

April 6, 2015
COMMISSION MEETING MINUTES
BOROUGH OF COLLINGSWOOD, NJ

A regular meeting of the Board of Commissioners was held at the Collingswood Community Center, 30 W. Collings Avenue, Collingswood, NJ, on the second floor, at 7:00 P.M. Mayor M. James Maley, Jr., called the meeting to order, with Commissioner Joan Leonard *present* and Commissioner Michael Hall *absent*. Mayor Maley read the Sunshine Notice stating that the Borough has complied with provisions of the Sunshine Law by adopting by January 10 of this year, a resolution prescribing the dates, times and locations of all regular meetings of the Commission. This meeting was one of the meetings listed on the resolution. Mayor Maley led the Pledge of Allegiance. The Minutes, Tax Collector, Municipal Court, Treasurer and Zoning Official reports were approved and seconded.

Proclamation: Yarn Bombers

The Commissioners called for the Second Reading and Public Hearing of 1565

**AN ORDINANCE AMENDING CHAPTER 141 OF
THE BOROUGH OF COLLINGSWOOD CODE**

BE IT ORDAINED by the Board of Commissioners of the Borough of Collingswood that Chapter 141 of the Borough Code titled Development Regulations is hereby amended as follows:

Change Section 141-15.1 Prohibited Uses to read as follows:

All uses not expressly permitted as either a principal use, an accessory use or as a conditional use by this chapter are not permitted. In addition, the following uses are also prohibited: ice or roller skating rinks, establishments that show films or videos of any kind, massage or tattoo parlors, establishments utilizing either plenary retail consumption or distribution licenses pursuant to R.S. 33:1-12, establishments utilizing either limited or restricted brewery licenses pursuant to R.S. 33:1-10, bowling alleys or electronic or mechanical games of and kind, including but not limited to pool, billiards or bingo, flea markets, discos and nightclubs, accessory apartments, boarding homes and community residential homes.

Mayor Maley explained this ordinance adds craft breweries as a prohibited use. Because of new state legislation which allows craft breweries to open without a liquor license we, we feel it is important to instill some local regulations. There are some folks interested in opening their business here. We will be meeting with them over the next few weeks.

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: Joan Leonard

Absent: Michael Hall

The Commissioners called for the Second Reading and Public Hearing of 1566

**AN ORDINANCE CREATING A NEW CHAPTER OF THE CODE OF THE BOROUGH OF
COLLINGSWOOD ENTITLED "ABANDONED PROPERTY AND BUILDINGS UNFIT FOR HABITATION,
OCCUPANCY OR USE"**

WHEREAS the Commissioners of the Borough of Collingswood are authorized to enact and amend ordinances, and to amend the Code of the Borough of Collingswood, as deemed necessary for the preservation of the public health, safety and welfare of the Borough and its residents;

WHEREAS abandoned properties create a wide range of problems for the Borough, including public health risks, the potential for increased criminal activity through arson and vandalism, negative impacts on the aesthetic value

of neighboring properties, and discouragement of neighborhood stability and revitalization;

WHEREAS abandoned properties are presumptively considered to be nuisances, in view of their negative effects on nearby properties and the residents or users of those properties;

WHEREAS many abandoned buildings still have potential value for residential and other uses and such buildings should be preserved rather than demolished, particularly buildings that have historic or architectural value, or contribute to maintaining the character of neighborhoods or streetscapes;

WHEREAS abandonment is a local problem that must be addressed locally;

WHEREAS, pursuant to N.J.S.A. 40:48-2, the Board of Commissioners is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey, that a new Chapter No. 228 shall be added to the Borough Code, which shall be entitled "Abandoned Property and Buildings Unfit for Habitation, Occupancy, or Use", attached hereto as Exhibit A.

This Ordinance shall take effect immediately upon final passage, approval, and publication, as provided by law.

Mayor Maley said this ordinance follows new state laws that were enacted to give municipalities more enforcement over abandoned and nuisance properties.

Mayor Maley explained there is a new state law giving municipalities more authority over abandoned properties. There is a process and steps to be followed for identifying and creating a list of abandoned properties that fit the state's criteria. This allows municipalities to move forward in an eminent domain process which is slightly different than the regular eminent domain process because the repair value and be included with the appraised amount.

Mayor Maley opened the Ordinance to the public.

Joseph Dinella, 716 Stokes Avenue, asked why a municipality would want to pursue eminent domain on bank owned properties. Mayor Maley explained the banks have not been focused on addressing the problems of distressed properties, Mayor Maley said we have 80 of these properties in town and neighboring towns are also facing the same issues. Single residential properties do not get attention. Mr. Dinella asked why we do not use the Property Maintenance Committee. Mayor Maley explained we do, but the only authority is to cite the banks and mortgage companies. That doesn't always get the problems fixed. These properties are a big concern and a problem for our residents who live on the same block as these distressed properties.

With no further 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: Joan Leonard
Absent: Michael Hall

The Commissioners called for the Second Reading and Public Hearing of 1567

ORDINANCE NO. 1567

APPROPRIATING \$320,000 FROM THE GENERAL
CAPITAL IMPROVEMENT FUND FOR VARIOUS CAPITAL IMPROVEMENTS
AND

APPROPRIATING \$100,000 FROM THE SEWER
CAPITAL IMPROVEMENT FUND FOR INLET REPAIRS
AND

APPROPRIATING \$300,000 FROM THE WATER
CAPITAL IMPROVEMENT FUND FOR THE PURCHASE OF WATER METERS AND CONSTRUCTION OF
WELL HOUSE
AND

APPROPRIATING \$80,000 FROM THE PARKING

CAPITAL IMPROVEMENT FUND FOR THE PURCHASE OF NEW KIOSK AND PEDESTRIAN SAFETY IMPROVEMENTS

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF COLLINGSWOOD, IN THE COUNTY OF CAMDEN, NEW JERSEY AS FOLLOWS:

Section 1. \$320,000 is hereby appropriated from the General Capital Improvement Fund:

A. Pedestrian Safety Improvements	\$ 60,000
B. Purchase Equipment	\$ 65,000
C. Improvements in Knights Park	\$ 170,000
D. Tree Removal/Pruning Services	\$ 25,000
	\$ 320,000

Section 2. \$100,000 is hereby appropriated from the Sewer Capital Improvement Fund for inlet repairs in the Borough of Collingswood, County of Camden, New Jersey; and

Section 3. \$300,000 is hereby appropriated from the Water Capital Improvement Fund for the purchase of water meters and construction of well house in the Borough of Collingswood, County of Camden, New Jersey; and

Section 4. \$80,000 is hereby appropriated from the Parking Capital Improvement Fund for Pedestrian Safety Improvements and the purchase of kiosks; and

Section 5. The capital budget of the Borough of Collingswood conforms with the provisions of this ordinance.

Section 6. This ordinance shall take effect as provided by the law.

Mayor Maley explained the Parking Capital Improvements would be for pedestrian bump-outs and crosswalks. Mayor Maley added the borough received a \$250,000.00 Safety Grant which would also be used for pedestrian safety improvements.

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: Joan Leonard
Absent: Michael Hall

The Commissioners called for the Second Reading and Public Hearing of 1568

**AN ORDINANCE AMENDING CHAPTER 217 OF THE
BOROUGH OF COLLINGSWOOD CODE**

BE IT ORDAINED by the Board of Commissioners of the Borough of Collingswood that the Borough Code is hereby amended as follow:

I. **PURPOSE.**

The purpose of this Ordinance is to amend Chapter 217, Recreation Fees of the Borough Code. The Borough has determined that amending the membership fees is in the best interest of the Borough's residents.

II. **AMENDMENTS.**

1. In Section 217-25 Roberts Pool Fees - Change fees as follows:
Collingswood Family Pre-Sale \$200.00
Collingswood Family \$250.00
Non Resident Family \$500.00
Collingswood Adult \$ 75.00
Non Resident Adult \$150.00
Collingswood Senior Citizen \$ 50.00
Collingswood Child ages 3-20 \$ 60.00
Non Resident Child \$120.00
Guest Passes 5 for \$30.00

III. **EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon final passage, approval, and publication, as provided by 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: Joan Leonard
Absent: Michael Hall

The Commissioners called for the Second Reading and Public Hearing of 1569

**AN ORDINANCE AMENDING ORDINANCE NO. 1245
IMPLEMENTING A REDEVELOPMENT PLAN
FOR THE CENTRAL HADDON AVENUE REDEVELOPMENT AREA**

WHEREAS, the Board of Commissioners for the Borough of Collingswood, pursuant to N.J.S.A. 40A:12A-7, adopted Ordinance No. 1245 on February 5, 2001 and Implemented the Central Haddon Avenue Redevelopment Plan ("Redevelopment Plan");

WHEREAS, the Borough Commissioners wish to establish a height restriction for the properties located within the Central Haddon Avenue Redevelopment Area for any future development and construction within the Redevelopment Area;

NOW, THEREFORE, BE IT ORDAINED that the Redevelopment Plan shall be amended so that all newly constructed buildings or renovations to existing buildings shall be restricted to one-story structures.

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

Mayor Maley opened the Ordinance to the public.

With further 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: Joan Leonard
Absent: Michael Hall

The Commissioners called for the First Reading of Ordinance 1570

ORDINANCE AMENDING AND REPLACING CHAPTER 233, "RECYCLING" AND CHAPTER 261, "SOLID WASTE" OF THE BOROUGH CODE REGARDING THE PLACEMENT, COLLECTION, AND REMOVAL OF RECYCLABLES, YARD WASTE, AND SOLID WASTE.

WHEREAS Chapter 233 of the Code of the Borough of Collingswood (Borough) regulates the placement, collection, and removal of Recyclables and Yard Waste within the Borough;

WHEREAS Chapter 261 of the Borough Code regulates the placement, collection, and removal of Solid Waste within the Borough;

WHEREAS, the Commissioners of the Borough have determined it is necessary, from time to time, to amend the Borough Code for the purpose of maintaining the general health and welfare of the residents of the Borough;

WHEREAS, the Commissioners of the Borough have determined that the proper placement, collection, and removal of Recyclables, Yard Waste, and Solid Waste within the Borough advances the general health and welfare of the Borough residents by preventing the attraction of vermin and pests, preventing stormwater contamination that is harmful to the environment, and other preventing the occurrence of noxious odors and elements that may give rise to various other nuisances throughout the Borough;

NOW THEREFORE BE IT ORDAINED by the Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey, that Chapter 233 of the Borough Code is hereby amended and replaced consistent with the language set forth in Exhibit A, attached hereto;

BE IT FURTHER ORDAINED by the Commissioners of the Borough of Collingswood County of Camden, State of New Jersey, that Chapter 261 of the Borough Code is hereby amended and replaced consistent with the language set forth in Exhibit B, attached hereto;

All other Chapters of the Borough Code shall remain valid and in effect, and are not amended by this Ordinance.

This Ordinance shall take effect immediately upon final passage, approval, and publication, as provided by law.

Mayor Maley moved the ordinance be approved on first reading, published, and the second reading and public hearing to be held on May 4, 2015, which was seconded and approved by the following call of the roll:

Aye: M. James Maley, Jr.
Aye: Joan Leonard
Absent: Michael Hall

The Following Resolutions were Approved without a Dissenting Vote.

Appointing Alexander Peed as Full Time Police Officer

Appointing Collin Steward as Special Officer Class II

Oath of Office

Alexander Peed
Collin Steward

Appointing Fire Company No. 1 Volunteers -
Aaron Leeb
Christian J. Ruiz

Appointing a Public Officer Pursuant to the New Jersey Abandoned Properties Rehabilitation Act

Authorizing to Submit Application for Year 37 Community Development Block Grant

Authorizing a Memorandum of Understanding with the City of Camden and the Township of Pennsauken for Administration of an Assistance to Firefighters Grant

Authorizing a Shared Services Agreement between the Borough of Collingswood and Cherry Hill Fire District #13

Authorizing Purchase Under State Contract- Winner Ford

Authorizing to Advertise for Sealed Bids- Brush Chipper

Authorizing the 2015 Municipal Budget to be Read by Title Only

Public Hearing on 2015 Municipal Budget as Introduced

Mayor Maley said there would be a \$67.00 average increase per household. Mayor Maley highlighted some of the budget entries such as increased Infrastructure projects including; crosswalks, water improvements and Roberts Pool Improvements. Mayor Maley also talked about keeping two of our firefighters on staff whose salaries were being paid through the safer grant which has ended. We are hiring new officers and we are keeping an aggressive debt payment schedule.

Joseph Dinella, 716 Stokes Avenue, asked what the debt service payment is down to. Mayor Maley said he did not have that figure in front of him but that he could get that information to Mr. Dinella. Mr. Dinella asked if the budget was available online. Mayor Maley said the Budget would be available on the Borough website the following day.

With no further comments Mayor Maley closed the public hearing

Authorizing Amendment to the 2015 Municipal Budget

Mayor Maley explained the amendment is due to a formatting issue. Some items were not lined up correctly in the budget and that there are not any changes to the numbers.

Public Hearing on Budget Amendment to the 2015 Municipal Budget

With no comments Mayor Maley closed the public hearing

Authorizing the Adoption of 2015 Municipal Budget

Aye: M. James Maley, Jr.
Aye: Joan Leonard
Absent: Michael Hall

Second Reading and Public Hearing of the Business Improvement District Budget for 2015

Public Hearing on Budget Amendment to the 2015 Municipal Budget

With no comments Mayor Maley closed the public hearing

Aye: M. James Maley, Jr.
Aye: Joan Leonard
Absent: Michael Hall

Approving Review of 2014 Municipal Audit- Group Affidavit

Requesting Approval for the Payment of Bills as Presented by the Borough Treasurer

Commissioner Hall -Absent

Commissioner Leonard said that spring is finally here after a very long and cold winter. Commissioner Leonard talked about the upcoming Green Festival and encouraged people to come out. Commissioner Leonard explained that free saplings would be available to residents at the festival. The saplings were provided to the Borough from a campaign to restore our canopy from the damage done by Super storm Sandy.

Mayor Maley talked about the progress of McFarland's market saying it is close to getting starting. Mayor Maley added that there was a small amount of contamination from a tank that was removed from the back of the property and the project should be moving along soon. Mayor Maley said all the rental units at the Lumberyard are occupied and the two Lumberyard units owned by the Borough that just came off of the lease and are available for purchase. Mayor Maley explained the fountain will be finished once the night time temperatures stay above 55 degrees.

Mayor Maley opened the meeting to the public.

Richard Klingerman, 743 Maple Terrace asked the status of the with the old parking kiosk company. Mayor Maley said we are headed to an arbitration hearing. Mr. Klingerman asked if the yarn bombers could not cover the benches on Haddon Ave. in the future. When it rains the benches stay wet. Mayor Maley said they change up the locations change every year but we will keep it in mind for next hear.

With no futher comments, Mayor Maley moved the meeting be adjourned at 7:30PM, which was seconded.

M. James Maley, Jr.

Joan Leonard

Michael Hall
Borough Commissioners

K. Holly Mannel
Borough Clerk