

Merchantville, NJ

December 10, 2007

A regular meeting of Borough Council was held at 7:30 PM, Monday, December 10, 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, Finnegan, Waldron and Zeiders

Borough Clerk Fry, Deputy Clerk Brouse and Solicitor Higgins were present.

**PUBLIC HEARING:****ORDINANCE 07-20 AMENDING REDEVELOPMENT PLAN FOR CHESTNUT STATION**

**TOWNHOUSES:** Mayor North opened the public hearing on the following ordinance:

**ORDINANCE 07-20**

**ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY  
OF CAMDEN, STATE OF NEW JERSEY APPROVING AN  
AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 22 OF  
THE BOROUGH OF MERCHANTVILLE**

**PUBLIC:**

**Charles Lewis Vice President of Conifer**, introduced Charles McCullough who presented a market analysis concluding age restriction should be removed. Council members proposed questions. He also stated rental issue to 55+ would be same problems. Rental is not as profitable as Mr. Shea suggested.

**Bill Walker, 23 W. Cedar Avenue**, asked what was included in monthly cost analysis.

**Bob Disch, 23 E. Chestnut Avenue**, did you try costing out stair chairs. Original plan specified 18 rental units, suggested community room & other facilities. Don't want to set precedent for bailing out a developer. Keep condition in association by-laws to restrict rental by owner.

**George Shea, 20 W. Chestnut Avenue**, stated first disaster was lack of parking plan. Family environment will create parking problems. Suggested rental of condos. He also stated that you cannot restrict by number of kids or any other restriction other than age.

**Tom Evol, 125 St. James Ave.** stated that it was poor planning. Suggested evaluate rental, pilot elevators. Don't make decision in haste.

**Mark Brunton, 28 South Centre Street** Questioned sale cost (\$229-249k started over \$300k).

**Ellen Missimimo** wanted to know where people will put their kids.

**Mayor North** stated that he would not buy if he had kids.

**Claire White, 20 W. Chestnut Avenue**, doesn't understand why she must make up for the bad real estate decision.

**Gene DePasquale, 20 W. Chestnut Avenue.** states that sales agent is seldom there.

**ENGINEER'S REPORT:**

**Thomas Cundey**, Remington & Vernick Engineer's provided a written report and an update of Borough projects including the Senior Center, Maple/Chapel revisions and handicap ramps.

**PUBLIC:** None

**CORRESPONDENCE:**

Bowman Seminar, NHMMA award to John Fry

**COUNCIL REPORTS:**

**Mr. Finnegan** reported that leaves are being picked up. Public Works is doing overtime to complete job.

**MR. ZEIDERS** reported carpets and windows still needed in Boro Hall. Budget accounts in good shape.

**MR. WALDRON** reported tree lighting & parade went well. More holiday lights are needed and a new banner for across the road was purchased. Shade Tree Commission needs two new members.

**MAYOR NORTH** stated that a truck hit 2 snowflake decorations. Public Events may need to hang them inside on short side of street. Would like to buy them for throughout the town.

**MR. VOLKERT** stated that the Fire Department had 6 calls, 1 structured fire. YTD 161 calls, School Board, Janet Perno replacing Lori Zeiders.

**MRS. FIELDS** reported on code enforcement. Recreation Commission and MEMS reports were given.

**MR. ALLOWAY** delivered the police report.

**ADMINISTRATOR REPORT:**

**John Fry**, Borough Administrator provided Council with a written report.

**OLD BUSINESS: none****NEW BUSINESS:**

**FINANCIAL REPORTS:** On the motion of Mr. Zieders, second of Mrs. Fields and a unanimous roll call vote, Council approved the Chief Financial Officer's Report for November 2007.

**RESOLUTION-ACCEPT NEIGHBORHOOD PRESERVATION PROGRAM GRANT AWARD:** On the motion of Mr. Zeiders, second of Mr. Alloway and a unanimous roll call vote, Council approved the following resolution:

**R07-133**

**RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN  
NEW JERSEY TO ACCEPT A NEIGHBORHOOD PRESERSVATION PROGRAM  
GRANT AWARDED BY THE DEPARTMENT OF COMMUNITY AFFAIRS**

**WHEREAS**, the Borough of Merchantville has applied as the lead agency for a multi-jurisdictional grant with Pennsauken Township and Cherry Hill Township and has been awarded a grant by the New Jersey Department of Community Affairs for \$125,000 to carry out a project to administer the Neighborhood Preservation Program; and

**WHEREAS**, the Borough Council of the Borough of Merchantville desires to accept the grant from the New Jersey Department of Community Affairs;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Merchantville that the Borough of Merchantville hereby accepts the grant; and

**BE IT FURTHER RESOLVED**, the Borough of Merchantville does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Merchantville and the New Jersey Department of Community Affairs;

**BE IT FURTHER RESOLVED**, the Borough Council of the Borough of Merchantville resolves that Frank M. North, Mayor of the Borough of Merchantville, and John C. Fry, Municipal Clerk, are authorized to sign the agreement, and any other documents necessary in connection therewith.

**RESOLUTION-ADOPT YEAR 29 COMMUNITY DEVELOPMENT BLOCK GRANT:** On the motion of Mr. Zeiders, second of Mr. Alloway and a unanimous roll call vote, Council approved the following resolution:

**R-07**

**A RESOLUTION TO ADOPT THE YEAR 29  
COMMUNITY DEVELOPMENT GRANT AGREEMENT**

**WHEREAS**, a cooperative agreement was hereto entered into between the Borough of Merchantville, and the County of Camden for the establishment of a cooperative means of conducting certain community development activities; and

**WHEREAS**, Title 1 of the Housing and Community Development Act of 1974 as amended, and the Housing and Urban-Recovery Act of 1983, provides federal funds being made available to Camden County to carry out eligible community development and affordable housing activities therein; and

**WHEREAS**, the Interlocal Services Act (NJSA 40:8A-1, et seq.) provides a mechanism through which counties and municipalities may enter into agreements for the provisions of joint services; and

**WHEREAS**, the Borough of Merchantville has proposed certain eligible activities to be carried out under the 28<sup>th</sup> Year Community Development Program; and

**WHEREAS**, the aforesaid activities are in the best interest of the Borough of Merchantville, and the County of Camden; now therefore

**BE IT RESOLVED** by the Governing Body, that the Year 29 Grant Agreement be adopted between the Borough of Merchantville, and the County of Camden, a copy of the Agreement which is attached hereof; and

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately upon its enactment as provided by law.

**DISCUSSION-APPROVE THE USE OF PARKING METER BAGS FOR THE HOLIDAYS:** Mayor North discussed the use of parking meter bags for the holidays. It was suggested that a letter go out to all businesses. Mr. Waldron was to draft a letter & forward to Mayor.

**ORDINANCE INTRODUCTION-SALARY ORDINANCE FOR 2008:** On the motion of Mr. Zeiders and a second of Mr. Alloway, Council unanimously introduced the following ordinance:

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

**BE IT ORDAINED** by the Mayor and Council of the Borough of Merchantville as follows:

**SECTION 1.** The maximum annual salaries of the employees of the Borough of Merchantville are hereby established, in accordance with the following schedule for services performed during the year 2008 as of January 1, 2008.

| <b>POSITION</b>                                                                                   | <b>SALARY</b> |
|---------------------------------------------------------------------------------------------------|---------------|
| Police Detective Sergeant                                                                         | 75,341.00     |
| Police Sergeant                                                                                   | 71,285.00     |
| Police Corporal                                                                                   | 67,678.00     |
| Police Patrol:                                                                                    |               |
| 0-6 months                                                                                        | 35,237.00     |
| 7-12 months                                                                                       | 38,303.00     |
| 13-24 months                                                                                      | 43,665.00     |
| 25-36 months                                                                                      | 49,793.00     |
| 37-48 months                                                                                      | 57,450.00     |
| 49 months forward                                                                                 | 64,970.00     |
| Public Works Foreman (Per Hour)                                                                   | 23.30         |
| Public Works Helper I (Per Hour)                                                                  | 10.78         |
| Public Works Helper II (Per Hour)                                                                 | 12.22         |
| Public Works Helper III (Per Hour)                                                                | 13.11         |
| Public Works Helper IV (Per Hour)                                                                 | 13.98         |
| Public Works Journeyman I (Per Hour)                                                              | 15.14         |
| An additional \$.50 (Per Hour) is paid to Helper I through Journeyman I who possesses a valid CDL |               |
| Public Works Journeyman II (Per Hour)                                                             | 16.31         |
| Public Works Journeyman III (Per Hour)                                                            | 17.47         |
| Public Works Journeyman IV (Per Hour)                                                             | 18.64         |

**Section 2.** Longevity shall be added to the above salaries in accordance with the following schedule:

**LONGEVITY SCHEDULE FOR FULL-TIME EMPLOYEES HIRED PRIOR TO JANUARY 1, 1994:**

|                                 |    |
|---------------------------------|----|
| After 5 years through 10 years  | 2% |
| After 10 years through 15 years | 3% |
| After 15 years through 20 years | 4% |
| After 20 years through 24 years | 5% |
| After 24 years                  | 6% |

Retiring employees will be paid longevity on a prorated basis.

**SECTION 3.** All police officers assigned to the first shift shall be paid at an additional rate of 2% above their hourly base salary; officers assigned to the third shift shall be paid at an additional rate of 1.5% above their hourly base salary; officers assigned to the power shift shall be paid at an additional 1.75% above their hourly base salary.

**SECTION 4.** A police officer designated as the officer-in-charge (OIC) shall be compensated at the Corporal's rate of pay for all time worked as an OIC, provided the officer performs OIC duties for five or more days during any pay period. The OIC rate shall become effective upon appointment as an OIC.

**SECTION 5.** All ordinances and parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistencies only.

**SECTION 6.** This ordinance shall become effective twenty (20) days after publication thereof following final passage, and all salaries and compensation shall be retroactive to January 1, 2008.

**RESOLUTION-ESTABLISH A RECORDS MANAGEMENT COMMITTEE:** On the motion of Mr. Zeiders, second of Mr. Alloway and a unanimous roll call vote, Council approved the following Resolution:

**R07-28**

**RESOLUTION OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN AND STATE OF NEW JERSEY CREATING A RECORDS MANAGEMENT COMMITTEE**

**WHEREAS**, it is the desire of the Mayor and Council of the Borough of Merchantville to review the policies and procedures for records management in the Borough of Merchantville; and

**WHEREAS**, it is also the desire to provide continuing oversight of the records management functions in the Borough;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Merchantville, County of Camden, State of New Jersey, that a records Management Committee is hereby establish with the following members: The Mayor or designee, The Council member (or designee) appointed to Committee for Ways and Means, Borough Solicitor, Administrator, Clerk.

**APPROVAL OF JUNIOR FIREFIGHTER:PARMINDER DEEP-SINGH-** On the motion of Mr. Volkert and a second of Mrs. Fields council unanimously approved Mr. Deep-Singh for membership.

**FAIR AND OPEN QUALIFICATIONS-**The Mayor recognized the receipt of fair and open qualifications and forwarded them to the Solicitor for his review.

**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:

December 10, 2007

DEPARTMENT OF ACCOUNTS AND AUDITING HAS EXAMINED THE FOLLOWING BILLS AMOUNTING TO \$284,945.88 AND FINDS SAME TO BE CORRECT:

**CURRENT FUND: (PER 12/10/07 CHECK REGISTER)**

CHECKS DELIVERED

|                       |                      |
|-----------------------|----------------------|
| CHECK # 013140-013146 | \$ 65,995.20         |
| CHECK # 013147-013207 | \$ 62,298.17         |
|                       | <u>\$ 128,293.37</u> |

**DOG ACCOUNT: (PER 12/10/07 CHECK REGISTER)**

CHECK #

|      |
|------|
| \$ - |
|------|

**GENERAL CAPITAL ACCOUNT: (PER 12/10/07 CHECK REGISTER)**

CHECK # 001429

|                    |
|--------------------|
| \$ 3,082.86        |
| <u>\$ 3,082.86</u> |

**MERCHANTVILLE SEWER UTILITY: (PER 12/10/07 CHECK REGISTER)**

CHECKS DELIVERED

|                      |                     |
|----------------------|---------------------|
| CHECK #              |                     |
| CHECK #001623-001624 | \$ 81,912.08        |
|                      | <u>\$ 81,912.08</u> |

**PUBLIC ASSISTANCE TRUST FUND: (PER 12/10/07 CHECK REGISTER)**

CHECK #

|      |
|------|
| \$ - |
|------|

**RECREATION COMMISSION: (PER 12/10/07 CHECK REGISTER)**

CHECKS DELIVERED

CHECK #

CHECK # 002795-002798

\$ -

\$ 484.98

\$ 484.98

**TRUST ACCOUNT - OTHER FUNDS: (PER 11//07 CHECK REGISTER)**

CHECKS DELIVERED

CHECK #

CHECK #001143 – 001147

\$ -

\$ 6,430.92

\$ 6,430.92

**UNEMPLOYMENT COMPENSATION: (PER 11/26/07 CHECK REGISTER)**

CHECK #

\$ -

TOTAL: \$ 220,204.21

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

**R07-77**

**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:**

Dina Turan's father passed away.

**PRIVATE SESSION:**

On the motion of Mr. Alloway and second of Mr. Zeiders, Council adjourned into a private session to discuss matters of personnel.

**ADJOURNMENT:**

On the motion of Mr. Zeiders and second of Mr. Alloway, the meeting was adjourned at 10:45 PM.

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 JOHN C. FRY  
 BOROUGH CLERK