

AGENDA

BOROUGH OF COLLINGSWOOD COMMISSION MEETING COMMUNITY CENTER AUGUST 7, 2023 AT 7 PM

Pledge of Allegiance

Sunshine Notice

Approve: June 5, 2022, July 3, 2023 Minutes

Reports: CFO, Tax Collector, Zoning Official, Municipal Court

ORDINANCE

First Reading of Ordinance 1768 Approving Redevelopment Plan for Block 22 Lot 10 also known as 601 Haddon Avenue

First Reading of Ordinance 1769 Approving Redevelopment Plan for Block 38 Lots 12.02 and 12.03 also known as 869 Haddon Avenue

Public Comment on Resolution Agenda

RESOLUTIONS:

Approving a Memorandum of Agreement with IAFF Local 3249

Appointing Edward Glaze as a Captain for the Collingswood Fire Department

Appointing Julian D'Alonzo as a Captain for the Collingswood Fire Department

Appointing Nate Finnegan as a Full Time Fire Fighter for the Collingswood Fire Department

OATHS

Edward Glaze

Julian D'Alonzo

Nate Finnegan

Appointing Bruce Smith as a Member to the Borough of Collingswood Planning Board

Second Reading and Public Hearing of the 2023 Business Improvement District Budget

Appointing a Redeveloper and Authorizing a Redevelopment Agreement for the property at 601 Haddon Avenue

Appointing a Redeveloper and Authorizing a Redevelopment Agreement for the property at 869 Haddon Avenue

Referring Redevelopment Ordinance 1768 to the Planning Board for Review

Referring Redevelopment Ordinance 1769 to the Planning Board for Review

Awarding a Contract to Paving Plus for the Resurfacing of Various Alleys Project

Approving the Grace period for Taxes, Water and Sewer to August 31, 2023

Authorizing Application for the Municipal Alliance Youth Leadership Grant

Authorizing Adjustment of Taxes for Totally Exempt Properties

Approving Raffle Licenses

2023-7, 2023-8 and 2023-9 for St. Theresa of Calcutta Parish

2023-10 Collingswood Rotary

Approving a Lien Certification Pursuant to Chapter 227 of the Borough Code

Approving Payment of Bills as Presented by Treasurer

Next Meeting Tuesday September 5, 2023

**BOROUGH OF COLLINGSWOOD
CAMDEN COUNTY, NEW JERSEY
ORDINANCE NO. 1768**

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE BOROUGH OF COLLINGSWOOD, COUNTY OF CAMDEN, STATE OF
NEW JERSEY**

WHEREAS, the Board of Commissioners of the Borough of Collingswood (the “Commissioners”), adopted Resolution No. 06-186 which designated the entirety of the Borough as an “Area in Need of Rehabilitation” pursuant to the Local Redevelopment and Housing Law (the “Redevelopment Law”), N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

WHEREAS, pursuant to Ordinance No. 1417, the Borough Commissioners adopted a redevelopment plan for the entirety of the Borough entitled “Plan for Rehabilitation, November 2006” (the “Redevelopment Plan”), which adopted the underlying zoning then in effect throughout the Borough of Collingswood, subject to certain exceptions; and

WHEREAS, pursuant to Ordinance No. 1664, adopted on June 3, 2019 the Borough Commissioners amended and replaced the original Redevelopment Plan in its entirety; and

WHEREAS, pursuant to Ordinance No. 1718, the Board of Commissioners adopted a Restated and Amended Redevelopment Plan (continued to be referred to as the “Redevelopment Plan”); and

WHEREAS, the Mayor and Commissioners have determined to amend the Redevelopment Plan to promote the rehabilitation of the property located at Block 22, Lot 10 more commonly known as 601 Haddon Avenue (the “Property”).

NOW THEREFORE, BE IT ORDAINED, by the Board of Commissioners of the Borough of Collingswood, in the County of Camden, State of New Jersey, as follows:

Section XVI of the Redevelopment Plan entitled “Amendments to Approved Redevelopment Plan”, subsection “Proposed Land Uses and Building Requirements”, subsection B.6 as it pertains only to the Property is hereby amended as follows:

A. Permitted Uses

To support the goals and objectives of this Redevelopment Plan, only the following uses shall be permitted on the Property. Uses not specifically identified in this Redevelopment Plan as a permitted principal or accessory uses as it relates to the Property shall be prohibited.

- (1) Restaurants, excluding fast-food restaurants

- (2) Apartments on upper floors only
- (3) Office
- (4) Mixed use development combining two or more of the above permitted uses

B. Permitted Accessory Uses

- (1) Decks or balconies
- (2) Outdoor patio
- (3) Trash dumpster/enclosure
- (4) Outdoor mechanical equipment
- (5) Off-street parking
- (6) Fence/screening
- (7) Any other accessory uses customarily incidental to the above permitted

C. Area and Bulk Requirements

Principal Building Setback	
Front Yard	0 feet
Rear Yard	10 feet
Side Yard	0 feet
Parking Setback	0 feet
Maximum Building Coverage	80%
Maximum Impervious Coverage	100%
Maximum Building Height	35 feet

D. Parking and Loading

1. A parking buffer is not required.
2. Parking requirements regarding the residential units will be dictated by R.S.I.S.
3. Commercial uses are not required to provide on-site parking.
4. A designated loading area is not required.

Section 2. The Commissioners have determined that the amendment to the Redevelopment Plan satisfies the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for redevelopment of the Rehabilitation Area and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

Section 3. The Commissioners also have determined the amendment to the Redevelopment Plan is consistent with the Borough's Master Plan.

Section 4. The amendment to the Redevelopment Plan shall constitute an overlay zone to the extent set forth therein.

Section 5. This ordinance shall take effect after final adoption and publication according to law.

BOROUGH OF COLLINGSWOOD

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

DATED:

**BOROUGH OF COLLINGSWOOD
CAMDEN COUNTY, NEW JERSEY
ORDINANCE NO. 1769**

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE NORTH ATLANTIC
AVENUE EXTENSION "C" REDEVELOPMENT PLAN FOR THE BOROUGH OF
COLLINGSWOOD, COUNTY OF CAMDEN, STATE OF NEW JERSEY**

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

WHEREAS, pursuant to Ordinance No. 1324, the Borough Commissioners adopted a redevelopment plan for the area designated as the North Atlantic Avenue Extension "C" (the "Redevelopment Plan") which adopted the underlying zoning then in effect for the area within the Borough of Collingswood designated as the North Atlantic Avenue Extension "C" Redevelopment Area; and

WHEREAS, the Mayor and Commissioners have determined to amend the Redevelopment Plan to promote the rehabilitation of the property located at Block 38, Lots 12.02 and 12.03 more commonly known as 869 Haddon Avenue (the "Property").

NOW THEREFORE, BE IT ORDAINED, by the Board of Commissioners of the Borough of Collingswood, in the County of Camden, State of New Jersey, that the North Atlantic Avenue Extension "C" Redevelopment Plan shall be amended, as it relates only to the Property, as follows:

A. Permitted Uses

To support the goals and objectives of this Redevelopment Plan, only the following uses shall be permitted on the Property. Uses not specifically identified in this Redevelopment Plan as a permitted principal or accessory use at the Property shall be prohibited.

- (1) Office or retail with upper floor apartments

B. Permitted Accessory Uses

- (1) Decks or balconies
- (2) Outdoor patio
- (3) Trash dumpster/enclosure
- (4) Outdoor mechanical equipment
- (5) Off-street parking
- (6) Fence/screening
- (7) Any other accessory uses customarily incidental to the above permitted

C. Area and Bulk Requirements

Principal Building Setback	
Front Yard	25 feet
Rear Yard	20 feet
Side Yard	10 feet
Combined Side Yard	34 feet
Minimum Lot Size	16,600 sf
Minimum Lot Width	84 ft
Maximum Building Coverage	35%
Maximum Impervious Coverage	80%
Maximum Building Height	40 feet
F.A.R.	1.0

D. Parking and Loading

1. Parking requirements regarding the residential units will be dictated by R.S.I.S.
2. Office parking requirements shall be 1 space per employee during any shift.
3. No designated loading area is required.
4. Site access drives shall be a minimum width of 16 feet.

E. Buffers

Adjacent to Parking Area	
Rear Yard	6.5 ft.
Side Yard	9 ft.
Combined Side Yard	23 ft.
Adjacent to Other Paved Surface	
Side Yard	2 ft.
Combined Side Yard	6.5 ft.

Section 2. The Commissioners have determined that the amendment to the Redevelopment Plan satisfies the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for redevelopment of the Rehabilitation Area and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

Section 3. The Commissioners also have determined the amendment to the Redevelopment Plan is consistent with the Borough's Master Plan.

Section 4. The amendment to the Redevelopment Plan shall constitute an overlay zone to the extent set forth therein.

Section 5. This ordinance shall take effect after final adoption and publication according to law.

BOROUGH OF COLLINGSWOOD

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

DATED:

BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
NEW JERSEY

RESOLUTION 17-

SUBJECT: AUTHORIZING A MEMORANDUM OF AGREEMENT BETWEEN THE
BOROUGH OF COLLINGSWOOD AND THE IAFF LOCAL 3249

WHEREAS, The Borough of Collingswood and IAFF Local 3249 have agreed to amend the current Agreement (January 1, 2020 to December 31, 2024 PERC Docket No. 1-2023-072) to avoid any confusion or future grievances related to Salaries and Promotions,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey, that the Mayor and Administrator, be and hereby are authorized to enter into this Memorandum of Agreement.

ADOPTED: AUGUST 7, 2023

M. JAMES MALEY, JR., MAYOR

ROBERT LEWANDOWSKI, COMMISSIONER

MORGAN ROBINSON, COMMISSIONER

K. HOLLY MANNEL, BOROUGH CLERK

BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
NEW JERSEY

RESOLUTION 17-

SUBJECT: AUTHORIZING A MEMORANDUM OF AGREEMENT BETWEEN THE
BOROUGH OF COLLINGSWOOD AND THE IAFF LOCAL 3249

WHEREAS, The Borough of Collingswood and IAFF Local 3249 have agreed to amend the current Agreement (January 1, 2020 to December 31, 2024 PERC Docket No. 1-2023-072) to avoid any confusion or future grievances related to Salaries and Promotions,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey, that the Mayor and Administrator, be and hereby are authorized to enter into this Memorandum of Agreement.

ADOPTED: AUGUST 7, 2023

M. JAMES MALEY, JR., MAYOR

ROBERT LEWANDOWSKI, COMMISSIONER

MORGAN ROBINSON, COMMISSIONER

K. HOLLY MANNEL, BOROUGH CLERK

Memorandum of Agreement

July 24, 2023

The negotiations committees for the Borough of Collingswood and IAFF Local 3249 agree to the following terms to settle a mid-contract change to the contract for the years January 1, 2020 through December 31, 2024. PERC Docket No. I-2023-072.

The parties agree that the below is subject to ratification and the mediator shall retain jurisdiction until ratification.

All other contract terms not mentioned in this MOA remain in effect.

Article X (Compensation) add:

Captain hired before January 1, 1999

<u>2022</u>	<u>2023</u>	<u>2024</u>
\$0	\$114,719	\$117,013

Captain hired after January 1, 1999

<u>2022</u>	<u>2023</u>	<u>2024</u>
\$0	\$107,859	\$110,016

Delete Article X, Paragraph E

All salary increases shall be retroactive to July 24, 2023.

See attached signature page.

For the Borough

Cassandra Duffey, BA

For the IAFF

ILAB President

Edward W. [unclear]

[Signature]

Resolution # _____

Board of Commissioners
Borough of Collingswood
New Jersey

Subject: Appointing Julian D'Alonzo. as a Captain for the Borough of Collingswood Fire Department.

Whereas, It is the desire of the Board of Commissioners of the Borough of Collingswood to appoint Julian D'Alonzo. as a Captain for the Borough of Collingswood Fire Department; and

Therefore, Be it Resolved, by the Board of Commissioners of the Borough of Collingswood, New Jersey, that Julian D'Alonzo, be and hereby is, appointed as a Captain for the Borough of Collingswood Fire Department effective July 24, 2023.

Adopted: _____

M. James Maley Jr., Mayor

Holly Mannel, Borough Clerk

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

Resolution # _____

Board of Commissioners
Borough of Collingswood
New Jersey

Subject: Appointing Edward W. Glaze Jr. as a Captain for the Borough of Collingswood Fire Department.

Whereas, It is the desire of the Board of Commissioners of the Borough of Collingswood to appoint Edward W. Glaze Jr. as a Captain for the Borough of Collingswood Fire Department; and

Therefore, Be it Resolved, by the Board of Commissioners of the Borough of Collingswood, New Jersey, that, Edward W. Glaze Jr., be and hereby is, appointed as a Captain for the Borough of Collingswood Fire Department effective July 24, 2023.

Adopted: _____

M. James Maley Jr., Mayor

Holly Mannel, Borough Clerk

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

Resolution # _____

Board of Commissioners
Borough of Collingswood
New Jersey

Subject: Appointing Nathan Finnegan as a full-time Firefighter/EMT for the Collingswood Fire Department.

Whereas, It is the desire of the Board of Commissioners of the Borough of Collingswood to appoint Nathan Finnegan as a Firefighter/EMT for the Collingswood Fire Department.; and

Therefore, Be it Resolved, by the Board of Commissioners of the Borough of Collingswood, New Jersey, that, Nathan Finnegan, be and hereby is, appointed as Firefighter/EMT for the Collingswood Fire Department., effective August 7, 2023.

Adopted: _____

M. James Maley Jr., Mayor

Holly Mannel, Borough Clerk

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
NEW JERSEY

RESOLUTION 23-_____

SUBJECT: FINAL APPROVAL OF THE BUSINESS IMPROVEMENT DISTRICT BUDGET FOR 2023 THE BUSINESS IMPROVEMENT DISTRICT IS ALSO KNOWN AS COLLINGSWOOD PARTNERS INCORPORATED, A WHOLLY OWNED 501(C)3 NONPROFIT CORPORATION OF THE BOROUGH OF COLLINGSWOOD.

WHEREAS, THIS CONSTITUTES AS FINAL APPROVAL OF THE ATTACHED BUDGET IN THE AMOUNT OF \$394,520.28
AND,

WHEREAS, THERE WILL BE A PUBLIC HEARING ON THE BUDGET INTRODUCED TO BE HELD AT 7:00 PM EASTERN STANDARD TIME ON AUGUST 7, 2023 AND,

WHEREAS, AT THE CLOSE OF THE PUBLIC HEARING, AMENDMENTS WILL BE MADE, IF REQUIRED; AND ADOPTION OF THE BUDGET WILL BE CONFIRMED BY RESOLUTION.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF COLLINGSWOOD THAT THE BUSINESS IMPROVEMENT DISTRICT BUDGET IS HEREBY GRANTED FINAL APPROVAL BY THIS RESOLUTION AND NJSA 40:56-84.

Adopted: August 7, 2023

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

RESOLUTION 2023-_____

BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
NEW JERSEY

**SUBJECT: APPOINTING BRUCE SMITH AS AN ALTERNATE MEMBER OF
THE COLLINGSWOOD PLANNING BOARD**

WHEREAS, IT IS THE DESIRE OF THE BOARD OF COMMISSIONERS OF
THE BOROUGH OF COLLINGSWOOD, TO APPOINT BRUCE SMITH, AS AN
ALTERNATE MEMBER TO THE COLLINGSWOOD PLANNING BOARD

THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF
THE BOROUGH OF COLLINGSWOOD, NEW JERSEY, THAT, BRUCE SMITH
IS HEREBY APPOINTED AS AN ALTERNATE MEMBER OF THE
COLLINGSWOOD PLANNING BOARD FOR A 4 (FOUR) YEAR TERM

ADOPTED: AUGUST 7, 2023

M. JAMES MALEY, JR., MAYOR

ROBERT LEWANDOWSKI,
COMMISSIONER

MORGAN ROBINSON, COMMISSIONER

K. HOLLY MANNEL, BOROUGH CLERK

RESOLUTION 23 - ____

**RESOLUTION OF THE BOROUGH OF COLLINGSWOOD APPOINTING A
REDEVELOPER AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR
THE PROPERTY AT 601 HADDON AVENUE**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, pursuant to Ordinance No. 1324 adopted on October 6, 2003, the Board of Commissioners adopted a redevelopment plan for the area of the Borough known as the North Atlantic Avenue Extension "C" Redevelopment Area which sets forth, inter alia, the plans for the rehabilitation and redevelopment of the Borough Redevelopment Plan (the "Redevelopment Plan"); and

WHEREAS, Sesosi, LLC, the Owner of the property located at Block 22, Lot 10, more commonly known as 601 Haddon Avenue (the "Property") has been in discussions with the Borough regarding the rehabilitation and redevelopment of the Property; and

WHEREAS, the Sesosi, LLC has presented its rehabilitation and redevelopment concepts to the Borough, and the Borough and Sesosi, LLC desire that the Property be rehabilitated and redeveloped in accordance with the requirements of the Redevelopment Plan as amended; and

WHEREAS, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a process for redevelopment entities to enter into agreements with redevelopers to carry out and effectuate the terms of a redevelopment plan; and

WHEREAS, in order to stimulate and encourage economic development of the Borough, the Borough and Sesosi, LLC or its nominee or designee intend to enter into a Redevelopment Agreement for the Property; and

WHEREAS, in such event, the Borough desires to designate Sesosi, LLC or its nominee or designee as Redeveloper in order to negotiate with Sesosi, LLC and to enter into a Redevelopment Agreement for the rehabilitation and redevelopment of the Property; and

WHEREAS, the Trust has agreed to reimburse the Borough for costs incurred during such negotiations;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. That Sesosi, LLC or its nominee or designee is hereby designated as “Redeveloper” for the Property and the Mayor and Borough Administrator are hereby authorized to conduct exclusive negotiations toward the formulation of a Redevelopment Agreement for the rehabilitation and redevelopment of the Property.
3. This Resolution shall take effect immediately.

Date: August 7, 2023

BOROUGH OF COLLINGSWOOD

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

ATTEST:_____

K. Holly Mannel, Borough Clerk

RESOLUTION 23 - ____

**RESOLUTION OF THE BOROUGH OF COLLINGSWOOD APPOINTING A
REDEVELOPER AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR
THE PROPERTY AT 869 HADDON AVENUE**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, pursuant to Ordinance No. 1324, the Board of Commissioners of the Borough of Collingswood (“Borough”), in an effort to redevelop certain property on East Haddon Avenue designated such area as the North Atlantic Avenue Extension “C” Redevelopment Area (“Redevelopment Area”) and also adopted a Redevelopment Plan; and

WHEREAS, the Borough Commissioners wish to amend the Redevelopment Plan to expand the type of permitted land uses within the Redevelopment Area to include office or retail use with upper floor apartments and additional accessory uses for the property located at Block 38, Lots 12.02 and 12.03 and more commonly known as 869 Haddon Avenue (the “Property”); and

WHEREAS, Judy Mayer and Lauren Bell, Trustees of Bell Real Estate Trust for Lauren Bell (the “Trust”), the Owner of the property located at Block 38, Lots 12.02 and 12.03, more commonly known as 869 Haddon Avenue (the “Property”) which is located with North Atlantic Avenue Extension “C” Redevelopment Area, has been in discussions with the Borough regarding the rehabilitation and redevelopment of the Property, the individual parcels of which are owned by the Trust; and

WHEREAS, the Trust has presented its rehabilitation and redevelopment concepts to the Borough, and the Borough and the Trust desire that the Property be rehabilitated and redeveloped in accordance with the requirements of the Redevelopment Plan as amended; and

WHEREAS, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a

process for redevelopment entities to enter into agreements with redevelopers to carry out and effectuate the terms of a redevelopment plan; and

WHEREAS, in order to stimulate and encourage economic development of the Borough, the Borough and the Trust or its nominee or designee intend to enter into a Redevelopment Agreement for the Property; and

WHEREAS, in such event, the Borough desires to designate the Trust or its nominee or designee as Redeveloper in order to negotiate with the Trust and to enter into a Redevelopment Agreement for the rehabilitation and redevelopment of the Property; and

WHEREAS, the Trust has agreed to reimburse the Borough for costs incurred during such negotiations;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. That the Trust or its nominee or designee is hereby designated as “Redeveloper” for the Property and the Mayor and Borough Administrator are hereby authorized to conduct exclusive negotiations toward the formulation of a Redevelopment Agreement for the rehabilitation and redevelopment of the Property.
3. This Resolution shall take effect immediately.

BOROUGH OF COLLINGSWOOD

M. James Maley, Jr., Mayor

Dated: June 6, 2023

Robert Lewandowski, Commissioner

ATTEST:

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

RESOLUTION 23 - ____

**RESOLUTION OF THE BOROUGH OF COLLINGSWOOD APPOINTING A
REDEVELOPER AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR
THE PROPERTY AT 869 HADDON AVENUE**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, pursuant to Ordinance No. 1324, the Board of Commissioners of the Borough of Collingswood (“Borough”), in an effort to redevelop certain property on East Haddon Avenue designated such area as the North Atlantic Avenue Extension “C” Redevelopment Area (“Redevelopment Area”) and also adopted a Redevelopment Plan; and

WHEREAS, the Borough Commissioners wish to amend the Redevelopment Plan to expand the type of permitted land uses within the Redevelopment Area to include office or retail use with upper floor apartments and additional accessory uses for the property located at Block 38, Lots 12.02 and 12.03 and more commonly known as 869 Haddon Avenue (the “Property”); and

WHEREAS, Judy Mayer and Lauren Bell, Trustees of Bell Real Estate Trust for Lauren Bell (the “Trust”), the Owner of the property located at Block 38, Lots 12.02 and 12.03, more commonly known as 869 Haddon Avenue (the “Property”) which is located with North Atlantic Avenue Extension “C” Redevelopment Area, has been in discussions with the Borough regarding the rehabilitation and redevelopment of the Property, the individual parcels of which are owned by the Trust; and

WHEREAS, the Trust has presented its rehabilitation and redevelopment concepts to the Borough, and the Borough and the Trust desire that the Property be rehabilitated and redeveloped in accordance with the requirements of the Redevelopment Plan as amended; and

WHEREAS, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a

process for redevelopment entities to enter into agreements with redevelopers to carry out and effectuate the terms of a redevelopment plan; and

WHEREAS, in order to stimulate and encourage economic development of the Borough, the Borough and the Trust or its nominee or designee intend to enter into a Redevelopment Agreement for the Property; and

WHEREAS, in such event, the Borough desires to designate the Trust or its nominee or designee as Redeveloper in order to negotiate with the Trust and to enter into a Redevelopment Agreement for the rehabilitation and redevelopment of the Property; and

WHEREAS, the Trust has agreed to reimburse the Borough for costs incurred during such negotiations;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. That the Trust or its nominee or designee is hereby designated as “Redeveloper” for the Property and the Mayor and Borough Administrator are hereby authorized to conduct exclusive negotiations toward the formulation of a Redevelopment Agreement for the rehabilitation and redevelopment of the Property.
3. This Resolution shall take effect immediately.

ATTEST:

BOROUGH OF COLLINGSWOOD

M. James Maley, Jr., Mayor

Dated: June 6, 2023

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

**BOROUGH OF COLLINGSWOOD
BOARD OF COMMISSIONERS**

RESOLUTION NO. 23_____

**SUBJECT: RESOLUTION REFERRING ORDINANCE FOR
AMENDMENT TO THE BOROUGH OF COLLINGSWOOD
REDEVELOPMENT PLAN TO THE PLANNING BOARD**

WHEREAS, pursuant to N.J.S.A. 40A:12a-14 et seq., the governing body of any municipality, by resolution, is required to have the municipality's planning board conduct, consider and make recommendations regarding the governing body's proposed determination of a plan of redevelopment or rehabilitation or any amendment thereto; and

WHEREAS, pursuant to Ordinance No. 1417, the Borough Commissioners adopted a redevelopment plan for the entirety of the Borough entitled "Plan for Rehabilitation, November 2006" (the "Redevelopment Plan"), which adopted the underlying zoning then in effect throughout the Borough of Collingswood, subject to certain exceptions; and

WHEREAS, pursuant to Ordinance No. 1664, adopted on June 3, 2019 the Borough Commissioners amended and replaced the original Redevelopment Plan in its entirety; and

WHEREAS, pursuant to Ordinance No. 1718, the Board of Commissioners adopted a Restated and Amended Redevelopment Plan (continued to be referred to as the "Redevelopment Plan"); and

WHEREAS, the Mayor and Commissioners have determined to amend the Redevelopment Plan to promote the rehabilitation of the property located at Block 22, Lot 10 more commonly known as 601 Haddon Avenue (the "Property").

WHEREAS, the Borough Commissioners wish to amend the Redevelopment Plan to expand the type of permitted land uses within the Redevelopment Area to include office or retail use with upper floor apartments and additional accessory uses for the property located at Block 22, Lot 10 more commonly known as 601 Haddon Avenue (the "Property");

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey, that the proposed amendment

to the Redevelopment Plan for the North Atlantic Avenue Extension “C” Redevelopment Area shall be referred to the Borough Planning Board to conduct a review and present a report to the Commissioners in the manner and time as required by law.

BOROUGH OF COLLINGSWOOD

M. James Maley, Jr., Mayor

Adopted: _____

Robert Lewandowski, Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson, Commissioner

**BOROUGH OF COLLINGSWOOD
BOARD OF COMMISSIONERS**

RESOLUTION NO. 23_____

**SUBJECT: RESOLUTION REFERRING ORDINANCE FOR
AMENDMENT TO THE NORTH ATLANTIC EXTENSION "C"
REDEVELOPMENT PLAN TO THE PLANNING BOARD**

WHEREAS, pursuant to N.J.S.A. 40A:12a-14 et seq., the governing body of any municipality, by resolution, is required to have the municipality's planning board conduct, consider and make recommendations regarding the governing body's proposed determination of a plan of redevelopment or rehabilitation or any amendment thereto; and

WHEREAS, pursuant to Ordinance No. 1324, the Board of Commissioners of the Borough of Collingswood ("Borough"), in an effort to redevelop certain property on East Haddon Avenue designated such area as the North Atlantic Avenue Extension "C" Redevelopment Area ("Redevelopment Area") and also adopted a Redevelopment Plan; and

WHEREAS, the Borough Commissioners wish to amend the Redevelopment Plan to expand the type of permitted land uses within the Redevelopment Area to include office or retail use with upper floor apartments and additional accessory uses for the property located at Block 38, Lots 12.02 and 12.03 and more commonly known as 869 Haddon Avenue (the "Property");

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey, that the proposed amendment to the Redevelopment Plan for the North Atlantic Avenue Extension "C" Redevelopment Area shall be referred to the Borough Planning Board to conduct a review and present a report to the Commissioners in the manner and time as required by law.

M. James Maley, Jr., Mayor

Adopted: _____

Robert Lewandowski, Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson, Commissioner

BOROUGH OF COLLINGSWOOD
BOARD OF COMMISSIONERS

RESOLUTION 2023-_____

SUBJECT: AWARDING A CONTRACT TO PAVING PLUS FOR The RESURFACING OF
VARIOUS ALLEY IMPROVEMENT PROJECT

WHEREAS, at the bid opening on July 25, 2023 the lowest responsible bidder was found to be Paving Plus, LLC, PO Box 464 Glassboro, New Jersey 08028 for bid items 1 through 19 of the base bid in the amount of \$431,930.30 for the Resurfacing of Various Alleys;

WHEREAS, the Borough Engineer has certified that the bids received were in order, and

WHEREAS, funds are available in the following accounts:

General Capital Accounts :
C-04-55-763-200-\$400,000.00
C-04-55-618-100 -\$31,930.30

NOW THEREFORE BE IT RESOLVED, by the Borough Commissioners that a contract shall be awarded to Paving Plus in the amount of \$431,930.30 for the Resurfacing of various Alleys Improvement Project.

Adopted: August 7, 2023

M. JAMES MALEY, JR., MAYOR

ROBERT LEWANDOWSKI, COMMISSIONER

MORGAN ROBINSON, COMMISSIONER

K. HOLLY MANNEL, BOROUGH CLERK

BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
NEW JERSEY

RESOLUTION 23-

SUBJECT: APPROVING THE GRACE PERIOD FOR TAXES, WATER AND SEWER
PAYMENTS TO AUGUST 31, 2023

WHEREAS, the State of New Jersey held up the approval of tax
rates this year, and

Now therefore, be it resolved, by the Board of Commissioners of
the Borough of Collingswood, County of Camden, and State of New
Jersey, that the grace period for the third quarter 2023 be
extended by the Tax Collector until close of business on August
31, 2023.

ADOPTED: August 7, 2023

M. JAMES MALEY, JR.

ROBERT LEWANDOWSKI

K. HOLLY MANNEL,
BOROUGH CLERK

MORGAN ROBINSON

BOARD OF COMMISSIONERS

Governor's Council on Alcoholism and Drug Abuse
DMHAS Grant Sample Municipal Resolution 2023-_____

DMHAS Youth Leadership Grant

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse (GCADA) established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey. In coordination with GCADA, the New Jersey Department of Human Services/Division on Mental Health and Addiction Services (DMHAS) has awarded a Youth Leadership Grant to the GCADA Municipal Alliance Program.

WHEREAS, The Borough Commissioners of the of the Borough of Collingswood, County of Camden, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Borough Commissioners Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Borough of Commissioners Council has applied for DMHAS Youth Leadership funding through the Governor's Council on Alcoholism and Drug Abuse through the County of Camden;

NOW, THEREFORE, BE IT RESOLVED by the Borough of Collingswood, County of Camden, State of New Jersey hereby recognizes the following:

1. The Board of Commissioners of the Borough of Collingswood does hereby authorize submission of an application for DMHAS Grant funding for the Municipal Alliance for Grant Term Two (09/01/2023 – 09/30/2025) in the amount of:
DMHAS Grant Funding \$3,000.00
2. The Board of Commissioners of the Borough of Collingswood acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Adopted: August 7, 2023

M. JAMES MALEY, JR., MAYOR

ROBERT LEWANDOWSKI, COMMISSIONER

MORGAN ROBINSON, COMMISSIONER

K. HOLLY MANNEL, BOROUGH CLERK

BOARD OF COMMISSIONERS/ BOROUGH OF COLLINGSWOOD, NEW JERSEY

RESOLUTION 23-

SUBJECT: ADJUSTMENT OF TAXES FOR TOTALLY EXEMPT PROPERTIES

WHEREAS, THE PROPERTY AT 125 E BROWNING ROAD IS TOTALLY TAX EXEMPT AS OF 7/12/23. ADJUSTMENTS HAVE BEEN MADE TO 3RD AND 4TH QUARTER 2023, AND 1ST AND 2ND QUARTER 2024.

WHEREAS, THE PROPERTY AT 207 E COULTER AVE IS TOTALLY TAX EXEMPT AS OF 7/24/23. ADJUSTMENTS HAVE BEEN MADE TO 3RD AND 4TH QUARTER 2023, AND 1ST AND 2ND QUARTER 2024.

THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF COLLINGSWOOD, NEW JERSEY, THAT THE 3RD AND 4TH QUARTER 2023, AND 1ST AND 2ND QUARTER 2024 REFLECT TOTALLY EXEMPT STATUS AS OF 7/12/23 FOR 125 E BROWNING ROAD, AND AS OF 7/24/23 FOR 207 E COULTER AVE.

TAX ACCT
BL 1.07 L 28.07
BL 19.18 L 17

NAME
VANDERPOOL, JOHN H & JESSICA L
MURPHY, SCOTT & RITA

M. JAMES MALEY, JR.

ROBERT A LEWANDOWSKI

MORGAN ROBINSON

CC: TAX COLLECTOR
ADOPTED: AUGUST 7, 2023

K. HOLLY MANNEL, BOROUGH CLERK

**Borough of Collingswood
County of Camden New Jersey**

2023-_____

WHEREAS, *Saint Teresa of Calcutta Parish* has applied for and received a State issued identification number allowing the AWA the ability to conduct raffle licenses with proper approval; and

WHEREAS, *Saint Teresa of Calcutta Parish.* has properly completed the Raffle license application and at least 7 days have elapsed between the time the applications were filed and the time that the Collingswood Police Department has made their findings and determination with a check to the Borough of Collingswood in the amount of \$10.00 and that 15 days will elapse between the time the municipality forwards the application to the control commission and the date the license is issued to the applicant; and

WHEREAS, the Borough Clerk has reported that the legal preliminaries have been strictly complied with;

NOW, THEREFORE, BE IT RESOLVED that the Borough Commissioners be and is hereby authorized to issue a Raffle license numbered 2023-7 and 2023-8 and 2023-9 to *Saint Teresa of Calcutta Parish* for the Raffle taking place on September 9, 2023.

Date of Adoption: August 7, 2023

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

**Borough of Collingswood
County of Camden New Jersey**

2023-_____

WHEREAS, *Rotary Club of Collingswood* has applied for and received a State issued identification number allowing the *Rotary Club of Collingswood* the ability to conduct raffle licenses with proper approval; and

WHEREAS, *the Rotary Club of Collingswood* have properly completed the Raffle license application and at least 6 days have elapsed between the time the applications were filed and the time that the Collingswood Police Department has made their findings and determination with a check to the Borough of Collingswood in the amount of \$10.00 and that 15 days will elapse between the time the municipality forwards the application to the control commission and the date the license is issued to the applicant; and

WHEREAS, the Borough Clerk has reported that the legal preliminaries have been strictly complied with;

NOW, THEREFORE, BE IT RESOLVED that the Borough Commissioners be and is hereby authorized to issue a Raffle License numbered 2023-10 to the *Rotary Club of Collingswood* for the Raffles taking place on October 7, 2023.

ADOPTED: August 7, 2023

M. JAMES MALEY, JR.

ROBERT LEWANDOWSKI

MORGAN ROBINSON
BOARD OF COMMISSIONERS

K. HOLLY MANNEL
BOROUGH CLERK

BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD, NEW JERSEY

RESOLUTION 23-_____

SUBJECT: Approving a Lien Certification Pursuant to Chapter 227 of the
Borough Code

WHEREAS, CHAPTER 227 OF THE BOROUGH CODE, ENTITLED "Property Maintenance" contains a procedure for asserting liens against properties when it has become necessary for the Borough to remove and abate nuisances,

WHEREAS, BY RESOLUTION, as set forth in the borough code, upon certification by an enforcing official of the borough, a lien can be filed and recorded against the property wherein said work was done,

WHEREAS, the Borough Administrator has certified that such work was performed at

Block	Lot	Address
118	4	22 Crescent Blvd
44	18	600 King Ave

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COMMISSION OF THE BOROUGH OF COLLINGSWOOD, COUNTY OF CAMDEN, STATE OF NEW JERSEY, that a lien be asserted against said property, as a result of work performed by the municipality, as certified by the Borough as per the attached invoices.

ADOPTED: August 7, 2023

M. JAMES MALEY JR.

ROBERT LEWANDOWKI

MORGAN ROBINSON
BOARD OF COMMISSIONERS

K. Holly Mannel, Borough Clerk
Borough of Collingswood



BOROUGH OF COLLINGSWOOD

NEW JERSEY

BOROUGH HALL
678 HADDON AVENUE
COLLINGSWOOD, NJ 08108
(856) 854-0720 EXT 12

Collingswood DPW
713 North Atlantic Avenue
Collingswood NJ 08108

INVOICE

July 31, 2023
2023-2

RE: Cut high grass and weeds:
Cleanup of property

Property Location:
600 King Ave Collingswood, NJ 08108

\$500.00

TOTAL

Thank you

\$500.00

***PAYMENT IS DUE WITHIN 25 DAYS OF RECEIVING THIS LETTER OR A BOROUGH LIEN WILL
BE PLACED ON YOUR PROPERTY.**

BOROUGH OF COLLINGSWOOD
ATTENTION: BOROUGH CLERK
678 HADDON AVE.
COLLINGSWOOD NJ 08108



BOROUGH OF COLLINGSWOOD

NEW JERSEY

BOROUGH HALL
678 HADDON AVENUE
COLLINGSWOOD, NJ 08108
(856) 854-0720 EXT 12

Collingswood DPW
713 North Atlantic Avenue
Collingswood NJ 08108

INVOICE

July 31, 2023
2023-3

RE: Cut high grass and weeds:
Cleanup of property

Property Location:
22 W Crescent Blvd. Collingswood, NJ 08108

\$500.00

TOTAL

Thank you

\$500.00

*PAYMENT IS DUE WITHIN 25 DAYS OF RECEIVING THIS LETTER OR A BOROUGH LIEN WILL
BE PLACED ON YOUR PROPERTY.

BOROUGH OF COLLINGSWOOD
ATTENTION: BOROUGH CLERK
678 HADDON AVE.
COLLINGSWOOD NJ 08108

RESOLUTION 2023-_____

BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
STATE OF NEW JERSEY

SUBJECT: APPROVING PAYMENT OF BILLS AS PRESENTED BY TREASURER

WHEREAS, CERTAIN BILLS HAVE BEEN PRESENTED FOR PAYMENT, NOW

THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF COLLINGSWOOD, COUNTY OF CAMDEN, STATE OF NEW JERSEY, THAT AN ORDER BE DRAWN ON THE TREASURER IN FAVOR OF THE AMOUNT OF THE INVOICES AND CHARGED THEIR RESPECTIVE ACCOUNTS; AS PER THE ATTACHED LIST:

Date of Adoption: _____

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson, Commissioner