

August 3, 2020  
COMMISSION MEETING MINUTES  
BOROUGH OF COLLINGSWOOD, NJ

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

Mayor Maley read the Sunshine Notice stating that the Borough has complied with provisions of the Sunshine Law by adopting before January 10 of this year, a resolution prescribing the dates, times and locations of all regular meetings of the Commission. The Mayor stated there was a change in meeting format from in person to remote-conference. Written advanced notice of the change in format of at least 48 hours was supplied to two local newspapers. Mayor Maley led the Pledge of Allegiance.

Mayor Maley explained this meeting is being held by remote conference because of the stay at home order due to the COVID 19 virus. Mayor Maley explained how questions and comments can be submitted.

The Tax Collector and Zoning Official and Municipal Court reports were approved.

**The Commissioners called for the Second Reading and Public Hearing of Ordinance 1685**

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

**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 a Redevelopment Plan ("Redevelopment Plan") for the Central Haddon Avenue Redevelopment Zone ("Redevelopment Area"); and

**WHEREAS**, pursuant to Ordinance No. 1569, adopted on April 6, 2015, the Borough Commissioners amended the Redevelopment Plan by establishing a height restriction for the properties located in the Redevelopment Area; and

**WHEREAS**, the Borough Commissioners wish to further amend the Redevelopment Plan to allow an aesthetic medical spa as a permitted use for the first floor of the property located within the Borough at 738 Haddon Avenue (Block 95, Lot 13) (the "Property").

**NOW, THEREFORE, BE IT ORDAINED** that the Redevelopment Plan shall be amended to include the permitted use described herein for the Property.

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

**Mayor Maley opened the Ordinance to the public:**

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

**Aye:** M. James Maley, Jr.  
**Aye:** Joan Leonard  
**Aye:** Robert Lewandowski

**The Commissioners called for the Second Reading and Public Hearing of Ordinance 1686**

**AN ORDINANCE AMENDING THE BOROUGH OF COLLINGSWOOD REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 807-809 HADDON AVENUE**

**WHEREAS**, redevelopment and rehabilitation projects must be undertaken pursuant to a "redevelopment plan" adopted by a municipal ordinance pursuant to N.J.S.A. 40A:12A-7, and said plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

**WHEREAS**, the Board of Commissioners of the Borough of Collingswood ("Borough"), pursuant to Resolution No. 06-186, determined that the entire Borough is an area in need of rehabilitation since it met the statutory criteria set forth in N.J.S.A. 40A:12A-14 in that more than half of the housing stock is at least 50 years old and a majority of the water and sewer infrastructure is at least 50 years old and is in need of repair or substantial maintenance and that a program of rehabilitation may be expected to prevent further deterioration and promote the overall development

of the community; and

**WHEREAS**, the Borough Commissioners by Ordinance No. 1417 adopted a Plan for Rehabilitation prepared by Remington and Vernick Engineers, Inc. (“Rehabilitation Plan”); and

**WHEREAS**, the Borough Commissioners by Ordinance 1664 adopted a Redevelopment Plan for the Borough which replaced the Rehabilitation Plan in its entirety; and

**WHEREAS**, the Borough Commissioners wish to amend the Redevelopment Plan to allow light food manufacturing/coffee roasting as a permitted use at the property located within the Borough at 807-809 Haddon Avenue (Block 37, Lot 4()) (the “Property”); and

**WHEREAS**, the Redevelopment Plan was referred to the Collingswood Planning Board for review and comment and which has been provided by the Planning Board in a report to the Borough Commissioners which report was considered by the Borough Commissioners prior to the adoption of this ordinance; and

**NOW, THEREFORE, BE IT ORDAINED** by the Commissioners of the Borough of Collingswood that the Redevelopment Plan shall be amended to include the permitted use described herein for the Property.

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

**Mayor Maley opened the Ordinance to the public:**

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

**Aye:** M. James Maley, Jr.

**Aye:** Joan Leonard

**Aye:** Robert Lewandowski

**The Commissioners called for the First Reading of Ordinance 1689**

**SALARY ORDINANCE 1689**

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, MONTHLY OR BIWEEKLY BASIS, SHALL BE PAYABLE AS FOLLOWS:

<b>POSITION</b>	<b>ANNUAL SALARY</b>
<b>COLLINGSWOOD PARTNERS</b>	
Director of Business Development	\$30,000.00 to \$50,000.00
<b>ADMINISTRATION</b>	
Administrative Assistant	\$28,000.00 to \$45,000.00
<b>ZONING DEPARTMENT</b>	
Zoning Officer	\$15.00 to \$30.00 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. THE DUTIES AND TERMS OF EMPLOYMENT OF THE SEVERAL OFFICERS AND EMPLOYEES SHALL BE PRESCRIBED BY STATUTE, ORDINANCE, OR RESOLUTION, IF ANY SHALL HAVE BEEN ENACTED OTHERWISE SUCH DUTIES AND TERMS SHALL BE AS SUCH SHALL BE PRESCRIBED BY THE BOARD OF COMMISSIONERS.

SECTION 4. ALL OTHER EMPLOYEES, NOT LISTED ABOVE, SHALL BE PAID AS SET FURTHER IN PRIOR ORDINANCES ON A BIWEEKLY BASIS.  
DEPARTMENT HEAD.

SECTION 6. ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE ARE HEREBY REPEALED.

SECTION 7. THIS ORDINANCE SHALL TAKE EFFECT UPON ITS PASSAGE AND PUBLICATION ACCORDING TO LAW.

***Mayor Maley moved the ordinance be approved on first reading, published, and the second reading and public hearing to be held on September 8, 2020 which was seconded and approved by the following call of the roll:***

***Aye: M. James Maley, Jr.***

***Aye: Joan Leonard***

***Aye: Robert Lewandowski***

#### **The Commissioners called for the First Reading of Ordinance 1688**

First Reading of Ordinance 1688 Amending the Borough of Collingswood Redevelopment Plan for the Property Located at 641 Haddon Avenue

***(Introduced by title)***

***Mayor Maley moved the ordinance be approved on first reading, published, and the second reading and public hearing to be held on September 8, 2020 which was seconded and approved by the following call of the roll:***

***Aye: M. James Maley, Jr.***

***Aye: Joan Leonard***

***Aye: Robert Lewandowski***

***Public Comment on Resolution Items:***

***No Comments***

#### ***The Following Resolutions were Approved without a Dissenting Vote***

130. Cassandra Duffey -Borough Administrator

131. Rebecca Callaway- Director of Business Development

132. Dawn Marie Bascelli- Director of Community Development

133. Michael DePalma Fire Sub Code Official and Inspector

134. George Schroder as a Member of the Shade Tree Commission

135. Ronald Morze as Full Time Police Office for the Borough of Collingswood

136. Authorizing Ordinance 1688 be referred to the Collingswood Planning Board for review

137. Authorizing Release of Maintenance Bond Guarantee for 23-27 Cuthbert Blvd.

138. Approving a Lien Certifications for:

328 Harvard Avenue

1113 Stokes Avenue

212 White Horse Pike

139. Refund of Tax Overpayment- 723 Eldridge Avenue

140. Accepting the Safe and Secure Communities Grant

141. Approving Raffle License 2020-5 Children’s Dyslexia Center

142. Authorizing the Borough of Collingswood to Enter into a Cooperative Pricing Agreement for Solid Waste Disposal with The County of Camden

143. Authorizing Payment of Bills as Presented by the Treasurer

**Commissioner Lewandowski**, No Comments

**Commissioner Leonard**, thanked all the Borough Staff and the Community for all they are doing to take care of each other and staying safe during this pandemic.

**Mayor Maley**, thanked Administrator Hastings for all his work over the years for the current work being done in preparation for the impending storms.

Mayor Maley opened the meeting to the public.

Jen Rossi 114 E Palmer Avenue asked for more information on the Police Chief’s Advisory committee. Mayor Maley responded the applications are on the website. Chief Carey explained they are in the process of forming the executive committee. Chief Carey said he would send the link to the applications to Ms. Rossi.

Mayor Maley welcomed Dawn Bacilli to the meeting and wished Barbara Lewandowski a Happy Birthday.

With no other comments, Mayor Maley moved the meeting be adjourned at 7:14PM, which was seconded.

Approved: December 7, 2020

Commissioners	Present	Absent	Aye	Nay	Abstain
Mayor M. James Maley	x		x		
Commissioner Joan Leonard	x		x		
Commissioner Lewandowski	x		x		