

AGENDA

BOROUGH OF COLLINGSWOOD
COMMISSION MEETING
COMMUNITY CENTER
JULY 1, 2024 AT 7 PM

Pledge of Allegiance

Sunshine Notice

Reports: Tax Collector, Municipal Court and Zoning Official

Board of Health Assessment Summary Presentation

ORDINANCE

Second Reading and Public Hearing of Ordinance 1787 Amending Chapters 163, 227 and 237 of the Code of the Borough of Collingswood

Public Comment on Resolution Agenda

RESOLUTIONS

Appointing Full Time Police Officers to the Collingswood Police Department

John Kirkbride
Denvoy Forbes

Appointing Derek Mohler as a Volunteer Member for the Collingswood Fire Department

Authorizing the Purchase of a Ford F-150 Lightning 4wd from National Auto Fleet Group through the National Source well Contract

Authorizing a Shared Service Agreement with Camden County -Street Sweeping of County Roads

Authorizing a Shared Service Agreement with Camden County- Municipal Alliance

Authorizing Change Order # 1- South State - Harrison Avenue Utility Project

Designation Of Property Located at Block 113, Lot 1 More Commonly Known as 300 Haddon Avenue as a Condemnation Area in Need of Redevelopment

Authorizing the Acquisition of Property Located at 300 Haddon Avenue, identified as Block 113, Lot 1 on the Official Tax Map of the Borough of Collingswood

Authorizing the Disposal of Borough Equipment

Appointing Lou Garty as Attorney for the Planning Board Conflict Matters

Approving the Payment of Bills in General, Water and Sewer Accounts

Next Meeting August 5, 2024

ORDINANCE NO. 1787

**AN ORDINANCE AMENDING CHAPTERS 163, 227 AND 237 OF THE BOROUGH CODE OF THE
BOROUGH OF COLLINGSWOOD**

WHEREAS, Chapter 163 of the Municipal Code (“Code”) of the Borough of Collingswood (“Borough”) provides that the New Jersey Uniform Fire Safety Act shall be locally enforced; and

WHEREAS, Chapter 227 of the Code establishes requirements for the maintenance of properties within the Borough; and

WHEREAS, Chapter 237 of the Code establishes requirements for the maintenance of rental properties within the Borough; and

WHEREAS, the local enforcement agency for rental and owner-occupied residential properties for the Borough is the Bureau of Fire Prevention within the Borough’s Fire Department; and

WHEREAS, based upon direction provided by representatives of the New Jersey Department of Community Affairs regarding terminology to be used in the Borough’s ordinances relating to the Fire Department’s responsibilities as a local enforcement agency, the Chief of the Fire Department has recommended amendments to various Ordinances for enforcement; and

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

NOW, THEREFORE, BE IT ORDAINED BY the Commissioners of the Borough of Collingswood that Chapters 163, 227 and 237 of the Borough Code shall be amended as follows:

- I. The term “Certificate of Occupancy” shall be deleted in all instances where it appears in Chapter 163 and replaced with the term “New Tenant Certificate.”
- II. The term “Certificate of Continued Occupancy” shall be deleted in all instances where it appears in Chapter 227 and replaced with the term “Resale Certification.”
- III. The term “Certificate of Occupancy” shall be deleted in all instances where it appears in Chapters 227 and 237 and replaced with the term with “Rental Property Certification.”

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

Introduced: June 3, 2024

Adopted:

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

RESOLUTION 2024- _____

**BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
NEW JERSEY**

**SUBJECT: APPOINTING JOHN KIRKBRIDE TO THE
COLLINGSWOOD POLICE DEPARTMENT FOR THE
BOROUGH OF COLLINGSWOOD, NEW JERSEY**

WHEREAS, it is the desire of the Board of Commissioners, of the Borough of Collingswood, to appoint John Kirkbride as a Probationary Full-Time Police Officer within the Collingswood Police Department, for the Borough of Collingswood; and

THEREFORE, be it resolved, by the Board of Commissioners, of the Borough of Collingswood, New Jersey, that John Kirkbride be and hereby is appointed as a Probationary Full-Time Police Officer, under the command of the Chief of Police, of the Collingswood Police Department, for the Borough of Collingswood effective July 22, 2024.

Adopted: July 1, 2024

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

RESOLUTION 2024- _____

**BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
NEW JERSEY**

**SUBJECT: APPOINTING COLE MELTON TO THE
COLLINGSWOOD POLICE DEPARTMENT FOR THE
BOROUGH OF COLLINGSWOOD, NEW JERSEY**

WHEREAS, it is the desire of the Board of Commissioners, of the Borough of Collingswood, to appoint Cole Melton as a Probationary Full-Time Police Officer within the Collingswood Police Department, for the Borough of Collingswood; and

THEREFORE, be it resolved, by the Board of Commissioners, of the Borough of Collingswood, New Jersey, that Cole Melton be and hereby is appointed as a Probationary Full-Time Police Officer, under the command of the Chief of Police, of the Collingswood Police Department, for the Borough of Collingswood effective July 22, 2024.

Adopted: July 1, 2024

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

RESOLUTION 2024- _____

BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
NEW JERSEY

**SUBJECT: APPOINTING DENVOY FORBES TO THE
COLLINGSWOOD POLICE DEPARTMENT FOR THE
BOROUGH OF COLLINGSWOOD, NEW JERSEY**

WHEREAS, it is the desire of the Board of Commissioners, of the Borough of Collingswood, to appoint Denvoy Forbes as a Probationary Full-Time Police Officer within the Collingswood Police Department, for the Borough of Collingswood; and

THEREFORE, be it resolved, by the Board of Commissioners, of the Borough of Collingswood, New Jersey, that Denvoy Forbes be and hereby is appointed as a Probationary Full-Time Police Officer, under the command of the Chief of Police, of the Collingswood Police Department, for the Borough of Collingswood effective July 22, 2024.

Adopted: July 1, 2024

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

Morgan Robinson, Commissioner

K. Holly Mannel, Borough Clerk

Resolution # _____

Board of Commissioners
Borough of Collingswood
New Jersey

Subject: Appointing Derek Mohler as a Volunteer Member for the Collingswood Fire Department.

Whereas, It is the desire of the Board of Commissioners of the Borough of Collingswood to appoint Derek Mohler as a Volunteer Member for the Collingswood Fire Department.; and

Therefore, Be it Resolved, by the Board of Commissioners of the Borough of Collingswood, New Jersey, that, Derek Mohler of 601 Eldridge Avenue, Collingswood, NJ 08107, be and hereby is, appointed as Volunteer Member for the Collingswood Fire Department., effective July 1, 2024

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 24-_____

A RESOLUTION AUTHORIZING THE PURCHASE OF A FORD F-150 LIGHTNING 4WD FROM
NATIONAL AUTO FLEET GROUP THROUGH THE NATIONAL SOURCEWELL CONTRACT

WHEREAS, there exists a need to purchase an Electric Vehicle Truck for the Collingswood Public Works Department; and

WHEREAS, the Borough of Collingswood is permitted to utilize a national contract under the authority of NJSA 52:34-6.2(b)(3); and

WHEREAS, the Borough also received the required New Jersey pay to play forms; and

WHEREAS, after review of the documents submitted, the Qualified Purchasing Agent recommends awarding a contract to National Auto Fleet Group for the purchase of a Ford F-150 Lightning 4WD Truck under the Sourcewell National Contract #091521-NAF in the amount not to exceed \$75,000.00; and

WHEREAS, the Chief Finance Officer hereby certifies that funds will be available in the capital account for the purchase of DPW equipment: C-04-55-763-100 in the amount of \$75,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Commissioners to enter into an agreement with National Auto Fleet Group, 490 Auto Center Drive, Watsonville, CA 95078 for the purchase of a Ford F-150 Lightning 4WD Truck.

ADOPTED: July 1, 2024

M. JAMES MALEY, JR

ROBERT LEWANDOWSKI

MORGAN ROBINSON
BOARD OF COMMISSIONERS

K. Holly Mannel, BOROUGH CLERK

RESOLUTION 2024-
SHARED SERVICES AGREEMENT BY AND
BETWEEN THE COUNTY OF CAMDEN AND
THE BOROUGH OF COLLINGSWOOD

WHEREAS, the County of Camden has determined that it requires street sweeping on the County roadways in the Borough of Collingswood in order to meet the NJPDES requirements of Camden County Highway Agency Stormwater General Permit NJ0141887, PI ID #: 50577 (the project); and

WHEREAS, the Borough of Collingswood can assist Camden County with street sweeping on County Roads listed in ATTACHMENT A to meet the NJPDES requirements of Camden County Highway Agency Stormwater General Permit NJ0141887, PI ID #: 50577; and

WHEREAS, there is a need to authorize and enter into a Shared Services Agreement with the Borough of Collingswood for this purpose as pursuant to N.J.S.A. 40A:65-1, et seq; and

WHEREAS, N.J.S.A. 40A:65-1, et seq (“Uniform Shared Services and Consolidation Act”) permits two local units to enter into a contract for any service which any party to the agreement is empowered to render within its jurisdiction; and

WHEREAS, the County and the Borough agree that their mutual public purposes and their best interest will be promoted by the execution and delivery of this Shared Services Agreement pursuant to the powers conferred by the Uniform Shared Services and Consolidation Act;

THEREFORE, be it Resolved, by the Board of Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey, enter into a Shared Service Agreement with the County of Camden for the assistance of street sweeping County Roads commencing July 1, 2024 through April 30, 2025.

Adopted: July 1, 2024

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson, Commissioner

BOROUGH OF COLLINGSWOOD

Resolution 2024-____

Governor's Council on Alcoholism and Drug Abuse

GCADA GRANT FUND

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse 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.

WHEREAS, The Borough of Collingswood Board of Commissioners 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 of Collingswood Board of Commissioners 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 Collingswood Board of Commissioners has applied for funding to 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 Collingswood Board of Commissioners does hereby authorize submission of a strategic plan for Collingswood Municipal Alliance grant commencing on July 1, 2024 and end June 30, 2025 in the amount:

GCADA GRANT	\$8,000.00
Cash Match	\$2,000.00
In-Kind	\$6,000.00
2. The Collingswood Board of Commissioners acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

ADOPTED: JULY 1, 2024

M. JAMES MALEY, JR., MAYOR

ROBERT LEWANDOWSKI, COMMISSIONER

MORGAN ROBINSON, COMMISSIONER

K. HOLLY MANNEL, BOROUGH CLERK

Resolution 2024-_____

A RESOLUTION AUTHORIZING A CHANGE ORDER TO
SOUTH STATE, INC.
BRIDGETON, NEW JERSEY 08302
FOR THE HARRISON AVENUE AREA UTILITY IMPROVEMENT PROJECT

WHEREAS, a contract was awarded to South State, Inc. on December 29, 2022 in the amount of \$1,073,251.50 through Resolution 2022-201 for Water and Sewer Utility Improvements in the Harrison Avenue Area;

WHEREAS, during the jack and bore portion of the work, several unsuccessful attempts were made to complete the sanitary sewer portion of the project; the water main scope has been completed and final quantities are now known causing a reduction in the total cost of the project; and

WHEREAS, the Township Engineer recommends approval of Change Order No. 1 in the amount of (\$106,572.62); reducing the total contract to \$966,678.88;

WHEREAS, the Chief Finance Officer certifies that funds will be reduced in the contract to reflect this Change Order in the Sewer Capital Account number C-08-55-655-100

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Collingswood that Change Order No. 1 in the amount of (\$106,572.62) reducing the contract to South State, Inc. for the Utility Improvements at the Harrison Avenue Area is approved.

Adopted: July 1, 2024

M. JAMES MALEY, JR., MAYOR

ROBERT LEWANDOWSKI, COMMISSIONER

MORGAN ROBINSON, COMMISSIONER

K. HOLLY MANTEL, BOROUGH CLERK

BOROUGH OF COLLINGSWOOD

BOARD OF COMMISSIONERS

RESOLUTION NO. 24-_____

**SUBJECT: DESIGNATION OF PROPERTY LOCATED AT BLOCK 113, LOT 1
MORE COMMONLY KNOWN AS 300 HADDON AVENUE AS A
CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Board of Commissioners (the “Commissioners”) of the Borough of Collingswood (“Borough”) directed the Borough’s Planning Board of Adjustment (the “Planning Board”), pursuant to Resolution Number 24-42, to conduct a preliminary investigation to determine whether a certain area in the Borough , specifically Block 113, Lot 1, and more commonly known as 300 Haddon Avenue (the “Property”) satisfies the statutory criteria of the New Jersey Local Redevelopment and Housing Law to qualify as a “condemnation area in need of redevelopment”; and

WHEREAS, pursuant to the Commissioners directive, the Planning Board conducted a preliminary investigation in which it considered a report prepared by the Borough’s Engineers dated March 5, 2024, entitled “Preliminary Investigation for Determination of Eligibility for Declaration as a Condemnation Area in Need of Redevelopment” (“Investigation Report”); and

WHEREAS, the Investigation Report was placed on file with the Borough Clerk; and

WHEREAS, pursuant to Resolution Number 2024-J dated June 24, 2024, the Planning Board has recommended the designation of the Property by the Commissioners as a “condemnation area in need of redevelopment” and specifically determined that the Property meets the criteria for such a determination as set forth in N.J.S.A. 40A:12A, B, D and H ; and

WHEREAS, the Commissioners have reviewed the Planning Board’s Investigation Report and its findings and recommendations as memorialized in Resolution Number 2024-J and have approved those recommendations by a majority vote of its full membership and, pursuant to this Resolution, wishes to designate the Property as a condemnation area in need of redevelopment for the reasons stated herein and in the Investigation Report and Resolution Number 2024-J;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Collingswood that it accepts the findings of the Planning Board as set forth in the Investigation Report and Resolution Number 2024-J and, specifically, the findings that the Property meets the criteria of N.J.S.A. 40A:12 A, B, D and H and hereby designates the property located at Block 113, Lot 1, more commonly known as 300 Haddon Avenue, to be a condemnation area in need of redevelopment.

ADOPTED: July 1, 2024

M. JAMES MALEY, JR. MAYOR

ROBERT LEWANDOWSKI, COMMISSIONER

MORGAN ROBINSON, COMMISSIONER

K. HOLLY MANNEL, BOROUGH CLERK

RESOLUTION 24-_____

**BOROUGH OF COLLINGSWOOD,
COUNTY OF CAMDEN, STATE OF NEW JERSEY**

**AUTHORIZING THE ACQUISITION OF PROPERTY LOCATED AT 300 HADDON
AVENUE, IDENTIFIED AS BLOCK 113, LOT 1 ON THE OFFICIAL TAX MAP OF
THE BOROUGH OF COLLINGSWOOD**

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

WHEREAS, pursuant to Resolution No. 06-186 adopted on September 5, 2006, the Board of Commissioners for the Borough of Collingswood, Camden County, New Jersey (“Borough”) designated the entirety of the Borough as an “Area in Need of Rehabilitation” pursuant to the criteria set forth in N.J.S.A. 40A:12A-14; 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”, 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 Commissioners adopted an amended and restated redevelopment plan for the entirety of the Borough which sets forth, inter alia, an amended plan for the rehabilitation and redevelopment of the Borough; and

WHEREAS, pursuant to Ordinance No. 1718 adopted on October 4, 2021, the Commissioners adopted an Amended and Restated Redevelopment Plan (the “Redevelopment Plan”) pursuant to the Redevelopment Law; and

WHEREAS, the Redevelopment Plan provides that the Borough, as the redevelopment entity, may engage in activities to effectuate the purposes of the Redevelopment Plan including the authorization to acquire property, request the designation of particular areas as areas in need of redevelopment or rehabilitation and any other incentives authorized by statute necessary to effectuate the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan also provides that any property that the Borough wishes to acquire through eminent domain requires the designation of the Property or the area in which the property is located to be a condemnation area in need of redevelopment; and

WHEREAS, the Borough of Collingswood (the “Borough”) desires to acquire certain real property identified as Block 22, Lot 13 on the official tax map of Collingswood, commonly known as 300 Haddon Ave., Collingswood, NJ (the “Property”); and

WHEREAS, the Commissioners have determined that it is in the best interest of the Borough residents to acquire the Property for redevelopment as it designated the Property as a Condemnation Area in Need of Redevelopment pursuant to Resolution 24-_____ which was adopted on July 1, 2024;

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 or his designee shall be authorized to take any and all action necessary for the acquisition of the Property pursuant to the provisions of the Redevelopment Law and the Redevelopment Plan.

Adopted: July 1, 2024

M. James Maley, Jr., Mayor

Robert Lewandowski, Commissioner

K. Holly Mannel, Borough Clerk

Morgan Robinson, Commissioner

BOARD OF COMMISSIONERS
BOROUGH OF COLLINGSWOOD
NEW JERSEY

RESOLUTION 24-_____

RESOLUTION AUTHORIZING THE DISPOSAL OF BOROUGH EQUIPMENT

WHEREAS, the Fire Chief has advised that Borough equipment has surpassed its useful life expectancy and is no longer needed for public use; and

WHEREAS, N.J.S.A. 40A:11-36 authorizes the disposition of personal property not needed for public use without public sale when the fair value of the property is less than \$6,600; and

WHEREAS, the 1983 American LaFrance Fire Truck has a value of less than \$6,600; and

WHEREAS, it is in the best interest of the Borough to dispose of said equipment at a recycling facility for scrap metal value; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF COLLINGSWOOD, in the County of Camden, State of New Jersey that the obsolete equipment be disposed of according to the manner as prescribed by law.

M. JAMES MALEY, JR.

ROBERT LEWANDOWSKI

MORGAN ROBINSON
BOARD OF COMMISSIONERS

K. Holly Mannel,
BOROUGH CLERK

**BOROUGH OF COLLINGSWOOD
BOARD OF COMMISSIONERS**

RESOLUTION 2024-_____

**SUBJECT: APPOINTMENT OF SPECIAL COUNSEL FOR PLANNING BOARD
CONFLICT MATTERS**

WHEREAS, it is necessary for the Borough to appoint special counsel in in the event that a potential conflict arises for the appointed Planning Borough attorneys in their representation of the Borough's legal matters; and

WHEREAS, Lou Garty is experienced in the area of New Jersey municipal land use law,

WHEREAS, the Chief Financial Officer has certified that funds are available in Budget Appropriation 4-01-20-712-027 not to exceed \$5,000.00 for the aforesaid contract:

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Collingswood, County of Camden and State of New Jersey that Lou Garty, Esquire shall be appointed to serve as Planning Board conflict counsel to represent the Borough in Planning Board matters in which the appointed Planning Board attorneys have a conflict in representation.

Adopted: July 1, 2024

M. JAMES MALEY, JR., MAYOR

ROBERT LEWANDOWSKI, COMMISSIONER

MORGAN ROBINSON, COMMISSIONER

K. HOLLY MANNEL, BOROUGH CLERK

RESOLUTION 2024-_____

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