

**BOROUGH OF WESTVILLE**

**Mayor and Council Work Session  
114 Crown Point Road  
Wednesday, February 27, 2008**

A regular meeting was called to order by Mayor Galbraith at 7:30 p.m.

The meeting was opened with the salute and pledge of allegiance to the flag.

The Clerk read the opening statement.

**Roll Call – Present:**

Mayor Galbraith, Councilman Welsh, Councilman Baker, Councilman Ledrich, Councilman Muhlbaier, Councilman Pennington and Councilwoman Rodgers.

**Also Present were:**

Administrator Bittner, Clerk & Tax Collector Helder, Solicitor Chell, Police Chief Lederer and Public Works Manager Domico, Engineer Rodgers and Housing Official Wasson.

**Meeting Minutes of February 13, 2008**

A motion by Councilman Baker was made to approve the meeting minutes of February 13, 2008 as written, and a second by Councilman Pennington. Motion carried by unanimous voice vote.

**PUBLIC COMMENT ON AGENDA:**

No comment from the public.

**REPORTS OF THE COMMITTEES:**

The Mayor thanked Joyce Lovell for the Environmental Commission Report. He then gave the Oath of Office to Marie Callaghan, as Alternate #1 member on the Environmental Commission.

Councilman Ledrich, Chair of the Parks & Playgrounds Committee, inquired as to whether or not Hold Harmless Agreements and Certificates of Insurance were received from Gateway Regional High School and Gloucester Catholic. It was noted that Gloucester Catholic should provide a certificate for this year. The Clerk will look into these matters.

Councilman Ledrich advised that a contract was received from Lawn Medic for various ballfields in town, and Little League has opted out of the agreement because they would like to maintain the fields themselves. Little League has requested monetary assistance. He advised that an allotment of \$2,000 per major sports

organization was decided upon last year. He then stated that he received a letter from the Westville Warriors Baseball Team (age 28 and over) for use of the Park Avenue field on Sunday morning from April through September.

A motion to approve this request was made by Councilman Ledrich with the condition that they assist Little League with maintenance and seeding of the fields, and a schedule can be worked out. A second was made by Councilman Welsh and approved by unanimous roll call vote. This matter will be looked into further.

**Roll Call Vote – In Favor:**

Councilman Welsh, Councilman Baker, Councilman Ledrich, Councilman Muhlbaier, Councilman Pennington and Councilwoman Rodgers.

Councilman Pennington requested that the Police Department check up on a scavenger combing the neighborhoods for large items. Councilman Pennington and the Engineer then discussed the proposed stop signs at Edgewater & West Avenues, and Edgewater & Twedell Avenues.

A motion was made by Councilman Pennington to introduce an ordinance covering these stop signs at the next meeting and a second was made by Councilwoman Rodgers. Motion carried by unanimous roll call vote.

**Roll Call Vote – In Favor:**

Councilman Welsh, Councilman Baker, Councilman Ledrich, Councilman Muhlbaier, Councilman Pennington and Councilwoman Rodgers.

Councilman Pennington discussed a letter from Paul Demier regarding the RecycleBank Program. Public Works Manager Domico discussed this matter. Mr. Demier was advised that monies from this program go to residents and cannot be used to pay taxes or as a donation to a charity.

A motion by Councilman Welsh was made to approve the Reports of the Committees. Second motion made by Councilman Ledrich and approved by unanimous voice vote.

**NEW BUSINESS:**

A motion was made by Councilman Muhlbaier to appoint Marie Callaghan as Alternate #1 member on the Environmental Commission, and a second was made by Councilwoman Rodgers. Motion carried by unanimous roll call vote.

**Roll Call – In Favor:**

Councilman Welsh, Councilman Baker, Councilman Ledrich, Councilman Muhlbaier, Councilman Pennington and Councilwoman Rodgers.

**OLD BUSINESS:**

The Mayor and Administrator discussed Architectural Proposals for 200 Broadway. Councilman Baker questioned the proposals for this property. The Mayor advised that a one bedroom apartment is planned for the second floor and a commercial office space for the first floor. This matter was discussed at length.

A motion was made by Councilmember Welsh and second by Councilman Baker to approve the architectural proposal by Medefindt pending a meeting with another architectural firm and the Administrator tomorrow. Motion carried by unanimous roll call vote.

Councilman Baker questioned the redevelopment project with Fieldstone. The Administrator advised that there is a problem between Fieldstone and the builder, as our Bond Counsel is not comfortable with the assurances of the developer with regard to what may happen if the development does not go through. Our attorneys do not want our citizens to be on the hook for a lot of money should this development not take place. There is a process in place that Fieldstone must follow which includes a true cost of construction. Hopefully, a final report can come to fruition soon. Councilman Baker stated he feels that requirements from the Borough should be met as four years is a long time for this proposed project. He stated that some type of time frame should be set up and met by Fieldstone. Councilman Muhlbaier stated that he is not against redevelopment, but there must be a kinder more gentler way with the affected residents. If Fieldstone cannot meet the requirements, another developer should be sought. The Mayor stated that he feels that there should be some type of time frame for finalization of this project.

The Administrator discussed the plans for the library from Medefindt Architects. Kimberly Medefindt needs a decision on what a certain area is to be used for. Councilwoman Rodgers stated that the Library needs this small room for periodicals. The Administrator advised that this space was intended for confidential records and records by State Law to be kept permanent and in a separate locked room. The Mayor stated that the Borough has a storage problem. This matter was discussed at length. Councilman Baker proposed getting a price from a builder for the addition, and have alternate bids for an additional bathroom, a periodical room and an expanded office because he feels all these proposals will put the Borough over budget. The Administrator advised that because the State is funding \$145,000 of this project, they will probably require the Borough to go to bid for the whole project as there are regulations the State requires. Library Director Carotenuto advised that she is concerned that the full donation may not come about. The Mayor stated that the Borough needs to go out for bid now. This matter was discussed at length.

A motion was made by Councilman Baker to move forward with the plans as they are right now, and a second by Councilwoman Rodgers. Motion carried by unanimous roll call vote. Hopefully, prices will come in within the proposed library budget.

**Roll Call Vote – In Favor:**

Councilman Welsh, Councilman Baker, Councilman Ledrich, Councilman Muhlbaier, Councilman Pennington and Councilwoman Rodgers.

**COMMUNICATIONS:**

1. The Clerk read a letter from Scout Master Robert J. Gibison, Sr. regarding an Eagle Scout Award.
2. The letter from a resident regarding RecycleBank was discussed previously.
3. The Mayor advised that a request to use the second floor of the Borough Hall at 114 Crown Point Rd. for one to two monthly meetings for the Boy Scouts was made, and a sponsorship letter was received from the Westville Fire District.

A motion was made by Councilman Baker and a second by Councilman Welsh to approve the request. Motion carried by unanimous roll call vote, as long as a Certificate of Insurance and a Hold Harmless Agreement is received.

**Roll Call Vote – In Favor:**

Councilman Welsh, Councilman Baker, Councilman Ledrich, Councilman Muhlbaier, Councilman Pennington and Councilwoman Rodgers.

**BILLS & VOUCHERS:**

A motion was made by Councilman Welsh and a second by Councilman Pennington to dispense with the reading of the bills. Motion was approved by unanimous voice vote.

A motion was made by Councilman Pennington and a second by Councilman Muhlbaier to pay the bills. Motion was approved by unanimous roll call vote.

**Roll Call – In Favor:**

Councilman Welsh, Councilman Baker, Councilman Ledrich, Councilman Muhlbaier, Councilman Pennington and Councilwoman Rodgers.

**ENGINEER'S REPORT:**

The Mayor requested that Engineer Rodgers attend the second monthly meeting for his Report. Mr. Rodgers discussed his report including several options for the design for the reconstruction of Burr Avenue through NJDOT. The Administrator advised that it may be possible to supplement this project with CDBG monies. The sanitary sewer project and other projects were also discussed.

A motion was made by Councilwoman Rodgers and a second by Councilman Welsh to authorize the Engineer to proceed with the design of Alternate #1 and Alternate #2 for the reconstruction of Burr Avenue. Motion carried by unanimous roll call vote.

**Roll Call Vote – In Favor:**

Councilman Welsh, Councilman Baker, Councilman Ledrich, Councilman Muhlbaier, Councilman Pennington and Councilwoman Rodgers.

A motion was made by Councilman Baker and a second by Councilman Welsh to appoint Julia Lynn Lucas as Alternate #2 member on the Environmental Commission. Motion carried by unanimous roll call vote.

**Roll Call Vote – In Favor:**

Councilman Welsh, Councilman Baker, Councilman Ledrich, Councilman Muhlbaier, Councilman Pennington and Councilwoman Rodgers.

**COMMENTS FROM GOVERNING BODY AND DEPARTMENT HEADS:**

Councilman Muhlbaier congratulated the Fire District on the recent election on the budget and for keeping the tax rate down.

Public Works Manager Domico advised that the Accutab Chlorination System for the permit the Engineer recently applied to the State for is in place, and the chlorine taste is finally leveling out.

**RESOLUTION #39-08 for an Executive Session to Discuss Certain Contract Negotiations in the Police Department and Personnel Matters and Contract Negotiations in the Public Works Department. (Res. Bk. 18)**

A motion to approve the resolution was made by Councilman Baker and a second by Councilman Welsh. Motion carried by unanimous roll call vote. (Res. Bk. 18)

**Roll Call Vote – In Favor:**

Councilman Welsh, Councilman Baker, Councilman Ledrich, Councilman Ledrich, Councilman Pennington and Councilwoman Rodgers.

A motion to recess the meeting was held at 9:17 p.m.

An Executive Session was made from 9:25 p.m. to 9:45 p.m.

A motion to reconvene the regular meeting was approved at 9:50 p.m.

The Administrator discussed proposed aid cut from Governor Corzine's office. The proposed cuts for Westville will be 100% as our population is below 5,000.

A motion to reconvene the second Executive Session at 9:50 p.m. was approved.

The Executive Session ended at 10:05 p.m.

The regular meeting was reconvened at 9:50 p.m.

A motion to hire Labor Attorney Louis Rosner to handle an harassment complaint was made by Councilman Baker and a second by Councilmember Welsh. Motion carried by unanimous roll call vote.

**Roll Call Vote – In Favor:**

Councilman Welsh, Councilman Baker, Councilman Ledrich, Councilman Muhlbaier, Councilman Pennington and Councilwoman Rodgers.

Councilman Baker made a motion to adjourn and a second was made by Councilman Pennington. Motion carried by unanimous voice vote at 10:08 p.m.

Respectfully submitted,

Christine A. Helder  
Municipal Clerk