

Borough of Palmyra
Minutes-August 17, 2015

CALL TO ORDER.

PLEDGE OF ALLEGIANCE.

MOMENT OF SILENCE.

ROLL CALL.

PRESENT: Mayor Scheffler, President Dobbs, Mrs. Tait, Mr. Nowicki, Ms. Arnold, Mr. Howard.

ABSENT: Mr. Bostock.

OPEN PUBLIC MEETINGS STATEMENT

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Borough Clerk in the following manner:

- A. Posting written notice on the official bulletin board at the Palmyra Borough Hall on January 7, 2015.
- B. Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on January 7, 2015.
- C. Notice to All Council Members.

APPROVAL OF MINUTES- President Dobbs made a motion to approve the minutes from August 3, 2015, Mr. Nowicki second the motion. All members present voted in favor of the motion with Mrs. Tait and Mr. Howard abstaining.

APPOINTMENTS- Resolution 2015-149, Resolution Authorizing Promotion Of Stephen Coveleski As Sergeant For The Palmyra Police Department Effective August 17, 2015 At The Rate Of \$87,499.44 Annually. Chief Pearlman thanked the Mayor and Borough Council for supporting the Police Department with the new appointments the last several months. Chief Pearlman explained that three officers took the Sergeant exam and that Officer Coveleski stood out and ranked above the rest. President Dobbs made a motion to approve the resolution, Mrs. Tait second the motion, at the call of the roll, the vote was:

AYES: President Dobbs, Mrs. Tait, Mr. Nowicki, Ms. Arnold, Mr. Howard.

NAYES: None.

Mr. Rosenberg swore in Sergeant Coveleski and his wife and daughter held the Bible. Mayor Scheffler thanked the entire police department for their excellent work and extra work when the department was shorthanded.

Council took a five (5) minute break.

CORRESPONDENCE.

A. Letter of Resignation-Howard Dreby-crossing guard-Mr. Dreby notified Chief Pearlman that he was going to sell his home in Palmyra and travel, so he was resigning as crossing guard.

B. Letter from FEMA-Flood Insurance Community Rating-Mayor Scheffler read part of the letter that the Borough received from FEMA. Congratulations! The Department Of Homeland Security, Federal Emergency Management Agency has determined that your community will increase to a Class 7 in the National Flood Insurance Program Community Rating System. The floodplain management activities implemented by your community qualifies it for a 15 percent discount of the premium cost of flood insurance for NFIP policies issued or renewed in special flood Hazard Areas on or after May, 2015. I commend you on your community's actions and your determination to lead your community to be more disaster resistant. Mayor Scheffler explained that Tracy Kilmer works on the flood insurance program and has been successful in having the rates lower for the Borough.

C. Letter of Resignation-Richard Dreby-Land Use Board. Mr. Dreby was appointed as the Boroughs Code Enforcement Officer and as such cannot serve on the Land Use.

D. Thank you card-Dale Palmer. Mayor Scheffler read the card from Dale Palmer thanking the Borough for the fruit basket upon the death of his mother.

E. Thank you card-Kerbeck and Bayard Family. Mayor Scheffler read the card from the Kerbeck and Bayard family for the flowers upon the death of this brother.

F. Letter of resignation-Thomas Ryan. Mayor Scheffler explained that council has received a letter from Tom Ryan-Superintendent of Public Works/Sewer Department letting council know that he intends to retire in 2016. February 29, 2016 will be his last day of work.

G. Mr. McElwee-War Memorial Committee informed council that a lot of people saw the new plaque on Night Out and that he sends a lot of thanks to Mr. Mozer for his efforts with the plaque.

PROFESSIONAL UPDATES.

A. Environmental Resolutions-Mr. Kirchner reported that the door project for Borough Hall and the Community Center is complete and that the key fobs function on all the doors. The generator for the center will be submitted for code and fire review and go out to bid in September. The Borough has received a violation notice from the State about the elevator. Mr. Kirchner is working having the violations corrected with Bevan and Schindler Elevator Inc. The Water Company will be replacing water mains on Morgan, Highland and 7th Street. The design for the South Broad Project is underway and for the concrete repair. Mr. Kirchner explained that he is still waiting on PSE &G for a response to move the pole. The sidewalk inventory of Borough property is complete and a stop sign at Legion and 6th is being installed. ERI's traffic engineer Stacy met with Chief Pearlman about replacing some of the stop signs and also raising them higher to the new standards on Elm Avenue. The covers are being installed at the sewer plant on the tanks. Mr. Rosenberg informed council that he had reviewed the bid for the On-call Contractor and that it is in order and can be awarded.

ORDINANCES ON SECOND READING. (public hearing).

A. **Ordinance 2015-13**, An Ordinance Of The Borough Of Palmyra In The County Of Burlington, New Jersey; Providing For Various Capital Improvements And Related Expenses In And For The Borough, Appropriating \$1,167,700 Therefor, Authorizing The Issuance Of \$1,109,315 In General Improvement Bonds Or Notes Of The Borough To Finance The Same. Mayor Scheffler explained that the ordinance just sets the funding, it does not authorize any spending, the larger items on the ordinance are Borough Hall improvements, funds for the Community Center, security cameras, gas and diesel fuel tanks for the public works yard, police cameras, funds for the fire department and Legion field. There is also funding included for the road improvements. The actual funding will be available mid-September and anything over \$15,000 must be approved by council first.

Mr. Nowicki made a motion to open the ordinance for the public hearing, Mrs. Tait second the motion. All members present voted in favor of the motion.

Mr. Rader-Harbour Drive inquired if any of the money is being appropriated for the Route 73 project. Mr. Rader explained that there was a newspaper article several years ago that stated that there has been a lot of progress on the redevelopment for Palmyra. Mr. Rader inquired about the homes that are in the redevelopment area near Route 73 and if the homeowners will give up their homes voluntarily for redevelopment or will the Borough take their properties. Mr. Rader discussed that several years ago there was a signed contract with a redeveloper and that a Route 73 property owner challenged the redevelopment. Mr. Rader explained that he had read that the Borough was unable to settle the claim and the redeveloper left. Mr. Rader recommended getting together with the properties in the area of the redevelopment plan to see what their concerns are. Mr. Rosenberg discussed that he disagrees with Mr. Rader's take on the redevelopment challenge and that the main reason the redevelopment has stalled is due to economics. Mr. Gural explained that the actual lawsuit was settled years ago. Mr. Rosenberg explained that if the Borough proceeds with a redeveloper there would have to be meetings with the resident, which is a requirement by law and that no one is talking about eminent domain. Mayor Scheffler discussed that the redevelopment area on Route 73 only contains the industrial or commercial properties.

No one else from the public wishing to be heard, President Dobbs made a motion to close the public hearing on the ordinance, Mrs. Tait second the motion. All members present voted in favor of the motion.

Mrs. Tait made a motion to adopt the ordinance, President Dobbs second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Mrs. Tait, Mr. Nowicki, Ms. Arnold, Mr. Howard.

NAYES: None. The ordinance was adopted on second and final reading and will take effect after publication according to law.

RESOLUTIONS. Consent Agenda- Resolution 2015-150-Resolution 2015-155 will be enacted as a single motion, if any resolution needs additional discussion it will be removed from the consent agenda and voted on separately. Mayor Scheffler removed 2015-150 and 2015-156 from the consent agenda.

A. Resolution 2015-150, Resolution Authorizing Refund Of Tax Overpayments. (Verizon). Mr. Nowicki made a motion to approve the resolution, Mr. Howard second the motion. At the call of the roll, the vote was:

AYES: Mr. Nowicki, Ms. Arnold, Mr. Howard.

NAYES: None.

ABSTAIN: President Dobbs and Mrs. Tait.

Mrs. Tait made a motion to approve Resolutions 2015-151, 2015-152, 2015-153, 2015-154, 2015-155, President Dobbs second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Mrs. Tait, Mr. Nowicki, Ms. Arnold, Mr. Howard.

NAYES: None.

B. Resolution 2015-151, Resolution Awarding Contract To Bevan Security Systems For The Community Center Fire Alarm System In The Amount Of \$10,725.00.

C. Resolution 2015-152- Resolution Awarding Engineering Services To Environmental Resolutions, Inc. For The Fourth Avenue Plan In The Amount Not To Exceed \$6,000.

D. Resolution 2015-153, Resolution Authorizing The Appointment Of Community Grants, Planning And Housing For The 2015 Burlington County Municipal Park Grant For The Borough Of Palmyra.

E. Resolution 2015-154, Resolution Authorizing Refund Of Tax Overpayments.

F. Resolution 2015-155, Resolution Authorizing The Payment Of Bills In The Amount Of \$1,216,071.00.

G. Resolution 2015-156, Resolution Awarding Services to Environmental Resources Management For Route 73 South Remedial Investigation For Munitions Hazardous Discharge Site Remediation Fund (HDSRF). President Dobbs made a motion to approve the resolution, Mrs. Tait second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Mrs. Tait, Ms. Arnold, Mr. Howard.

NAYES: None.

ABSTAIN: Mr. Nowicki.

H. Resolution 2015-157, Resolution Authorizing 2015-2016 Liquor License Renewal. President Dobbs made a motion to approve the resolution, Mr. Nowicki second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Mrs. Tait, Mr. Nowicki, Ms. Arnold, Mr. Howard.

NAYES: None.

I. Resolution 2015-158, Resolution Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40A:4-87(Chapter 159) HDSFR. President Dobbs made a motion to approve the resolution, Mr. Howard second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Mrs. Tait, Ms. Arnold, Mr. Howard.

NAYES: None.

ABSTAIN: Mr. Nowicki.

DISCUSSION ITEMS.

A. 2016 Municipal Aid Grant. Mr. Gural discussed that October 20 is the deadline to apply for the grant and that they previously have applied to get funding for 2nd Street but there are too few residents in the area that needs improvements. Mr. Gural explained that doing part of 4th Street behind the high school gives a greater chance of getting the grant, as the state likes to see grant components with a school area included. There is funding included in the capital ordinance for West 2nd Street for the Borough to pay out of pocket. The grant is awarded in 2016. Mayor Scheffler inquired if the funding for West 2nd street was for just an overlay. Mr. Gural explained that due to the limited funding any road project done with in-house funds are not complete reconstructions, the bids are usually the basic with alternatives listed. The improvement would definitely be new curbing as needed and an overlay. President Dobbs discussed that the middle part of 2nd Street is getting worse with the flooding.

B. Tri-Boro Vets property-sales options. Mr. Rosenberg informed council that the deed for the property has been filed at the County. Mr. Rosenberg explained that the Borough can go out for public auction bidding and a price can be set for a minimum bid. There was an appraisal completed for the Borough to show what the property is worth. Mr. Gural explained that the property should be sold as is with building still on it, since it would cost the Borough more than an owner to demolish the building, but that it should be a condition of sale that the building is demolished. The Land Use Board approved all bulk variances for the property to have a home built on it. Mrs. Tait inquired as to how much money the Borough has into the property. Mr. Gural replied that it is roughly about \$10,000. President Dobbs inquired if that includes the grass cutting and boarding up of the property. Mr. Gural will double check the expenses that the Borough has incurred on the property before a sale price is set. Mr. Rosenberg recommend setting a time limit for the building to be demolished after purchase, so that it is not left standing. Ms. Arnold inquired if the price can be negotiated. Mr. Rosenberg explained that since it is a government entity selling the property there is no negotiation allowed, the bids can be rejected and go back out for another public bid. Mr. Rosenberg will prepare the documents necessary for Council to move forward with the sale of the property.

Ordinance 2015-14, An Ordinance Authorizing The Public Auction Of Real Property Owned By Palmyra That Is No Longer Needed for Public Use by Auction To The Highest Bidder. President Dobbs made a motion to adopt the ordinance on first reading, Mr. Nowicki second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Mrs. Tait, Mr. Nowicki, Ms. Arnold, Mr. Howard.

NAYES: None. The ordinance was adopted on first reading and will be considered for final adoption after a public hearing on September 21, 2015 and publication according to law.

C. Fee amendment for State required smoke detector inspections. Mr. Gural discussed that the state requires that there is a smoke detector inspection for resale or occupancy changes in a residential unit. After discussions with Mrs. Kilmer, Mr. Gural is proposing that the Borough

increase the fee to \$60.00 to be in-line with other inspections cost. The increase would have no effect on any other ordinance concerning the inspections of properties. Mayor Scheffler explained that a lot of changes were done last year to the housing and that she would prefer to keep the fee the same, especially since it would affect mostly senior residents who are attempting to sell their homes. Mayor Scheffler explained that she would like to get everything running well on the new changes before more are added. Mrs. Tait explained that she would like to see how the other impacts on housing do, before adding changes. Mr. Nowicki requested that the increase be held till next year and revisited. Ms. Arnold inquired as to how it would impact the forms for housing. Mr. Gural replied that it would not conflict with any other ordinance, there may be some confusion among the residents and that he felt that the fee was out of date.

ADMINISTRATOR REPORT.

A. Grants update-Mr. Gural reported that there was a public hearing this evening before the council meeting to explain the Small Cities grant for housing. The NJDOT Safe Streets to Transit is available and that he would like to pursue the grant for the implementation of the traffic calming study that was completed a few years ago. The Bridge Commission would write the grant for the Borough so there would be no out of pocket cost to the Borough. The grant does not fund soft costs such as engineering. Mrs. Tait discussed that there was almost an accident last Friday with children attempting to cross Broad Street and cars going around other cars that had stopped to let them cross.

B. Municipal liens update (grass cutting etc.) Mr. Gural explained that a resolution needs to be approved to recoup the cost of grass cutting and maintenance on the properties in the Borough that public works has to maintain. If the resolution is approved and the lien is not paid, it can become part of the tax sale so that the Borough can recoup its cost.

C. Body Camera update. Chief Pearlman explained that no action is needed by Council as of yet. They are looking at one particular camera that has good quality video and will work with the car cameras.

D. Sign, fence & porch setback ordinances/amendments. Mr. Gural reported that these recommendations for an ordinance is still in committee.

E. Series 2015 General Obligation Bond Issue & Moody's Rating-The Borough's credit rating is A1-which is excellent. Mr. Gural explained that the bonds will be sold for the entire debt except the sewer project bonding.

F. Planning Meeting update: DEP/SS 73 Redevelopment-Mr. Nowicki stepped down from the dais. Mr. Gural discussed that there was a planning meeting with DEP, John Hogue-ERM, Dave Gerkins-CGP & H, Mr. Rosenberg, Mayor Scheffler and himself. Members of the Bridge Commission were also in attendance. Permits and control plans were discussed. There will be a second meeting later in the year. Mr. Nowicki return to the dais.

G. AST fuel containment and distribution. There will be a meeting schedule to confirm the plans.

H. OPMA/OPRA update. Senator Weinberg has recommended more changes for the open records and open public meeting laws.

I. October Document Shredding & Electronic Event-Burlington County will hold a shredding event and also allow residents to drop off electronics on September 27th. The Borough is going to hold one in October.

J. Per Diem Travel Expenses-Mr. Gural remind Council that they need to submit a voucher to receive reimbursement for their travel.

K. Fourth Street-traffic update-one way-Mr. Gural reported that the school and ERI are discussing the flow of traffic for making 4th street a one way from Race to Delaware. The matter will be reviewed after school starts.

L. Tony's Barber Shop-Mr. Gural explained that Tony needs additional assistance with finding contractors to repair the wall. The Borough has agreed to reimburse up to \$1,000 for the repairs.

M. Burlington County Chamber of Commerce-the annual renewal for council's membership to the Chamber of Commerce is due.

N. Papal visit-Chief Pearlman explained that he and other Chiefs in the area are meeting about what needs to be done for the Pope's visit. There will be no parking in Camden and that Route 73 and Route 130 will be impacted. There may be many streets in the surrounding area closed.

O. Habitat for Humanity-Mr. Gural discussed that the property was transfer and sold on June 18th and will still qualify for RCA credit on West 6th Street.

COMMITTEE REPORTS.

Land Use/Public Events-Mrs. Tait informed council that there was no Land Use Board last month. National Night Out was very well attended. Mrs. Tait thanked Sam's Club and Rotary for their donations towards the school supplies and backpacks that were handed out to the students. Tours were given of the Community Center. The Townwide Yard Sale is on September 19 and residents can sign up at Borough Hall. The Tuesday night movie scheduled for tomorrow will be held in the center due to the extreme heat.

Youth/Recreation- Mr. Howard thanked Chief Pearlman for all the cooperation with National Night Out. The basketball camp that was held for K-8th grade was a huge success and that there were a lot of volunteers to help out. Mr. Howard thanked Public Works for the stop signs at 6th and Legion.

Construction/School Board- Ms. Arnold reported that there was not a Board of Education meeting in August. The new school Principal is Ken Holloway. The sign ordinance is almost complete and the construction office is updating its forms. Code Enforcement is dealing with brush, trash cans and grass. There was a discussion about having magnets for the residents with information on them. Ms. Arnold explained that they are working towards having the certificate of occupancy certifications completed electronically for sending out. Ms. Arnold discussed that the Women Conference that she is attending in Texas has scholarships available toward the price of the air fare or cost of conference.

Sewer/Public Works- President Dobbs reminded everyone that the public works yard is open on Saturdays from 7am to noon for residents only and that the first Monday of the month is bulk pick-up.

PUBLIC COMMENT. Mr. Tait made a motion to open the meeting for public comment, Mr. Howard second the motion. All members present voted in favor of the motion.

Mrs. Washington-Legion Avenue thanked Mr. Dreby for taking care of her complaint about tires, brush and recycling that was left at a vacant house on 5th Street. She thanked everyone involved for National Night Out and that it was an excellent job. The mosaic mural in the community center is an excellent idea. Mrs. Washington expressed her disappointment with the bathrooms at the center, there was towels on the floor and they were also dirty. The bathrooms at Legion field are also a disgrace and need cleaning. Mrs. Washington discussed that years ago the fire departments would give out decals for your windows with a toddler on them, to let the fire department know that there was a small children in there. She would like to see ones handed with pets on them, so that the firefighters know there are animals in the house. Mrs. Washington inquired about what to do with old fire extinguishers? Chief Pearlman replied that the police department will take them for disposal. Mrs. Washington also expressed her appreciation to Mrs. Tait and Mr. Howard for the basketball camp and that it was well organized.

Mrs. Jones-West 5th Street discussed the property on 5th Street and that the residents had just moved out and left their junk outside. The Community Center bathrooms are always a problem with so many groups using them. Mrs. Tait discussed that the YMCA is there during the day. Mrs. Jones explained that the bathrooms are like that all year. Mrs. Jones inquired as to where the October shredding event will be held? Mr. Gural replied that the Borough's event will be held at the public works yard on Firth Lane, but that Burlington County is having one this month on September 27 from 9am-1pm in Florence. The Senior Hoe-down is on September 19th. There were over 150 seniors who came out and receive produce vouchers from the County. Walgreens is giving out flu shots to people 55 or older on September 16, 10am-noon.

Mrs. Holloway-Broad Street discussed that she is happy to hear that there is some movement on the development of Route 73. The town needs tax ratables and to promote stores in the town. Mrs. Holloway inquired if Ordinance 13 would go towards Route 73? Mr. Gural respond that there are funds for efforts with the redevelopment. Mrs. Holloway discussed that the previous sports complex that was discussed several years ago would have been a good thing for the town and that schools were lined up to use it. Mrs. Holloway discussed that Beverly and other towns are building along the river and that Palmyra needs to get moving. Mrs. Holloway inquired about the replacement of the sign on Route 73 so that it reads Palmyra instead of Riverton. Mr. Gural explained that there has been numerous conversation with Burlington County and the State about replacing the sign. The County stated that they have no authority over the sign, since it is on a state highway. Mr. Kirchner has written to everyone that he can think of to get a Palmyra sign installed and is awaiting answers. Mr. Rosenberg suggestion a resolution encouraging the County Freeholders to act on the sign as well as DOT. President Dobbs made a motion to adopt Resolution 2015-159, Resolution Of The Borough Of Palmyra Requesting The Assistance Of Our New Jersey State Legislators In Erecting Signage On Or Near The Intersection Of Rt. 73 and Spring Garden Street Directing The Motoring Public To Palmyra. Resolution 2015-160, Resolution Of The Borough Of Palmyra Requesting The Assistance Of Our Burlington County Freeholders In Erecting Signage On Or Near The Intersection Of Rt. 73 and Spring Garden Street Directing The Motoring Public To Palmyra, Mr. Nowicki second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Mrs. Tait, Mr. Nowicki, Ms. Arnold, Mr. Howard.

NAYES: None.

Mrs. Holloway inquired if when the Pope arrives will the Light Rail still stop in Palmyra, she had heard that it will not be running. Chief Pearlman explained that NJ Transit has stated that there will be no trains running towards the south and at night only towards the north.

Mrs. Murphy-4th Street discussed that this was her first council meeting and that she found it very interesting. Mrs. Murphy explained that her son has to play football in Cinnaminson because Pal/Riv does not have a team in his weight class. Her older son played for Pop Warner, but now they say they are short on coaches to field all teams. Mr. Howard explained that he will look into the football but that Pal/Riv has same problems as other leagues with age and weight gaps. Mrs. Murphy discussed that it was nice to see the food vendors as well as the police and fire department on National Night Out. There is a sign on her street for a deaf child in the area that has been turned the wrong way. Public Works will fix the sign.

Mrs. Ganges-Orchard Avenue discussed that the cars traveling on Orchard come down fast and that there are about 10 kids on the street between the ages of 3-10. Mr. Kerbeck at one time had talked to his employees about the speeding and it slowed down for a while. There is also a wasp nest on Orchard Avenue.

Mr. McElwee-Columbia Avenue-discussed that there used to be a sign that said Palmyra this way till the Riverton sign was installed.

No one else wishing to be heard, President Dobbs made a motion to close the public portion, Mr. Nowicki second the motion. All members present voted in favor of the motion.

ADJOURNMENT. Mrs. Tait made a motion to adjourn at 8:47pm, Mr. Nowicki second the motion. All members present voted in favor of the motion.