

AGENDA

BOARD OF COMMISSIONERS
COLLINGSWOOD COMMUNITY CENTER
COLLINGSWOOD NJ 08108
NOVEMBER 1, 2021 7 P.M.

Pledge of Allegiance

Sunshine Notice

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

Minutes: September 7, 2021

ORDINANCES

Second Reading and Public Hearing of Ordinance 1711 Regulating the Acts of Breeding and Keeping of Honeybees and Amending Chapter 105 of the Collingswood Municipal Code

Second Reading and Public Hearing of Ordinance 1719 Water Capital Ordinance for Water Main Replacement

Second Reading and Public Hearing of 1720 Approving Salaries -Part Time Positions
Collingswood Partners
Community Development

First Reading Ordinance 1722 Amending Chapter 57 of the Code of the Borough of Collingswood- Police Department

First Reading of Ordinance 1723 Amending Chapter 217-26 of the Code of the Borough of Collingswood – Recreation Fees

First Reading of Ordinance 1724 Amending Chapter 301 of the Code of the Borough of Collingswood - Water Rates

First Reading of Ordinance 1725 Salary Ordinance – Fire Superiors

Public Comment on Resolution Items

RESOLUTIONS:

Appointing Matthew Skowronek as Lieutenant for the Borough of Collingswood Fire Department

Appointing Cole Dyar as Full-Time Firefighter / EMT for the Borough of Collingswood Fire Department

Appointing Nathan Finnegan as Part Time Firefighter / EMT for the Borough of Collingswood

Appointing Brian Gibson as Part Time Firefighter / EMT for the Borough of Collingswood

Oaths

Matthew Skowronek

Cole Dyar

Review of Best Practices

Authorizing a Shared Service Agreement by and Between the Borough of Collingswood and the County of Camden-Sodium Chloride

Authorizing Application for Loan from The New Jersey Environmental Infrastructure Financing Program

Authorizing Payment in Lieu of Taxes for Special Needs Project

Approving a Resolution of Need Regarding DHS Communities Inc. Project

Appointing Conditional Redeveloper and Authorizing Execution of a Memorandum of Understanding

Approving an Agreement with Rowan University for a Roadway and Pavement Study

Awarding a Contract to South State, Inc. for the Water Main Replacement Project

Authorizing a Contract with Gabel Assoc.

Authorizing and Directing the Joint Land Use Board of the Borough of Collingswood to Conduct a Preliminary Investigation to Determine whether Certain Properties are to be Designated as a Non-Condensation Area in Need of Redevelopment

Authorizing to Advertise a Request for Proposal for:

Borough Auditor

Janitorial Services for the Collingswood Senior Center and Public Safety Building

Authorizing a 2021 Budget Transfers

Approving Safe and Secure Grant

Appointing Trustees for the Collingswood Foundation for the Arts, Inc.

Authorizing Payment of Bills as Presented by the Treasurer

Next Meeting Monday, December 6, 2021 7:00PM

ORDINANCE NO. 1711

AN ORDINANCE REGULATING THE ACTS OF BREEDING AND KEEPING OF HONEYBEES AND AMENDING CHAPTER 105 OF THE COLLINGSWOOD MUNICIPAL CODE

WHEREAS, the Borough of Collingswood (“Borough”) does not have a code provision that regulates and monitors the breeding and keeping of honeybees (“Beekeeping”) on property located within the Borough; and

WHEREAS, the Borough has determined that the safety of its citizens would be better served if the Borough locally enforced the New Jersey Department of Agriculture’s (the “Department”) regulations on Beekeeping; and

WHEREAS, N.J.S.A. 4:6-24 authorizes the Department to delegate its monitoring and enforcement authority, as applicable to Beekeeping, to a municipality and, pursuant to N.J.A.C. 2:24-7.4, a municipality may pass an ordinance to adopt, by reference, the Beekeeping standards promulgated by the Department; and

WHEREAS, Section 105 of the Borough’s Municipal Code governs the possession and maintenance of animals located in the Borough;

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of the Borough of Collingswood that a new Article VIII shall be added to Section 105 of the Borough’s Municipal Code which shall govern the activities related to the breeding and keeping of honeybees, as promulgated by the New Jersey Department of Agriculture, as follows:

1. The new Article VIII shall be titled “Beekeeping Activities”
2. The Borough shall adopt all current and subsequent definitions as provided for in N.J.A.C. 2:24-1.1.
3. All apiaries shall be registered with the State of new Jersey and conform with N.J.A.C. 2:24 – et al.
4. Every block and lot number within the Borough shall be limited to having one (1) lawful honey bee colony located thereon.
5. Beekeepers shall manage all hives to limit and promptly address swarming using accepted swarm management techniques for the industry, which may include, but are not limited to, providing adequate room for colony growth, splitting, and re-queening.
6. In accordance with N.J.S.A. 4:6-10, a beekeeper shall keep all hives in person-made structures with removable frames in a sound and usable condition.

7. A beekeeper shall locate all hives a minimum of 10 feet from any property line and at least 20 feet from any roadside, sidewalk, or path.
 - a. Hives must be securely placed on level ground or secured on rooftop installations;
 - b. When hives are located on rooftops, they shall not be less than 20 feet from any area used for outdoor human activity; and
 - c. Hives are not permitted on balconies of multistory, multifamily dwelling unit buildings
8. When a colony is located less than 20 feet from any property line, a beekeeper shall establish a flyway barrier at least six feet in height consisting of a solid wall, fence, dense vegetation, or combination thereof that is parallel to the property line and maintain it to extend 10 feet beyond the colony in each direction, except if the property adjoining a colony is undeveloped or agriculturally utilized, then no flyway barrier is required on that side.
 - a. Notwithstanding this subsection, all flyway barriers must comply with any Federal, State, or local laws, rules, regulations, and/or ordinances.
9. A beekeeper shall provide all hives with access to adequate sources of water.
10. No bee comb or other materials that might encourage robbing by honey bees or other stinging insects shall be left upon the grounds of the apiary site in suburban and urban environments.
11. The beekeeper shall provide access to all apiaries under the beekeeper's control to inspectors from any and all governmental agencies with jurisdiction to enforce this chapter pertaining to the hives, maintenance of the hives, or disease control. Beekeepers will be notified in advance, where possible and feasible. If the beekeeper cannot be located, notice shall be to the landowner where the apiary is located.
12. All beekeeping activities shall be for hobby use only; there shall be no commercial use or development for commercial sales of honey, hives or colonies.
13. The provisions of this article shall be enforced by the Zoning Officer of the Borough of Collingswood.

14. Any person(s) who is found to be in violation of the provisions of this article may be subject to a court summons and fine not to exceed \$100 per violation.
15. This ordinance shall take effect immediately upon final adoption and publication according to law.

INTRODUCTION: June 7 2021
ADOPTION:

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

THE BOROUGH OF COLLINGSWOOD
IN THE COUNTY OF CAMDEN,
NEW JERSEY

Ordinance No. 1719
APPROPRIATING \$600,000.00 FROM THE WATER CAPITAL
IMPROVEMENT FUND FOR WATER MAIN REPLACEMENT

WHEREAS, The Water Quality Accountability Act requires replacement of 1/150 of the water system per year; and

WHEREAS, the 2021 WQAA Water Main replacement project will include be not limit to 200 Block of Vineyard Avenue, 300 Block of Comly Avenue, and the 400 block of Conger Avenue; and

WHEREAS, funds are available in the Water Capital Fund under Capital Improvement Fund for this project; and

BE IT ORDAINED by the Mayor and Borough Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey, (not less than 2/3 of all members thereof affirmatively concurring) as follows:

SECTION 1. The Borough Commissioners of the Borough of Collingswood hereby authorizes the following Water Capital improvements:

A. Water Main Replacement \$ 600,000.00

The useful life of this equipment is at least five (5) years. No Supplemental Debt Statement is required since there is no authorization of any debt within this Capital Ordinance. The gross debt of the Municipality as defined by law is not increased by this ordinance, and no obligation in the matter of bonds or notes are authorized by this ordinance.

SECTION 2. The capital budget is hereby amended to conform with the provisions of this ordinance.

SECTION 3. This Capital Ordinance shall take effect immediately after publication following the final adoption as provided by law.

Introduced: October 4, 2021

Adopted: _____

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson, Commissioner

2021	
SALARY ORDINANCE 1720	
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
COLLINGSWOOD PARTNERS	
Part Time Help as needed	\$15.00 to \$20.00 per hour
COMMUNITY DEVELOPMENT	
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 UPON ITS PASSAGE AND PUBLICATION ACCORDING TO LAW.	
INTRODUCED: OCTOBER 4, 2021	
	M. JAMES MALEY
	MAYOR
	MORGAN ROBINSON
	BOARD OF COMMISSIONERS
	ROBERT LEWANDOWSKI
	BOARD OF COMMISSIONERS
K. HOLLY MANNEL, BOROUGH CLERK	

ORDINANCE NO. 1722

AN ORDINANCE AMENDING SECTIONS 57 AND 293 OF THE MUNICIPAL CODE OF THE BOROUGH OF COLLINGSWOOD

WHEREAS, Chapter 57 of the Municipal Code (“Code”) of the Borough of Collingswood (“Borough”) established the Police Department of the Borough of Collingswood and contain ordinances providing policies and procedures; and

WHEREAS, Chapter 293 of the Code established traffic and parking regulations for Borough roads; and

WHEREAS, the Borough’s Chief of Police (the “Chief”) has reviewed Chapter 57 and Chapter 293 of the Code, and has recommended amendments to those ordinances; and

WHEREAS, the Borough’s Board of Commissioners have reviewed the recommendations of the Chief and wish to adopt them as proposed;

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of the Borough of Collingswood that chapter 57 of the Borough Code (entitled “Police Department”) and Section 293 (entitled Vehicles and Traffic) shall be amended as follows:

- I. Wherever the word “He” appears in Chapter 57, it shall be replaced with the following “he/she/they.”
- II. Section 57-19 C shall be amended as follows:
 - Following the words “...authority to employ special counsel...” in the second sentence the following shall be added: “...who shall be an attorney at law of the State of New Jersey.
 - The last sentence shall be deleted in its entirety and replaced with the following: “The hearing officer shall not be employed in any capacity by the Borough or any boards created by Ordinance.”
- III. Section 57-3 A.(1)-(5) shall be deleted in its entirety and replaced with the following: Any person appointed an officer or member of the Police Department must be:

- (1) A citizen of the United States and a citizen of the State of New Jersey as required by law.
 - (2) Of sound body and of good health sufficient to satisfy the Board of Trustees of the Police and Firemen's Retirement System of New Jersey that such person is eligible for membership in the retirement system.
 - (3) Able to read, write and speak the English language well and intelligently.
 - (4) Of good moral character.
 - (5) Able to pass such physical examination and drug screening conducted by a qualified physician designated by the Borough Administrator.
- IV. Subsection 2(C)(1) of Section 57 of the Code shall be amended to replace the term "in the newspaper," with "through appropriate channels."
 - V. Subsection 3(C) of Section 57 of the Code shall be amended to replace the number "21" with "18."
 - VI. Subsection 24(A)(1)(b) of Section 293 of the Code shall be amended to include E. Madison Avenue and E. Knight Avenue.

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

Introduced:
Adopted:

BOROUGH OF COLLINGSWOOD

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson, Commissioner

Adopted: _____

2021 <i>1725</i>	
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
Fire Department	
Chief	\$100,000 - \$140,000
Deputy Chief	\$95,000 - \$110,000
Lieutenant hired before 1/1/99	\$95,000-\$105,000
Lieutenant hired after 1/1/99	\$89,000-\$99,000
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 UPON ITS PASSAGE AND PUBLICATION ACCORDING TO LAW.	
Introduction : November 1, 2021	
	M. JAMES MALEY MAYOR
	MORGAN ROBINSON BOARD OF COMMISSIONERS
	ROBERT LEWANDOWSKI BOARD OF COMMISSIONERS
K. HOLLY MANNEL, BOROUGH CLERK	

Resolution # _____

Board of Commissioners
Borough of Collingswood
New Jersey

Subject: Appointing Matthew Skowronek. as a Lieutenant for the Borough of Collingswood Fire Department.

Whereas, It is the desire of the Board of Commissioners of the Borough of Collingswood to appoint Matthew Skowronek. as a Lieutenant 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, Matthew Skowronek, 215 E. Madison Avenue, Collingswood, NJ, be and hereby is, appointed as Lieutenant for the Borough of Collingswood Fire Department effective November 1, 2021.

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 Cole Dyar as a Firefighter/EMT for the Collingswood Fire Department.

Whereas, It is the desire of the Board of Commissioners of the Borough of Collingswood to appoint Cole Dyar 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, Cole Dyar, 32 Candlewood Drive, Mantua, NJ be and hereby is, appointed as Firefighter/EMT for the Collingswood Fire Department., effective November 1, 2021.

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 Part Time EMT/Firefighter 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 Part Time EMT/Firefighter 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 Part Time EMT/Firefighter for the Collingswood Fire Department., effective October 18, 2021

Adopted: _____

M. James Maley Jr., Mayor

Holly Mannel, Borough Clerk

Rob Lewandowski, Commissioner

Morgan Robinson, Commissioner

Resolution # _____

Board of Commissioners
Borough of Collingswood
New Jersey

Subject: Appointing Brian Gibson as a Part Time EMT/Firefighter for the Collingswood Fire Department.

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

Therefore, Be it Resolved, by the Board of Commissioners of the Borough of Collingswood, New Jersey, that, Brian Gibson, be and hereby is, appointed as Part Time EMT/Firefighter for the Collingswood Fire Department., effective October 18, 2021

Adopted: _____

M. James Maley Jr., Mayor

Holly Mannel, Borough Clerk

Rob Lewandowski, Commissioner

Morgan Robinson, Commissioner

BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
NEW JERSEY

RESOLUTION 2021-_____

SUBJECT: AUTHORIZING THE BOROUGH TO ENTER INTO A COOPERATIVE PRICING AGREEMENT WITH CAMDEN COUNTY FOR PURCHASING SODIUM CHLORIDE AND PRETREATED LIQUID ENHANCED SODIUM CHLORIDE

WHEREAS, N.J.S.A. 11-11 (5) authorizes contracting units to enter into cooperative pricing agreements; and

WHEREAS, The County of Camden, hereinafter referred to as the “Lead Agency” has offered voluntary participation in a cooperative pricing system for the Purchasing Sodium Chloride and Pretreated Liquid Enhanced Sodium Chloride
(BidB-14/2020); and

WHEREAS, the Borough of Collingswood, County of Camden, State of New Jersey, desires to participate in the Camden County Cooperative Pricing System No. 57-CCCPS adopted by resolution No. 5-1 on October 21, 2021 declaring the awards.

Now, Therefore Be It Resolved, by the Board of Commissioners of the Borough of Collingswood as follows: this resolution shall be known and may be cited as the Cooperative Pricing Resolution of the Borough of Collingswood, and pursuant to the provisions of N.J.S.A. 40A:11-11(5) M. James Maley, Jr., the Mayor of Collingswood, is hereby authorized to enter into a cooperative pricing agreement with the lead agency for a term of one (1) year with a one (1) year option to renew at the discretion of the County . The Lead Agency entering into contracts on behalf of the Borough of Collingswood shall be responsible for complying with the provision of the Local Public Contracts Law and all other provisions of the revised statutes of the State of New Jersey.

Adopted: November 1, 2021

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson, Commissioner

**BOROUGH OF COLLINGSWOOD
COUNTY OF CAMDEN**

Resolution 21-_____

SUBJECT: RESOLUTION AUTHORIZING APPLICATION FOR LOAN FROM THE NEW JERSEY ENVIRONMENTAL INFRASTRUCTURE FINANCING PROGRAM

WHEREAS, the Borough of Collingswood ("Borough") has filed or is about to file an application with the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust Fund Loan Program ("Application") for the Comly Avenue Water Treatment Plant Upgrades project; and

WHEREAS, Remington & Vernick Engineers, the Borough's Engineer, has been engaged to process the required applications on behalf of the Borough; and

WHEREAS, the Board of Commissioners wish to designate and authorize Cassandra Duffey, the Borough's Administrator as the Borough's representative and to take any and all action necessary on behalf of the Borough in the Application process;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey, hereby authorizes the Application for loan from the New Jersey Environmental Infrastructure Financing Program.

BE IT FURTHER RESOLVED, that Cassandra Duffey is hereby authorized to do any and all things necessary to represent the interests of the Borough for the purpose of processing to conclusion the Borough's Application for funds under the New Jersey Environmental Infrastructure Trust Fund Loan Program and that a true copy of this Resolution is to be forwarded with the Application to the New Jersey Department of Environmental Protection for their review and final action.

ADOPTED:_____

M. James Maley, Jr.
Mayor

Robert Lewandowski
Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson
Commissioner

Resolution 21-_____

**RESOLUTION OF NEED REGARDING
DHS COMMUNITIES, INC. PROJECT**

WHEREAS, DHS Communities, Inc. (hereinafter referred to as the “Sponsor”) proposes to develop two (2) – unit special needs housing projects (hereinafter referred to as the “Project”) for which each unit will serve two (2) individuals with disabilities in each unit pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the “HMFA Requirements”) within the Borough of Collingswood (hereinafter referred to as the “Borough”) on sites described as Block 68, Lot 20 and as Block 96, Lot 29 as shown on the Borough’s Tax Map and commonly known as 104 Wesley Avenue, Collingswood, NJ 08108 and 6 W. Knight Avenue, Collingswood, NJ 08108; and

WHEREAS, the Sponsor has represented to the Borough that the Project will be subject to the HMFA Requirements, a mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the “Agency”); and

WHEREAS, pursuant to the HMFA Requirements, the Board of Commissioners of the Borough have determined that there is a need for this housing project in the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Collingswood (the “Commission”) that the Project proposed by the Sponsor meets or will meet an existing housing need; and

BE IT FURTHER RESOLVED that the Commissioners hereby adopt the within Resolution and make the determination and finding herein contained by virtue of, pursuant to and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor’s application for Agency funding to finance the Project.

Adopted: November 1, 2021

BOROUGH OF COLLINGSWOOD

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

Resolution 21 - _____

Resolution Authorizing Payment in Lieu of Taxes for Special Needs Project

WHEREAS, DHS Communities, Inc. (hereinafter referred to as the "Sponsor") proposes to develop two-(2) unit special needs housing projects for which each unit will serve two (2) individuals with disabilities (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Requirements") within the Borough of Collingswood (hereinafter referred to as the "Borough") on sites described as Block 68, Lot 20 and as Block 96, Lot 29 as shown on the Borough's Tax Map and commonly known as 104 Wesley Avenue, Collingswood NJ 08108 and 6 W. Knight Avenue, Collingswood, NJ 08108; and

WHEREAS, the Sponsor has represented that the Project will be subject to the HMFA Requirements a mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, the Borough has adopted a Resolution of Need setting forth the need for the Project;

WHEREAS, the Sponsor has presented to the Board of Commissioners of the Borough a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough that:

(1) The Commissioners hereby adopt the within Resolution and make the determination and finding herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Requirements with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall develop, own and operate the Project; and

(2) The Commissioners hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Requirements, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the municipality in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B"; and

(3) The Commissioners hereby authorize and direct the Mayor or the Borough Administrator to execute, on behalf of the Borough, the Agreement for Payments in Lieu of Taxes in substantially the form annexed hereto as Exhibit "B"; and

(4) The Commissioners understand and agree that the revenue projections set forth in Exhibit "A" are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the Borough shall be determined pursuant to the Agreement for Payments in Lieu of Taxes executed between the Sponsor and Borough.

Adopted: _____

BOROUGH OF COLLINGSWOOD

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

Exhibit A – Revenue Calculation

Revenue Projection

104 Wesley Avenue and 6 W. Knight Avenue
Collingswood NJ 08108

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Rent	33,840	34,855	35,901	36,978	38,087	39,230	40,407	41,619	42,867	44,154	45,478	46,842
Vacancy (5%)	(1,692)	(1,743)	(1,795)	(1,849)	(1,904)	(1,961)	(2,020)	(2,081)	(2,143)	(2,208)	(2,274)	(2,342)
Net Rent	32,148	33,112	34,106	35,129	36,183	37,268	38,386	39,538	40,724	41,946	43,204	44,500
PILOT Rate	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Projected Revenue To Borough:	4,822	4,967	5,116	5,269	5,427	5,590	5,758	5,931	6,109	6,292	6,481	6,675

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
Rent	48,248	49,695	51,186	52,722	54,303	55,932	57,610	59,339	61,119	62,952	64,841	66,786	68,790
Vacancy	(2,412)	(2,485)	(2,559)	(2,636)	(2,715)	(2,797)	(2,881)	(2,967)	(3,056)	(3,148)	(3,242)	(3,339)	(3,439)
Net Rent	45,835	47,210	48,627	50,086	51,588	53,136	54,730	56,372	58,063	59,805	61,599	63,447	65,350
PILOT Rate	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Projected Revenue To Borough:	6,875	7,082	7,294	7,513	7,738	7,970	8,209	8,456	8,709	8,971	9,240	9,517	9,803

RESOLUTION 21 - ____

**RESOLUTION OF THE BOROUGH OF COLLINGSWOOD APPOINTING A
CONDITIONAL REDEVELOPER AND AUTHORIZING EXECUTION OF A
MEMORANDUM OF UNDERSTANDING**

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 Resolution No. 21-____, adopted on November 1, 2021, the Board of Commissioners of the Borough of Collingswood has authorized the Borough’s Joint Land Use Board to conduct a preliminary investigation to determine whether certain properties located within the Borough, specifically, Block 97, Lots 4.02, 5, 5.01, 5.02, 6, 6.01, 7 and 8 (the “Property”), are to be designated as a “Non-Condemnation Area in Need of Redevelopment” pursuant to the criterion set forth in the Redevelopment Law; and

WHEREAS, pursuant to Resolution No. 06-186 adopted on September 5, 2006, the Commissioners designated the entirety of the Borough of Collingswood, Camden County, State of New Jersey (the “Borough”) as an “Area in Need of Rehabilitation” pursuant to the criterion set forth in N.J.S.A. 40A:12A-14; and

WHEREAS, pursuant to Ordinance No. 1664 adopted on June 3, 2019, the Commissioners adopted a redevelopment plan for the entirety of the Borough which sets forth, inter alia, the plans for the rehabilitation and redevelopment of the Borough and, thereafter, adopted an Amended and Restated Redevelopment Plan (the “Redevelopment Plan”), on October 4, 2021 pursuant to Ordinance No. 1718; and

WHEREAS, the Borough has been in discussions with Ingerman Development Company, LLC (“Ingerman”) regarding the rehabilitation and redevelopment of the Property, the individual parcels of which are either owned by, or under agreements to purchase, by Ingerman; and

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

WHEREAS, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a process for redevelopment entities to enter 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 Ingerman intend to enter into a Redevelopment Agreement for the Property; and

WHEREAS, in such event, the Borough desires to designate Ingerman as Conditional Redeveloper in order to negotiate with Ingerman for a period of one hundred and eighty (180) days

in an effort to agree upon a Redevelopment Agreement for the rehabilitation and redevelopment of the Property; and

WHEREAS, the Borough and Ingerman desire to memorialize, in writing, their agreement under a non-binding Memorandum of Understanding that evidences the Parties' statement of intent.

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 Ingerman is hereby designated as "Conditional Redeveloper" for the Property and the Mayor and Borough Administrator are hereby authorized to execute a Memorandum of Understanding between the Borough and Ingerman evidencing the parties' agreement 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: November 1, 2021

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

**BOROUGH OF COLLINGSWOOD
COUNTY OF CAMDEN**

Resolution 21-_____

**SUBJECT: RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE BOROUGH
OF COLLINGSWOOD AND ROWAN UNIVERSITY FOR A ROAD AND PAVEMENT STUDY**

WHEREAS, Rowan University Center for Research and Education In Advanced Transportation Systems (“Rowan”) has developed a program and a data collection module designed to aid in the implementation of a pavement asset management plan (the “Program”); and

WHEREAS, Rowan has proposed entering into an agreement with the Borough to collect and analyze data from a study of the Borough’s streets and pavements, and develop a pavement arrangement plan; and

WHEREAS, the cost for the Borough to participate in the Program is Five Thousand Dollars (\$5,000.00); and

WHEREAS, the benefit to the Borough in entering into the agreement with Rowan is that it will be provided with roadway maintenance options customized to the Borough’s needs in the development of a pavement asset management plan;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey, that Borough Administrator Cassandra Duffey is hereby authorized to continue discussions with Rowan officials regarding the Borough’s participation in the Program to assist with the development of a pavement asset management plan and to enter into an agreement with Rowan on behalf of the Borough to participate in the Program for the above stated amount.

BOROUGH OF COLLINGSWOOD

ADOPTED:_____

M. James Maley, Jr.
Mayor

Robert Lewandowski
Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson
Commissioner

BOROUGH OF COLLINGSWOOD
BOARD OF COMMISSIONERS

RESOLUTION 2021-_____

SUBJECT: AWARDING A CONTRACT TO SOUTH STATE, INC. FOR WQAA WATER MAIN REPLACEMENT PROJECT

WHEREAS, at the bid opening on October 28, 2021 the lowest responsible bidder was found to be South State, Inc., PO Box 68 Bridgeton, NJ 08302 for the total bid of \$572,289.00 for the 2021 WQAA Water Main Replacement Project within the Borough of Collingswood; and

WHEREAS, the Borough Engineer has certified that the bid received was in order, and

WHEREAS, funds are available in the Water Capital Ordinance
Account Number C-06-55-719-000

NOW THEREFORE BE IT RESOLVED, by the Borough Commissioners that a contract shall be awarded to South State, Inc. for the low bid of \$572,289.00

Adopted: November 1, 2021

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson, Commissioner

**BOROUGH OF COLLINGSWOOD
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21_____

SUBJECT: RESOLUTION AUTHORIZING AND DIRECTING THE JOINT LAND USE BOARD OF THE BOROUGH OF COLLINGSWOOD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTIES ARE TO BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, pursuant to N.J.S.A. 40A:12a-1 et seq. the Local Redevelopment and Housing Law ("LRHL"), 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 Resolution No. 21-____, the Board of Commissioners ("Commissioners") of the Borough of Collingswood ("Borough"), have authorized the Borough to enter into a Memorandum of Understanding with Ingerman Development Company, LLC relating to a proposed redevelopment project for properties located at Block 97, Lots 4.02, 5, 5.01, 5.02, 6, 6.01, 7 and 8 on the official tax map of the Borough (the "Property"); and

WHEREAS, the Commissioners seek to authorize and recommend that the Borough's Joint Land Use Board conduct a preliminary investigation of the Property pursuant to the LRHL as a non-condemnation area in need of redevelopment; and

WHEREAS, the Commissioners are empowered to authorize this preliminary investigation to be conducted by the Joint Land Use Board pursuant to the LRHL as a Non-Condensation Redevelopment Area.

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 recitals set forth above are incorporated by reference herein and made a part hereof.

RESOLUTION AUTHORIZING PRELIMINARY INVESTIGATION TO DETERMINE PROPERTIES DESIGNATED AS NON-CONDEMNATION AREA

2. The Borough of Collingswood Joint Land Use Board is hereby authorized to undertake a preliminary investigation to prepare the study report, pursuant to required notice provisions, conduct a hearing and comply with those and all requirements of the LRHL in order to recommend to the Board of Commissioners whether the Property is a non-condemnation area in need of redevelopment.

3. The Joint Land Use Board shall provide a written report to the Commissioners setting forth its findings and its recommendation whether the Property is a non-condemnation area in need of redevelopment.

BOROUGH OF COLLINGSWOOD

M. James Maley, Jr.

Adopted: November 1, 2021

Robert Lewandowski, Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson, Commissioner

BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
NEW JERSEY

RESOLUTION 20-_____

**AUTHORIZATION TO ADVERTISE FOR
REQUEST FOR PROPOSALS FOR 2021 PROFESSIONAL SERVICES**

WHEREAS, the Mayor and Commissioners have determined the need to request proposals for the following professional services for the Borough of Collingswood:

Borough Auditor
Janitorial Services

WHEREAS, it is necessary to formally authorize the advertisement for request for proposals,

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Borough of Collingswood in the County of Camden, New Jersey, hereby solicit proposals for 2021 professional contracts.

Adopted: November 1, 2021

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson, Commissioner

RESOLUTION NO. 21-

RESOLUTION AUTHORIZING 2021 BUDGET TRANSFERS

WHEREAS, there are certain 2021 Budget Appropriations of the Borough of Collingswood with balances insufficient to meet requirements for operating Borough Affairs as indicated on the below schedule; and

WHEREAS, there are 2021 Budget Appropriations with unexpended balances that are not needed for such purposes; and

WHEREAS, Revised Statutes 40A:4-59 provides for Transfers to those accounts having insufficient balances;

General Fund Budget Transfers

<u>From:</u>		<u>To:</u>	
Foundation of the Arts	\$ 66,000.00	Mayor & Commissioners O/E	\$ 225.00
		Swimming Pool S&W	\$ 55,000.00
		Snow Removal Expense	\$ 1,500.00
		Fuel Oil OE	\$ 8,000.00
		Pension - PERS	\$ 1,200.00
		Pension - Police Con Fire	\$ 75.00
Total	\$ 66,000.00	Total	\$ 66,000.00
Adopted October 29, 2021		M. James Maley	
		Mayor	
		Robert Lewandowski	
		Commissioner	
K.Holly Mannel, Borough Clerk		Morgan Robinson	
		Commisioner	

BOROUGH OF COLLINGSWOOD
BOARD OF COMMISSIONERS

RESOLUTION ACCEPTING SAFE AND
SECURE COMMUNITIES GRANT PROGRAM
A RESOLUTION AUTHORIZING THE ACCEPTANCE OF FEDERAL FUNDS AND
PARTICIPATION IN THE FEDERAL GRANT PROGRAM

RESOLUTION NUMBER 21-__

WHEREAS, the Mayor and Commissioners of the Borough of Collingswood hereby designate the Chief of Police as the authorized Borough Official to accept the 2022 Safe and Secure Communities Grant Program (22-0412) for period July 1, 2021 through June 30, 2022; and

WHEREAS, the Safe and Secure Communities Grant Program is administered by the State of New Jersey, Department of Law & Public Safety, Office of the Attorney General and has awarded the Borough of Collingswood \$48,600.00 for Salary and Wages for personnel assigned to the grant, and the local match is the fringe benefit for such officers assigned to the grant; and

FURTHERMORE, authorization is hereby provided to certify the attached General Conditions and Special Conditions and the subaward document for the Safe and Secure Communities Grant Program; and

NOW, THEREFORE BE IT RESOLVED that the Borough of Collingswood does accept the 2022 Safe and Secure Communities Grant Program for the purpose described in the application.

Adopted: October 4, 2021

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

**RESOLUTION APPOINTING TRUSTEES
FOR THE
COLLINGSWOOD FOUNDATION FOR THE ARTS, INC.**

The following Resolution is adopted on behalf of the Board of Trustees for the Collingswood Foundation for the Arts, Inc.:

Background

1. The Foundation was established with the filing of a Certificate of Incorporation with the State of New Jersey, Department of State, Corporation Bureau on July 9, 1999 as a Domestic Non-profit Corporation.

2. The Foundation was incorporated exclusively for the educational and charitable purpose of advancing the arts in Southern New Jersey and, in particular, Collingswood, New Jersey. The Foundation has served this purpose since the time of incorporation and continues through the present date.

3. The initial trustees of The Foundation were M. James Maley, Louis Capelli and Joan Leonard, in their individual capacities, each of whom were also the duly elected Commissioners for the Borough of Collingswood.

4. The Articles of Incorporation provide that there shall be a minimum of three trustees. They are to serve until additional trustees are appointed. At the time of the formation and incorporation of The Foundation, it was the intention of the initial trustees that their term as trustee would run concurrent with their term as a Commissioner for the Borough of Collingswood and the end of their elected term would effectively serve as their resignation from The Foundation's Board of Trustees unless selected by the remaining board members to continue to serve as a Trustee.

5. Since the time of incorporation, the daily operations of The Foundation have been conducted by an Executive Director. A newly appointed Executive Director has reviewed The Foundation organizational documents and advised the remaining trustee of the existing vacancies on the Board and need to review and update The Foundation's records including required appointments to the Board of Trustees.

6. Louis Capelli's term as a Borough Commissioner ended in 2003. Joan Leonard's term as a Borough Commissioner ended in 2021. At the present time, M. James Maley, Jr. remains as the sole member of the Board of Trustees for The Foundation and wishes to appoint the following individuals as trustees:

1. Robert Lewandowski, Commissioner, Borough of Collingswood
2. Morgan Robinson, Commissioner, Borough of Collingswood
3. Cassandra Duffey, Borough Administrator for the Borough of Collingswood
4. Mary Baldwin, Executive Director of The Foundation

NOW, THEREFORE, BE IT RESOLVED as follows:

The following individuals are hereby appointed as Trustees of the Collingswood Foundation for the Arts, Inc., until their duly tended resignation or expiration of their term in accordance with the Foundation's By-Laws and, in the case of the Borough Commissioners, until the termination of their term of elected office:

1. Robert Lewandowski, Commissioner, Borough of Collingswood
2. Morgan Robinson, Commissioner, Borough of Collingswood
3. Cassandra Duffey, Borough Administrator for the Borough of Collingswood
4. Mary Baldwin, Executive Director of The Foundation

This Unanimous Consent Resolution shall be effective this 28th day of October, 2021.

M. James Maley, Jr.
Trustee