

DECEMBER 27, 2021 4:00PM
COMMISSION MEETING MINUTES
BOROUGH OF COLLINGSWOOD, NJ

A regular meeting of the Board of Commissioners was held remotely, at 7:00 P.M. Mayor M. James Maley, Jr. called the meeting to order, with Commissioner Robert Lewandowski present and Commissioner Morgan Robinson present.

Mayor Maley read the Sunshine Notice stating that the Borough has complied with provisions of the Sunshine Law by adopting before January 10 of this year, a resolution prescribing the dates, times and locations of all regular meetings of the Commission. Mayor Maley led the Pledge of Allegiance.

The Commissioners approved a motion to approve the following minutes December 6 and December 16, 2021 Commissioner Lewandowski abstained

The Commissioners called for Second Reading and Public Hearing of Ordinance 1726

**1726
2022 Salary Ordinance**

AN ORDINANCE TO PROVIDE FOR AND DETERMINE THE RATE OF COMPENSATION OF EACH OFFICER AND EMPLOYEE OF THE BOROUGH OF COLLINGSWOOD AND METHOD OF PAYMENT OF SUCH COMPENSATION

THE BOARD OF COMMISSIONERS OF THE BOROUGH OF COLLINGSWOOD IN THE COUNTY OF CAMDEN, AND STATE OF NEW JERSEY DOES ORDAIN:

SECTION 1. THE RATE OF COMPENSATION OF EACH OFFICER AND EMPLOYEE OF THE BOROUGH OF COLLINGSWOOD, WHOSE COMPENSATION SHALL BE ON AN ANNUAL, SEMI-ANNUAL, AND BIWEEKLY BASIS, SHALL BE PAYABLE AS FOLLOWS:

POSITION	ANNUAL SALARY
COMMISSIONERS	
Commissioner of Public Safety	\$8,400.00 - \$9,500.00
Commissioner of Revenue/Finance	\$8,400.00 - \$9,500.00
Commissioner of Public Works	\$8,400.00 - \$9,500.00
Mayor or Acting Mayor	\$1,000.00 - \$1,500.00
ELECTIONS	
Borough Clerk	\$500.00 per Election
Deputy Borough Clerk	\$150.00 per Election
ADMINISTRATION	
Administrative Assistant	\$30,000.00 - \$40,000.00
Chief Finance Officer/ QPA	\$45.00/hr - \$50.00/hr
Borough Clerk	\$55,000.00 - \$65,000.00
Deputy Borough Clerk	\$2,000.00 - \$5,000.00
Finance Clerk	\$15.00 /hr - \$20.00/hr
COLLECTION OF TAXES	
Tax Collector	\$50,000.00 - \$60,000.00
Clerks-part-time as needed	\$15.00 /hr - \$20.00/hr
ASSESSMENT OF TAXES	
Assessor	\$15,000.00 - \$25,000.00
Assistant/ Clerk	\$3,000.00 - \$4,500.00
COMMUNITY DEVELOPMENT	

Director of Community Development	\$20,000.00 - \$30,000.00
Farmers Market	\$2,500.00 - \$5,000.00
Clerks-part-time as needed	\$15.00 /hr - \$20.00/hr

COLLINGSWOOD PARTNERS

Office Manager	
Director of Business Development	\$20,000.00 - \$30,000.00
Public Relations - Farmers Market	\$2,500.00 - \$5,000.00
Farmers Market Director	\$10,000.00 - \$20,000.00
Clerks-part-time as needed	\$15.00 /hr - \$20.00/hr

MUNICIPAL ALLIANCE

Coordinator	\$1,000.00 - \$1,500.00
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LAND USE DEPARTMENT

Zoning Officer	\$25,000.00 - \$30,000.00
Land Use Secretary	\$5,000.00 - \$6,000.00
Historic Secretary	\$3,000.00 - \$6,000.00
Shade Tree Secretary	\$2,000.00 - \$3,000.00

ROBERTS PARK SWIMMING POOL

Certified Pool Manager	\$2,000.00 - \$5,000.00
Pool Managers	\$13.00 to \$25.00 per hour
Assistant Managers	\$13.00 to \$18.00 per hour
Guards	\$13.00 to \$15.00 per hour
Clerks	\$13.00 to \$16.00 per hour

RECREATION DEPARTMENT

Director	\$20,000.00 - \$25,000.00
Snack Stand Coordinator	\$5,000.00 - \$5,500.00
Community Theater Director	\$5,000.00 - \$5,500.00
Secretary	\$3,000.00 - \$6,000.00
Website Management	\$1,000.00 - \$1,500.00
Program Coordinators	\$200.00 to \$1,500.00
Assistant Program Coordinators	\$13.00 to \$20.00 per hour
Part-time Help as needed	\$13.00 to \$20.00 per hour

SENIOR COMMUNITY CENTER

Director	\$30,000.00 - \$45,000.00
Hall Attendants	\$150.00 per event
Part-time help	\$13.00 to \$20.00 per hour

LIBRARY

Director	\$60,000.00 - \$70,000.00
Technical Services Supervisor & Head Access	\$35,000.00 - \$45,000.00
Youth Services Supervisor	\$40,000.00 - \$50,000.00
Youth Services Specialist & Reference	\$35,000.00 - \$45,000.00
Librarian #1	\$35,000.00 - \$45,000.00
Librarian #2	\$30,000.00 - \$40,000.00
Circulation Assistant #1	\$30,000.00 - \$35,000.00
Circulation Assistant #2	\$28,000.00 - \$35,000.00
Reference Librarians	\$14.00 to \$20.00 per hour
Temporary Part Time/as needed	\$14.00 to \$20.00 per hour

STATE UNIFORM CONSTRUCTION CODE

Secretary	\$35,000.00 - \$45,000.00
Construction Code Official	\$30,000.00 - \$40,000.00
Electrical Subcode	\$15,000.00 - \$20,000.00
Plumbing Subcode	\$15,000.00 - \$20,000.00

Fire Subcode	\$10,000.00 - \$15,000.00
Building Subcode	\$5,000.00 - \$10,000.00
Building Inspector	\$10,000.00 - \$15,000.00
Fill In Inspector	\$125/day
One time stipend - Additional Inspections	\$3,000.00

POLICE DEPARTMENT

Chief	\$120,000.00 - \$150,000.00
Deputy Chief	\$115,000.00 - \$135,000.00
Capitain	\$110,000.00 - \$125,000.00
Police SGT w/ 15 years of serv	\$108,500.00 - \$117,000.00
Police SGT	\$103,000.00 - \$111,000.00
Police Officer:	
Recruit	\$47,000.00 - \$50,000.00
1st Year	\$54,000.00 - \$57,000.00
2nd Year	\$61,000.00 - \$64,500.00
3rd Year	\$69,000.00 - \$72,000.00
4th Year	\$75,000.00 - \$79,500.00
5th Year	\$79,500.00 - \$83,500.00
6th Year	\$81,500.00 - \$85,500.00
7th Year	\$84,000.00 - \$87,500.00
Administrative Assistant	\$30,000.00 - \$45,000.00
Clerical Receptionist	\$28,000.00 - \$35,000.00
Meter Man	\$30,000.00 - \$35,000.00
Part Time Meter Man	\$15.00 To \$20.00 per hour
Crossing Guards	\$39.50 per day
Clerks-Part-time as needed	\$15.00 To \$18.00 per hour
Special Police - part-time as needed	\$18.00 to \$25.00 per hour

MUNICIPAL COURT

Judge	\$25,000.00 - \$35,000.00
Administrator	\$45,000.00 - \$60,000.00
Deputy Administrator	\$35,000.00 - \$45,000.00
Deputy Administrator #2	\$30,000.00 - \$40,000.00
Clerks-hourly	\$15.00 to \$20.00 per hour
On Call Duty	\$25.00 per call-out

FIRE DEPARTMENT

Chief	\$115,00.00 - \$150,000.00
Deputy Chief	\$108,000.00 - \$125,000.00
Lieutenant hired before 1/1/99	\$100,000.00 - \$105,000.00
Lieutenant hired after 1/1/99	\$94,000.00 - \$98,500.00
Firefighters:	
Probationary	\$43,500.00 - \$46,000.00
Year of Service 1	\$50,000.00 - \$53,000.00
Year of Service 2	\$53,500.00 - \$57,000.00
Year of Service 3	\$56,500.00 - \$60,000.00
Year of Service 4	\$59,500.00 - \$63,000.00
Year of Service 5	\$62,500.00 - \$66,000.00
Year of Service 6	\$68,000.00 - \$72,000.00
Year of Service 7	\$81,200.00 - \$86,000.00
Secretary	\$30,000.00 - \$40,000.00
Code Enforcement Inspector	\$35,000.00 - \$40,000.00
Fire Inspectors	\$18.00 - \$20.00 per hour

PUBLIC WORKS DEPARTMENT

Acting Superintendent	\$80,000.00 - \$100,000.00
Crew Chief - Roads	\$5,000.00 - \$10,000.00
Tree Official	\$4,500.00 - \$5,500.00
Mechanic	\$50,000.00 - \$60,000.00

Laborer \$42,000.00 - \$50,000.00
Part-time help \$15.00 to \$20.00 per hour

WATER DEPARTMENT

Crew Chief \$5,000.00 - \$10,000.00
Clerk \$25,000.00 - \$30,000.00
Meter Reader \$42,000.00 - \$55,000.00
Part Time help as needed \$15.00 to \$20.00 per hour

SEWER DEPARTMENT

Administrator \$95,000.00 - \$105,000.00
Assistant Superintendent \$60,000.00 - \$70,000.00
Crew Chief \$5,000.00 - \$10,000.00
Laborers \$42,000.00 - \$55,000.00
Laborers hired after 1/1/2013 \$42,000.00 - \$55,000.00
Laborers hired after 8/1/2019 \$42,000.00 - \$55,000.00
Administrative Assistant \$15.00 to \$20.00 per hour
Clerk \$30,000.00 - \$35,000.00
Part-time help as needed \$15.00 to \$20.00 per hour

SECTION 2. ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE ARE HEREBY REPEALED. FULL TIME EMPLOYEES OF THE BOROUGH SHALL IN ADDITION TO THE COMPENSATION PROVIDED FOR HEREIN, SHALL RECEIVE LONGEVITY PAY, WHICH SHALL BE PAYABLE ONCE YEARLY OR AS SET FORTH IN LABOR CONTRACT, RATIFIED BY THE BOARD OF COMMISSIONERS.

SECTION 3. ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE ARE HEREBY REPEALED.

SECTION 4. THIS ORDINANCE SHALL TAKE EFFECT AS OF JANUARY 1, 2022.

Mayor Maley opened the Ordinance to the public:

With no comments Mayor Maley moved the public hearing closed and the ordinance be adopted on second and final reading which was seconded and approved by the call of the roll:

Aye: M. James Maley, Jr.
Aye Robert Lewandowski
Aye: Morgan Robinson

The Commissioners called for Second Reading and Public Hearing of Ordinance 1727
Mayor Maley opened the Ordinance to the public:

AN ORDINANCE AMENDING CHAPTER 247 OF THE CODE OF THE BOROUGH OF COLLINGSWOOD ENTITLED "SEWER RENTS."

THE BOARD OF COMMISSIONERS OF THE BOROUGH OF COLLINGSWOOD, CAMDEN COUNTY, STATE OF NEW JERSEY, DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 247, Section 4, of the Code of the Borough of Collingswood which is titled Rates for Residence Units is hereby amended to substitute the minimum annual sewer rental of \$267 (Two Hundred Sixty-Seven Dollars) for the minimum annual sewer rental of \$281 (Two Hundred Eighty One Dollars).

And, all additional connections thereto shall remain at \$17 (Seventeen) for each additional fixture.

SECTION 2. Chapter 247, Section 5, of the Code of the Borough of Collingswood which is titled Rates for Non-residence Units is hereby amended to substitute the minimum annual sewer rental of \$267 (Two Hundred Sixty-Seven Dollars) for the minimum annual sewer rental of \$281 (Two Hundred Eighty-One Dollars).

SECTION 3. This Ordinance shall take effect as of January 1, 2022.

With no comments Mayor Maley moved the public hearing closed and the ordinance be adopted on second and final reading which was seconded and approved by the call of the roll:

Aye: M. James Maley, Jr.
Aye Robert Lewandowski
Aye: Morgan Robinson

The Commissioners called for Second Reading and Public Hearing of Ordinance 1728

AN ORDINANCE AMENDING CHAPTER 301 OF THE CODE OF THE BOROUGH OF COLLINGSWOOD ENTITLED "WATER"

THE BOARD OF COMMISSIONERS OF THE BOROUGH OF COLLINGSWOOD, CAMDEN COUNTY, STATE OF NEW JERSEY, DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 301, Section 10, of the Code of the Borough of Collingswood which is titled Fire Protection Service Charge is hereby amended to substitute the annual charge of \$250 (Two Hundred Fifty Dollars) for the annual charge of \$480 (Four Hundred Eighty Dollars).

SECTION 2. This Ordinance shall take effect as of January 1, 2022.

Mayor Maley opened the Ordinance to the public:

With no comments Mayor Maley moved the public hearing closed and the ordinance be adopted on second and final reading which was seconded and approved by the call of the roll:

Aye: M. James Maley, Jr.
Aye Robert Lewandowski
Aye: Morgan Robinson

The Commissioners called for Second Reading and Public Hearing of Ordinance 1729

AN ORDINANCE APPROVING A FIFTH AMENDMENT TO THE FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION BETWEEN PREMIER PROPERTIES HOLDINGS, LLC AND THE BOROUGH OF COLLINGSWOOD

WHEREAS, the Borough of Collingswood ("Borough") entered into a Financial Agreement for long term tax exemption dated as of June 1, 1996 ("Financial Agreement") with Park Collingswood Urban Renewal, LLC, a limited liability company organized under the provisions of the New Jersey Long Term Exemption Law, N.J.S.A. 40A-20-1, et seq. ("Park Collingswood");

and

WHEREAS, the Borough and Park Collingswood also entered into a redeveloper agreement dated June 1, 1996 entitled "Redeveloper Agreement for the Sutton Towers Project Area of the Borough of Collingswood, Camden County, New Jersey By and Between the Borough of Collingswood, Acting as Redevelopment Entity and Park Collingswood Urban Renewal, LLC, Redeveloper" ("Redeveloper Agreement"); and

WHEREAS, pursuant to the terms of the Redeveloper Agreement, Park Collingswood assumed responsibility for the renovation and rehabilitation of certain parcels of real property and improvements thereto designated as the Sutton Towers Project Area ("Project") in Resolution No. 95-136 which was adopted by the Borough Commissioners on July 17, 1995; and

WHEREAS, pursuant to Resolutions 05-192, 06-51, 06-69 and 17-147 and Ordinances 1389 and 1626, the Borough Commissioners authorized the Mayor or his designee to negotiate and execute amendments to the Redeveloper Agreement and the Financial Agreement to assist in the sale and transfer of the Project from Park Collingswood to Audubon Communities Ventures, LLC ("Audubon Communities") or its designated affiliate, GRE Parkview Urban Renewal, LLC ("GRE Parkview") and subsequently from GRE Parkview to Collingswood Heights JV, LLC ("Collingswood Heights") and its designated affiliate, Parkview at Collingswood Urban Renewal Owner, LLC ("PCURE"); and

WHEREAS, pursuant to the above cited resolutions and ordinances the Borough entered into an Amendment and Second, Third and Fourth Amendments to the Redeveloper Agreement and the Financial Agreement, respectively, with Audubon Communities and GRE Parkview (the Amendment, and Second and Third Amendments) and subsequently with Collingswood Heights and PCURE (the Fourth Amendment); and

WHEREAS, the Financial Agreement, as amended, and the Redeveloper Agreement, as amended, provide for the Borough to consent to the transfer of the Project by sale, assignment, conveyance or lease or transfer in any mode or form provided that certain terms and conditions have been met to the satisfaction of the Borough and specifically require the Borough to consider the following criteria in determining whether to consent to such transfer:

- (a) the reputation of the transferee and the financial ability of the transferee to fulfill the obligations of the Financial and Redeveloper Agreements or, if the transfer is a part of the property or rights hereunder, the obligations relating to such part:
- (b)
- (b) one or more of the following criteria, to the extent necessary to demonstrate that the transferee has the ability and qualifications to fulfill the obligations of the Financial and Redeveloper Agreements, or, if the transfer is a part of the property or rights hereunder, the obligations relating to such part:
 - (i) the competence of management of the proposed transferee to complete the relevant section of the Project; or
 - (ii) the experience of the proposed transferee in the completion of

similar projects,

and further providing that the determination of compliance with the criteria set forth above shall be based on the following information:

(aa) financial statements indicating (i) net worth or (ii) unencumbered lines of credit; or evidence of loan commitments to the transferee sufficient to carry out the Project;

(bb) submission of a letter of recommendation from a person or entity for whom the prospective transferee has undertaken a comparable development, or from a surety company, stating that the proposed transferee possesses the competence to undertake the Project or part thereof; and

(cc) the due diligence investigations undertaken by the Borough; and

WHEREAS, PCURE has entered into a Contract of Sale dated as of September 17, 2021 ("Contract") for the sale of the Project to Premier Properties Holdings, LLC ("Premier Properties") or its designated affiliates, Parkview Holdings Urban Renewal, LLC, Parkview Holdings Urban Renewal TIC II, LLC and Parkview Holdings Urban Renewal TIC III, LLC (collectively, "Parkview Holdings"); and

WHEREAS, the Contract provides that a condition of sale from PCURE to Premier Properties is the Borough's consent to the assignment of the Financial Agreement, as amended, by PCURE, and assumption of it by Parkview Holdings, and

WHEREAS, PCURE and Premier Properties have requested the Borough's consent as described herein; and

WHEREAS, the Borough has completed its due diligence regarding the factors permitted under the Financial and Redeveloper Agreements, including the amendments to each, and has conducted a review of the proposed transaction between PCURE and Premier Properties and has been provided with the necessary information to consent to the transfer of the Project; and

WHEREAS, the Borough Commissioners have determined that it would be in the best interests of the residents of the Borough to consent to the transfer of the Project and that such action would require the Borough to enter into Fifth Amendments to the Financial Agreement and the Redeveloper Agreement with Premier Properties and Parkview Holdings and PCURE for this purpose;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners for the Borough of Collingswood that the Mayor of the Borough or his designee shall be authorized to negotiate terms acceptable to the Borough and as determined to be in the best interest of the Borough residents and, thereafter, to execute Fifth Amendments to the Financial Agreement and the Redeveloper Agreement for the transfer of the Project from PCURE to Premier Properties and Parkview Holdings and to negotiate and execute such other documents as the Mayor of the Borough or his designee determine to be necessary to effect the foregoing transfer of the Project.

This Ordinance shall take effect immediately upon final adoption and publication according to law.

Mayor Maley opened the Ordinance to the public:

With no comments Mayor Maley moved the public hearing closed and the ordinance be adopted on second and final reading which was seconded and approved by the call of the roll:

Aye: M. James Maley, Jr.
Aye Robert Lewandowski
Aye: Morgan Robinson

Public Comment on Resolution Items:

Richard Klingerman 743 Maple Terrace asked what if the new Parkview owners do not do what is required? Mayor Maley responded we move to enforce the agreement. Mr. Klingerman asked if there would be fines. Mayor Maley said the Borough fines for code enforcement violations. Mayor Maley said we would file with the courts and a court order would be issued requiring that agreement is observed.

223. Approving a Fifth Amendment to the Redeveloper Agreement Dated June 1, 1996 for The Sutton Towers Project Area

224. Establishing the 2022 Salaries for Certain Employees for the Borough of Collingswood

225. Authorizing Participation in National Opioid Settlements

226. Appointing Melissa Crawford as Police Records Clerk / Administrative Assistant for the Borough of Collingswood Police Department

227. Appointing Art Dupras as Director of Development for the Borough of Collingswood

228. Authorizing the Adoption of the 2021 Camden County Hazard Mitigation Plan Update

229. Approve of Tax Overpayment-112 E. Narberth Terrace

230. Approving an Emergency Water Interconnection and Agreement between Haddon Township and Borough of Collingswood

231. Accepting SFY21 Body Worn Camera Grant Program and Authorizing the Acceptance of Federal Funds and Participation in the Federal Grant Program

232. Authorizing a Service Agreement with TruView Background Screening Services

233. Authorizing Participation in the Camden County Cooperative for Waste Disposal Services

234. Authorizing to Advertise for Requests for Proposals for a Recreational Needs Assessment Consultant

235. Authorizing Payment of Bills as Presented by the Treasurer

Commissioner Morgan Robinson, No comments.

Commissioner Lewandowski, commented on the Parkview agreement said it is about better services for the residents. Commissioner Lewandowski talked about the importance of vigilance by the property owners and residents alike. Commissioner Lewandowski thanked all involved for making the holidays in Collingswood magical.

Mayor Maley reminded residents to be diligent where COVID is concerned.

Mayor Maley opened the meeting for Public Comment:

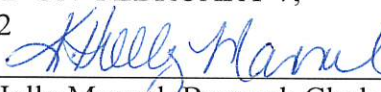
Richard Klingerman 723 Maple Terrace asked why there was not a budget transfer on this resolution. Mayor Maley explained that there was not a need. Mayor Maley also explained the Ordinances on the agenda needed to be adopted before the end of the year. A discussion ensued about volunteer back ground checks.

With no further comments, Mayor Maley moved the meeting be adjourned at 4:15PM, which was seconded.

Date of Adoption: 02/07/2022

Commissioners	Present	Absent	Aye	Nay	Abstain
Mayor M. James Maley Jr.	✓		✓		
Commissioner Robert Lewandowski	✓		✓		
Commissioner Morgan Robinson	✓		✓		

I
HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF COLLINGSWOOD AT A MEETING HELD ON FEBRUARY 7, 2022


K. Holly Mannel, Borough Clerk

