide healthcare benefits for Mr. Sikorski through February 28, 2005.

RESOLUTION – CH 159: LED REBATE: On the motion of Mr. North and second of Mr. Alloway, Council unanimously approved the following resolution:

**R04-111
RESOLUTION
INSERTION OF SPECIAL ITEM OF REVENUE IN THE BUDGET OF THE BOROUGH OF
MERCHANTVILLE, COUNTY OF CAMDEN, NEW JERSEY
PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount,

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Merchantville in the County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2004 in the sum of \$3,620.00 which is now available from New Jersey Department of Transportation LED Rebate Program in the amount of \$3,620.00.

BE IT FURTHER RESOLVED, that a like sum of \$3,620.00 is hereby appropriated under the caption New Jersey Department of Transportation LED Rebate Program; and

BE IT FURTHER RESOLVED that the above is the result of funds from New Jersey Department of Transportation LED Rebate Program in the amount of \$3,620.00.

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

**R04-112
RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE
OF NEW JERSEY TRANSFERRING OVERPAYMENTS TO OUTSTANDING BALANCES**

WHEREAS, total tax payments for the year of 2003 have resulted in overpayments and are being applied to outstanding balances in 2004 as follows:

Block 28.01	Betty Simon Trustee LLC	\$621.62
Lot 12	10 Chapel Ave	

WHEREAS, total **sewer** payments for the year of 2002 have resulted in overpayments and are being applied to outstanding balances in 2003 as follows:

Block 38	Lynda Stauffer	\$8.35
Lot 8	26 Merwit Ct.	
Block 28	James & Valeire Fischer	\$7.00
Lot 3	225 Victoria St	

WHEREAS, total **sewer** payments for the year of 2002 have resulted in overpayments and are being applied to outstanding balances in 2004 as follows:

Block 47	Norman & Gloria Rutherford	\$1.84
Lot 7	315 St. James Ave	
Block 12	Deborah Nicholson	\$0.02
Lot 1.01	418 W. Maple Ave	
Block 33	Panagioti Patouhas	\$4.48
Lot 2.01	6 E. Park Ave	
Block 4	Douglas & Jafolla Hamilton	\$1.57
Lot 4	19 Euclid Ave	
Block 8.01	Dawn Scott	\$5.35
Lot 5	3 Wets End Ave	
Block 15	Michael & Linda Anderson	\$0.66
Lot 5	216 Browning Rd	

Block 17	Debra Hernes & Nancy Farrish	\$3.31
Lot 5	310 Volan St.	
Block 18	Laurie & Ryan Hummel	\$1.42
Lot 13	18 Lexington Ave	
Block 26	Dennis Boyce	\$3.00
Lot 6.02	47 Chapel Ave	
Block 34	Charles & Diane Costello	\$71.00
Lot 4C00A4	12 E. Maple-4 Maple Mews	
Block 34	Alice Kelleher	\$2.59
Lot 4C0C14	12 E. Maple-14 Maple Mews	
Block 35	Paul Davis	\$2.02
Lot 18	122 Woodlawn Ave	
Block 38	Dennis Millar	\$15.60
Lot 37	157 S. Centre St	
Block 41	Norma & Ryan Fletcher	\$4.31
Lot 1.03	304 E. Maple Ave	
Block 43	Jane McAllister & Eileen Fox	\$77.25
Lot 1	119 Plymouth Place	
Block 55	Angelo & Mary Horiates	\$7.00
Lot13	38 Cedar Ave	
Block 6	Richard & Mary Dennis	\$3.21
Lot 15	401 W. Maple Ave	
Block 38	Debra Jones	\$3.38
Lot 26	26 Locust St	

WHEREAS, total **sewer** payments for the year of 2003 have resulted in overpayments and are being applied to outstanding balances in 2004 as follows:

Block 6	Nicholas & Julie Woodrow	\$78.00
Lot 7	27 Linden Ave	
Block 13.01	Jennifer Maul	\$2.13
Lot 3	310 Poplar Ave	
Block 35	Heather & Gerald Chester	\$64.00
Lot 11	145 Maple Terrace	
Block 50	Carl Specht	\$65.76
Lot 12.03	210 N. Centre St	
Block 37.01	Rita Cinelli	\$40.91
Lot 2C00A3	210 E. Maple Ave	
Block 7	Anna Cedano & Jose Lopez	\$27.09
Lot 12	30 West End Ave	
Block 22	Goyos Inc	\$19.05
Lot 32	13 W. Park Ave	
Block 27	Steven Delaney	\$77.60
Lot 8	56 Volan St	
Block 27	Sean Murphy & Jamie Geserick	\$1.21
Lot 21.02	1 Woodbine Ave	
Block 27.02	Greg & Gail Meister	\$3.13
Lot 4	204 Lexington Ave	
Block 34	Etheridge Williamson III	\$80.34
Lot 21	146 Maple Terrace	
Block 36	Ryan & Colleen McCann	\$.21
Lot 4.01	123 Woodlawn Ave	
Block 39	James & Sarah Hvizdos	\$.03
Lot 5	116 Locust St.	
Block 39	Ernest & Diane D'Agostino	\$1.16

Lot 13	224 Woodlawn Ave	
Block 57	RM Property Management	\$15.51
Lot 25	23 W. Chestnut Ave	
Block 21	Stephen & Linda Behrens	\$2.36
Lot 18.02	50 W. Chestnut Ave	
Block 27.01	James & RoseMary Kelly	\$6.62
Lot 7	205 Lexington Ave	
Block 28	Richard Riffert	\$4.42
Lot 13	30 Chapel Ave	
Block 28	Moses Jones	\$5.50
Lot 21	7 Russell Ave	
Block 43.02	Allen & Regina Niznik	\$7.78
Lot 3	115 Glenwood Ave	
Block 57	Pedro & Alicia Rodriguez	\$10.19
Lot 20	35 W. Chestnut Ave	
Block 26	Timothy Burns	\$62.00
Lot 6	51 Chapel Ave	
Block 27	Kevin & Rosemarie Willis	\$82.57
Lot 21.01	244 Victoria St	
Block 40	Morrison & Patricia Fields	\$78.39
Lot 1.02	205 Woodlawn Ave	
Block 58	LorraineSicardi	\$41.00
Lot 8	36 E. Walnut Ave	
Block 43.02	Anthony Gibbons	\$41.31
Lot 13	128 Ivins Ave	

NOW, THEREFORE BE IT RESOLVED, that the Tax Collector is hereby authorized by the Mayor and Council of the Borough of Merchantville to adjust the amounts as stated above.

RESOLUTION – CANCEL SEWER CHARGES: On the motion of Mr. Finnegan and second of Mr. Zeiders, Council unanimously approved the following resolution:

R04-113

RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY CANCELING SEWER CHARGES

WHEREAS, charges for sewer charges were billed in 2003 and 2004 against Block 22 Lot 38 for a second meter billed as sub-account 1; and

WHEREAS, the portion of Block 22 Lot 38 that was serviced for water through that second meter was sold to the Borough of Merchantville in September 2002;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Merchantville that the Tax and Utility collector is authorized to cancel the following charges against Block 22 Lot 38 for a second meter billed as sub-account 1:

2003 1 st Half	66.00
2003 2 nd Half	66.00
2004 1 st half	66.00

ORDINANCE AMENDMENT INTRODUCTION – PLANNING BOARD/ HISTORIC

PRESERVATION COMMISSION/ ZONING ORDINANCE UPDATE: Mayor Brennan explained that this amendment in effect cleans up the existing code regarding the Historic Preservation

Commission. On the motion of Mrs. Madden and second of Mr. North, Council unanimously introduced the following ordinance:

04-19

ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AMENDING CHAPTER 94, ZONING, AND CHAPTER 20, DEMOLITION OF BUILDINGS, OF THE CODE OF THE BOROUGH OF MERCHANTVILLE AND REPEALING CHAPTER 39A, HISTORIC PRESERVATION COMMISSION, OF THE CODE OF THE BOROUGH OF MERCHANTVILLE

The public hearing will be held on October 13.

ORDINANCE AMENDMENT INTRODUCTION - PARKING FINES: On the motion of Mr. North, second of Mrs. Madden and a 4-0-1 vote (Finnegan abstain), Council approved the introduction of the following ordinance:

04-20

ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING CHAPTER 86, VEHICLES AND TRAFFIC, OF THE CODE OF THE BOROUGH OF MERCHANTVILLE

The public hearing will be held on October 13.

DISCUSSION – TOWN CENTRE EAST REDEVELOPMENT ZONE: Mr. North stated he would like for the Borough to obtain Request for Qualifications from prospective redeveloper's regarding the potential redevelopment. On the motion of Mr. North and second of Mrs. Madden, Council approved obtaining Request for Qualifications for the redevelopment of Merchantville Towne Centre East.

DISCUSSION – SUSAN WALKER HOURLY COMPENSATION: Mayor Brennan stated that the Borough owed Mrs. Walker approximately \$13,000 in salary due to the increased workload she undertook during the search for a tax collector. On the motion of Mr. North and second of Mrs. Madden, Council approved the compensation payment of \$13,000 to Mrs. Walker for work performed.

APPOINTMENT – BUILDINGS & GROUNDS HELPER: On the motion of Mr. Zeiders and second of Mr. Alloway, Council unanimously approved the appointment of William Walker, 23 West Cedar Avenue, as part-time Handy-Man at a rate of \$23 per hour.

PAYMENT OF BILLS – PETTY CASH: On the motion of Mrs. Madden and second of Mr. Finnegan, Council unanimously approved the following bills for payment:

R04-114

RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AUTHORIZING PAYMENT OF VOUCHERS REPLENISHING THE BOROUGH CLERK HEALTH CO-PAY PETTY CASH FUND AND THE POLICE HEALTH CO-PAY PETTY CASH FUND

WHEREAS, the Department of Accounts and Auditing has examined the following Petty Cash vouchers amounting to \$534.62 and finds same to be correct:

CHECKS DELIVERED TO BOROUGH OF MERCHANTVILLE CURRENT FUND:

Borough Clerk Health Co-Pay Petty Cash Fund (#04-91 – 04-102) **\$193.48**

Borough Clerk Petty Cash Fund (#04-74 – 04-85)	\$181.14
Police Health Petty Cash Fund (#4-165 - 173)	<u>\$160.00</u>
TOTAL:	<u>\$534.62</u>

NOW, THEREFORE, BE IT RESOLVED that these Petty Cash vouchers be approved for payment.

ANNOUNCEMENTS:

MERCHANTVILLE GALA: Mrs. Madden stated that very few tickets remained.

ADJOURNMENT: There being no further business, on the motion of Mrs. Madden and second of Mr. North the meeting was adjourned at 8:35 PM.

OREN R. THOMAS IV
BOROUGH CLERK