

MARCH 1, 2021
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 Commissioners approved a motion to approve the January and February 2021 Minutes and the following reports Tax Collector and Zoning Official

Recognition:

Lieutenant Julian D 'Alonzo was recognized for his heroic response to a home invasion where the home was on fire and he rescued a seriously injured victim. Mayor Maley expressed his deepest thanks to Lt. D'Alonzo for his heroism and service.

Commissioner Leonard spoke of the victims of this incident and that they are still recovering and she shared that they have a deep commitment to each other. Commissioner Leonard thanked Lt. D'Alonzo for being there in that moment and saving the victim's life. Commissioner Leonard thanked Lt. D'Alonzo from herself and all the people that love this couple. Commissioner Lewandowski said that no one becomes a firefighter for the glory and recognition but that does not mean you do not deserve it. Commissioner Lewandowski expressed his gratefulness of the Lt. D 'Alonzo's service to our community. Mayor Maley asked if Lt D'Alonzo would like to say anything. Lt D'Alonzo thanked the other members of Ableton along with Chiefs Davis and Joyce. Lt. D'Alonzo explained if not for the confidence that he has in them he would not have been able to perform such a rescue.

Mayor Maley acknowledge the work of new resident and Environmental Volunteer Ben Moore. Mr. Moore has developed a schedule and a plan on how volunteers can help clean Knight Park. Mayor Maley thanked Mr. Moore and welcomed him to town.

The Commissioners called for Second Reading and Public Hearing of

ORDINANCE NO. 1702

AN ORDINANCE OF THE BOROUGH OF COLLINGSWOOD AMENDING CHAPTER 227 OF THE BOROUGH CODE REGARDING RESIDENTIAL PROPERTY INSPECTIONS

WHEREAS, Chapter 227 of the municipal code of the Borough of Collingswood ("Borough") governs property maintenance in the Borough and Section 227-3 establishes procedures and fees for the exterior inspection of properties upon sale; and

WHEREAS, the Borough's fire department officials have reviewed the applicable sections of the Borough Code regarding such inspections and have recommended amendments to the ordinance to improve permit application procedures and the inspection and repair requirements procedures; and

WHEREAS, the Borough Commissioners accept the recommendations of the Borough's fire department and wish to amend Section 227-3 of the Borough Code;

NOW, THEREFORE, BE IT ORDAINED that the Borough Commissioners hereby adopt the recommendations of the Borough's fire department regarding exterior inspections of properties for sale and adopt the amended Section 227-3 of the Borough Code which is attached hereto as Exhibit A.

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 Second Reading and Public Hearing of Ordinance 1703

AN ORDINANCE OF THE BOROUGH OF Collingswood AMENDING CHAPTER 141 OF THE BOROUGH CODE REGARDING DESIGN AND PERFORMANCE STANDARDS FOR OFF-STREET PARKING

WHEREAS, Chapter 141 of the municipal code of the Borough of Collingswood ("Borough") establishes standards for development and maintenance of properties located within the Borough; and

WHEREAS, §141-76 of the Borough Code establishes standards for off street parking and loading and subsection 141-76(G) sets forth requirements for procedures and permitted materials for parking surfaces; and

WHEREAS, the Borough's engineer, zoning officer and fire officials have reviewed the current chapter regarding parking surfaces and have recommended amendments to the ordinance to provide for additional methods and materials for repair or replacement of parking surfaces; and

WHEREAS, the Borough Commissioners accept the recommendations of the Borough officials as identified herein and wish to amend Section 141-76(G) of the Borough Code;

NOW, THEREFORE, BE IT ORDAINED that the Borough Commissioners hereby adopt the recommendations of the Borough engineer, zoning officer and fire officials regarding n procedures and permitted materials for parking services and adopt the amended Section 141-76(G) of the Borough Code which is attached hereto as Exhibit A.

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 1704

AN ORDINANCE AMENDING CHAPTER 293 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 293, Vehicles & Traffic of the Borough Code. The Borough has determined that amending the Code is in the best interest of the Borough's residents.

II. **AMENDMENTS.**

Section 293 – 57 Stop Intersections – Add the following stop intersections:

Stop Sign on:

At Intersection of:

East Franklin Avenue

North Atlantic Avenue

III. **EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon final passage, approval, and publication, as provided by law. This ordinance shall take effect immediately upon final adoption 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 April 5, 2021 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 First Reading of Ordinance 1705

AN ORDINANCE AMENDING SECTION 237 OF THE MUNICIPAL CODE TO REQUIRE OWNERS OF CERTAIN APARTMENT BUILDINGS TO PROVIDE SECURITY GUARDS

WHEREAS, Chapter 237 of the Municipal Code (“Code”) of the Borough of Collingswood (“Borough”) provides that any Landlord and/or Owner of a leased property located within the Borough of Collingswood shall be responsible and liable for any activities, actions, events and conduct of any person and/or animal which occur in, on or about said premises or property; and

WHEREAS, Chapter 237 extends the liability of Landlords and Owners to include any disorderly conduct, nuisance, offensive language and any other behavior or conduct which is a violation of any state statute or any of the provisions of the Code and occurs on their property ; and

WHEREAS, the Board of Commissioners have determined that the owners of certain apartment buildings are evading their responsibility to provide and maintain safety measures to protect tenants and visitors from actual and threatened injuries and criminal conduct that has occurred on their property; and

WHEREAS, the Board of Commissioners have determined that the safety of tenants and visitors of apartment buildings located in the Borough must be protected from the dangers of actual or threatened violence, intimidation and criminal activity; and

WHEREAS, the Board of Commissioners have been provided with public safety records compiled by the Police and Fire Departments that have shown a consistent rise in actual violence, intimidation and criminal activity and an increasing number of police and fire calls in certain private apartment buildings within the Borough; and

WHEREAS, the Board of Commissioners have determined that they have the authority to require owners of private apartment buildings to provide private security guards in their apartment buildings ; and

WHEREAS, the Board of Commissioners have received information from the Borough Police Department that the failure of an owner of an apartment building to provide adequate security measures, such as building access control and routine patrolling of common areas necessary to assure the personal safety and privacy of the residents of each

dwelling unit and their guests, has resulted in an increase in crime and violence at its apartment buildings; and

WHEREAS, the Board of Commissioners have determined that an increase in crime and violence is a violation of the public's entitlement to the common rights of peace, safety and comfort;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Borough of Collingswood that chapter 237 (entitled "Landlord Responsibility") of the Borough Code shall be amended as follows:

I. Section 1 is hereby amended to include the following new paragraph :

(C) Except as otherwise provided herein, any owner or landlord of an apartment building which contains over 245 dwelling units shall be required to have present on the premises an unarmed security guard for twenty-four (24) hours during each day of a year.

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

Mayor Maley and Chief Carey spoke about the public safety concerns at the Parkview including the attack on and death of Mr. Donofrio. Mayor Maley said a major concern we have is that non residents are gaining access to the buildings. Mayor Maley asked Chief Carey to talk about the data he has compiled.

Chief Carey explained because of the rise in police calls for major and serious incidents at the Parkview we have compiled a 5 year analysis which showed a 45% increase in calls for service at the Parkview whereas calls town wide have gone down 21%. Chief Carey also talked about the data on the amount of calls to some other apartment complexes in town, one complex going up 16% and another there was 56% decrease in calls. Chief Carey explained going back over the last two years he has meet with the Parkview's area Vice Presidents, they have gone over some major incidents at the complex and have made recommendations for security guards on site; other recommendations that the management have moved on include increased lighting and removal of bushes where people can hide but access control continues to be an issue whether it is a broken door or a resident letting a nonresident into the building. Chief Carey expressed his belief that security is necessary to decrease major incidents, improve safety and access control into the buildings.

Mayor Maley explained that we take this ordinance very seriously and that we all want the same thing. We want it safe for all it's occupants and that we are all doing all that we can to keep it safe for all the occupants. Commissioner Lewandowski said he hopes that a constant presence will make this better for everyone; ownership, residents and the community.

Mayor Maley moved the ordinance be approved on first reading, published, and the second reading and public hearing to be held on April 5, 2021 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:

Kate Delany, 126 E, Palmer asked for information on the Mutual Aid agreement with Camden County. Mayor Maley explained the resolution is an update of and older resolution. Mayor Maley explained Mutual aid is when other communities work together when there is an emergency. Ms. Delany stated the original agreement did not include DPW or EMS services. Mayor Maley explained this renewal is for any type of emergency when another town may need our assistance or when we may need assistance. Ms. Delany asked for more information on the Change Order #5 with Epic Management. Mayor Maley referred the question to Administrator Duffey. Mrs. Duffey explained the change order is for 12-15 smaller issues that were consolidated such as signage, wall enclosures that are grouped into the Change Order. Ms. Delany asked about the Easement Resolution at Zane Apartments. Mayor Maley explained that there was some litigation between the Borough and the owners of the Apartments. Mayor Maley explained the purpose of this Construction easement is so some construction work can be done on the new safety building. Ms. Delany stated she had some questions about the introduction of the budget including what is the average increase. Mayor Maley said the average increase is \$47.00. Mayor Maley added he will be talking about the budget later

in the meeting. Ms. Delany commented the RFP for 641 Haddon was not included with the agenda items on the website. Mayor Maley explained the resolution for 641 Haddon is to see what concepts and ideas for the property .

Jenn Rossi, 114 E. Palmer Ave. asked when Ordinance 1705 would be available. Borough Attorney Joe Nardi commented where the revision in the ordinance can be found and Borough Administrator Duffey advised the ordinance is included in the agenda packet on the website.

The Following Resolutions were Approved without a Dissenting Vote

- 67. Appointing Joseph Peters IV as a Full Time Police Officer for the Collingswood Police Department
- 68. Authorizing Application for Program Year 2021- CDBG
- 69. Authorizing Mutual Aid Agreement with Camden County for Police, Fire, EMS and Public Works
- 70. Approving Anticipated Miscellaneous Revenues in the 2021 Budget Using the Three-Year Average of Realized Revenues from the Prior Three Years
- 71. Authorizing Change Order- Safe Routes to Schools
- 72. Authorizing Change Order -Public Safety Building
- 73. Authorizing and Agreement with for an Easement-Public Safety Building
- Appointing Planning Board Members
- 74. Gretchen Kolecki
- 75. Patrick Hoban
- 76. Valerie Piper
- 77. Thomas Schmidt
- 78. Introducing and Approving the 2021 Municipal Budget

Presentation on the 2021 Budget adoption process

Mayor Maley moved the budget resolution be approved on first reading, published, and the second reading and public hearing to be held on April 5, 2021 which was seconded and approved by the following call of the roll:

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

- 79. Authorization to Solicit for RFP- 641 Haddon Avenue
- 80. Approving the Payment of Bills as Presented by the Treasurer

Commissioner Lewandowski, thanked the Recreation Department for the new online offerings. Commissioner Lewandowski encouraged residents to use Collingswood Prime as a way to support local businesses.

Commissioner Leonard, advised residents to contact the Borough if they need help getting a vaccine. Commissioner Leonard praised the bike share program volunteers and community garden members being persistent, keeping socially distant and managing to do their good work through the pandemic. Commissioner Leonard announced that tree planting and the Green Day will be in April and she advised if anyone has not received the Town Crier to reach out to Borough Hall.

Mayor Maley, thanked the Director of Community Development Rebecca Callaway for her part in the Yarn Bombing of Collingswood. Mayor Maley said he saw people stopping and taking pictures it he said was great fun. Mayor Maley invited residents to join in a 100 car parade celebrating one of our resident's 100th birthday. Mayor Maley talked about the Town Forum with the new school Superintendent Fred McDowell. Mayor Maley said he is looking forward to working with him. Mayor Maley talked about the NJ cannabis law and that the Borough Planner is working on a report. We have had a number of different entities expressing interest in coming to Collingswood . Mayor Maley talked about the law and how municipalities need to make a decision to opt in, opt out, permit with regulations or do nothing, which permits all cannabis businesses to operate anywhere. Mayor Maley added choices need to be made and we are starting that process. Commissioner Lewandowski added that there are tax revenues available. Commissioner Lewandowski also said why we are looking at the Route 130 corridor is because of space and parking concerns.

Mayor Maley opened the meeting to the public.

Jen Rossi, 114 East Palmer Ave. commented she found Ordinance 1705 on the website and asked about how are the number of service calls determined. Chief Carey responded that the Police Dept. runs reports from it's record keeping system. Ms. Rossi asked how long has this ordinance been worked on. Mayor Maley replied over the past few months we have had some greater concerns and in that past couple of months we started looking at what can be done. A discussion ensued about property concerns and continuing the conversation with property management on remedying those concerns.

With no additional comments, Mayor Maley moved the meeting be adjourned at 8:02 PM, which was seconded.

Approved June 7, 2021

| Commissioners | Present | Absent | Aye | Nay | Abstain |
|--------------------------|---------|--------|-----|-----|---------|
| Mayor M. James Maley | ✓ | | ✓ | | |
| Commissioner Lewandowski | ✓ | | ✓ | | |
| Commissioner Robinson | ✓ | | | | X |