

BOROUGH OF WESTVILLE
Regular Council Meeting
114 Crown Point Road
January 28, 2009

A regular meeting was called to order by Mayor Russell Welsh, Jr. 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 Welsh, Council Members Ledrich, Baker, Pennington, Muhlbaier, Rebel and Murtaugh.

Also present were: Administrator Bittner, Municipal Clerk Helder, Public Works Manager Domico and Housing Official Wasson.

The minutes of the January 14, 2009 meeting were on motion by Councilman Baker, seconded by Councilman Muhlbaier and approved by unanimous roll call vote. One correction was made, adding Councilman Murtaugh's request to have a letter sent to NJDOT, Assemblyman Roberts and Senator Redd regarding the hazardous intersection at Rt. #45 and Rt. #130.

PUBLIC COMMENT ON AGENDA ITEMS ONLY: None

REPORTS OF THE COMMITTEES:

Councilman Rebel, Public Works Manager Domico and other officials discussed the fireworks contract for June 27, 2009. Several proposals have been submitted. This matter will be looked into further.

Councilman Rebel made a motion to approve the Reports of the Committees, and a second was made by Councilman Pennington. Motion carried by unanimous roll call vote.

OLD BUSINESS:

None

NEW BUSINESS:

RESOLUTION #31-2009 Adopting a Temporary Capital Budget. (Res. Bk. 19) The Administrator advised that we must have a capital budget in order to introduce the bond ordinance.

Councilman Pennington made a motion to approve the resolution, and a second was made by Councilman Murtaugh. Motion carried by unanimous roll call vote.

A Bond Ordinance entitled BOND ORDINANCE OF THE BOROUGH OF WESTVILLE, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY,

NEW BUSINESS: (Continued)

AUTHORIZING FUNDS TO BE UTILIZED FOR THE PURPOSE OF FINANCING REMEDIATION OF UNDERGROUND STORAGE TANK ON BOROUGH OWNED PROPERTY LOCATED AT 114 CROWN POINT ROAD AND THE INSTALLATION AND MAINTENANCE OF A REMEDIATION SYSTEM FOR THAT AND AUTHORIZING THE ISSUANCE OF \$313,485.00 IN BONDS OR NOTES OF THE BOROUGH OF WESTVILLE TO FINANCE PART OF THE COST THEREOF was given first reading in title. (Ord. Bk. 4, Ord. #1-2009)

The Public Works Manager discussed the Notice of Deficiency received from the NJDEP regarding the underground storage tanks at 114 Crown Point Road. She advised that we will have spent over \$800,000 for this cleanup. The Administrator advised that this bond ordinance is the entire estimated cost to bring us to the end of the project.

Councilman Murtaugh made a motion to approve the ordinance and a second was made by Councilman Ledrich. Motion carried by unanimous roll call vote.

The ordinance was ordered advertised as required by law and will be considered for final adoption after a public hearing to be held on February 11, 2009.

An ordinance entitled AN ORDINANCE AMENDING ORDINANCE NUMBER 1-06 OF THE CODE OF THE BOROUGH OF WESTVILLE, IN THE COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY, ENTITLED AN ORDINANCE REQUIRING THE REGISTRATION AND INSPECTION OF RENTAL PROPERTIES AND PROVIDING FOR LANDLORD RESPONSIBILITY WITHIN THE BOROUGH OF WESTVILLE was given first reading in title. (Ord. Bk. #4, Ord. #2-2009)

Councilman Pennington, Administrator Bittner and Housing Official Wasson discussed the ordinance in detail. It was noted that landlords must be current on water, sewer and taxes in order to get a license. If they do not comply within the allotted amount of time, a \$30 fine can be administered and they can then be compelled to go to court. Water, sewer and taxes must be kept current, or the landlord license can be revoked. The landlord must then reapply for the landlord license and pay additional fees.

Councilman Pennington made a motion to approve the ordinance, and a second was made by Councilman Ledrich. Motion carried by unanimous roll call vote.

The ordinance was ordered advertised as required by law and will be considered for final adoption after a public hearing to be held on February 11, 2009.

RESOLUTION #32-2009 Authorizing Borough of Westville to participate in Shared Services with the County of Gloucester, State of New Jersey, Division of Archives and Records Management, PARIS Grants Program. (Res. Bk. 19)

The Administrator advised that this grant allows us to buy equipment or get our record keeping system more up to date at which time the County will oversee and dispose of our

NEW BUSINESS: (Continued)

records. Our share of the grant is \$40,000 which will be turned over to the County for their system. A similar resolution was adopted in 2006.

Councilman Baker made a motion to approve the resolution, and a second was made by Councilman Ledrich. Motion carried by unanimous roll call vote.

COMMUNICATIONS:

1. A letter from Congressman Robert Andrews regarding a new program from the U.S. Department of Housing and Urban Development/NJ Neighborhood Stabilization Program (NPS) to provide funding to foreclosed properties was received.
2. A letter from Congressman Robert Andrews requesting towns in the First Congressional District to submit permanent economic projects was received.
3. A thank you letter from Lawrence L. Hubert, Esq. for his appointment as Public Defender was received.

LIST OF BILLS: *Councilman Baker made a motion to dispense with the reading of the bills and a second was made by Councilman Muhlbaier. Motion carried by unanimous voice vote.*

Councilman Baker made a motion to pay the bills and a second was made by Councilman Pennington. Motion carried by unanimous roll call vote.

PUBLIC COMMENT

Paul Demier, 105 Poplar Avenue questioned the flood map. The Administrator advised that his property is not in the flood plain zone but he could view the flood map on the Borough's web site.

Engineer Norman Rodgers discussed his Report for the previous month. The sanitary sewer rehabilitation project and sanitary sewer flow to GCUA were discussed in detail. He recommended that the following be done to address the high flows associated with elevated rainfall:

1. Perform periodic inspections during rainfall events (Harvard to Duncan)
2. Identified manholes should be equipped with a flood control manhole inserts to eliminate potential for stormwater inflow.
3. Smoke test program to identify unwanted connections to the sanitary sewer.

COMMENTS FROM GOVERNING BODY & DEPARTMENT HEADS:

A meeting is to be set up with GCUA for further investigation of meters, meter calibration and a request to check their wet well for possible inflow of groundwater.

Public Works Manager advised that in February, the Borough will no longer be able to wash any vehicles as part of the State Stormwater regulations. Clayton has a wash facility, but they will not accept trash trucks because of the bad odor. They are located 40 miles away, and will charge a \$40.00 fee per vehicle. This will cost \$400 to \$500 per month. A resolution has to be approved to use this facility. Trucks can be washed at a home. She suggested constructing a car wash facility which will cost around \$30,000.00 if we install it ourselves.

Councilman Baker questioned the proposed "Town Watch" signs. It will cost \$23 to \$24 each. This matter will be looked into further.

Councilman Ledrich commented on the disturbing tax sale list he received from the Tax Collector. He feels the number of delinquencies is outrageous.

The Clerk advised that \$14,774.11 was received from Comcast Cable as the Franchise fee to the Borough for 2008.

Councilman Rebel commented on the letter received from Schileen's regarding the appalling condition of the parking lot. He feels that something needs to be done there about the overhang of trees, trash, bottles, etc. Also, the wall across from the little bank needs to be removed by PSE&G.

Councilman Murtaugh inquired about the Reports of the Committees. The Mayor advised that the packet for Council is suppose to be ready at noon on Friday. However, items are constantly being added to the agenda. It was decided that all information for the upcoming Council meetings be ready by the Friday before the Council meeting. Any additions that are necessary will be e-mailed to the Governing Body.

Councilman Murtaugh then discussed the possibility that a secondary meter be put in at our location for infiltration. Engineer Rodgers stated he does not feel an extra meter is necessary as long as the appropriate meter is being calibrated. This matter will be discussed at a later date.

Councilman Murtaugh suggested that a checklist be prepared for Council regarding matters that should be followed up on at the next Council meeting.

The Mayor commented on the poor condition of the lot across from Brown's Shop Rite property. The Housing Official advised that there is an ongoing problem, and court cases are pending there. The Mayor advised that a burglar was recently caught in town, and he would like to see this reported in the crime log section of the paper. He then advised that the Library received a certificate of occupancy and should be open in two to three weeks.

He reported that he received a complaint about a door at a residence which had been recently kicked in by the Police Department. The building had a lock box. The Police had

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COMMENTS FROM GOVERNING BODY & DEPARTMENT HEADS: (Continued)

gotten there on the emergency first. The Fire Company was on route and had a lock box key. This matter was discussed. He further advised that he received a complaint that the snow plow went down her street too many times. He then advised that a “Town Watch” meeting will be held tomorrow night at Parkview School.

RESOLUTION #33-2009 Approving an Executive Session for the purpose of discussing personnel matters in the Administrative offices and contract negotiations

Councilman Baker made a motion to approve the resolution, and Councilman Murtaugh seconded the motion. Motion carried by unanimous roll call vote.

The meeting was recessed at 9:06 p.m.

The meeting was reconvened at 10:00 p.m.

Councilman Ledrich made a motion to approve the payment of \$61,690.11 to Curb Con for the High Street Project, and Councilman Baker seconded the motion. Motion carried by unanimous roll call vote.

With no further business to come before the meeting, a motion to adjourn carried at 10:02 p.m.

Respectfully submitted,

Christine A. Helder
Municipal Clerk