

**BOROUGH OF WESTVILLE**  
**Regular Council Meeting**  
**114 Crown Point Road**  
*May 9, 2011 ~ 7:00 p.m.*  
*Meeting Minutes*

The meeting was called to order by Mayor Welsh at 7:00 p.m. and the Salute and Pledge of Allegiance to the Flag then took place.

The Clerk read the notice that this meeting had been duly advertised in accordance with the provisions of the "Open Public Meetings Act" by sending notice to the Gloucester County Times of Woodbury, NJ and the Courier Post of Camden, NJ.

**ROLL CALL:**

*Present:* Mayor Russell W. Welsh, Jr., Council President Michael O. Ledrich, Council Members: Colleen T. Archer, Charles D. Murtaugh and William C. Packer, III and Councilman James A. Pennington and Councilman William C. Rebel

*Also Present:* Administrator William J Bittner, Jr., Municipal Clerk/Tax Collector Christine A. Helder, Chief of Police Frederick A. Lederer, III, Public Works Manager Donna Domico, Solicitor Tim Scaffidi, Architect, Architect Kim Medefindt and Planner Leah Furey Bruder

A motion to approve the meeting minutes of April 5 and 13, 2011 was made by Councilman Packer and seconded by Councilwoman Archer. *Motion unanimously approved by voice vote.*

**Monthly Police Report**

A motion to accept the report was made by Councilwoman Archer and seconded by Councilman Murtaugh. *Motion unanimously approved by voice vote.*

**PUBLIC COMMENT ON AGENDA ITEMS ONLY:** There was no public comment.

- ❖ Discussion of Parkview School Budget
- ❖ Mayor Welsh stated he, along with Council President Ledrich and Councilman Murtaugh, attended a presentation from Parkview School last week and felt it was important that all Council Members hear the presentation. Superintendent Janie Haines provided additional information on expenses and Mayor Welsh asked if they were willing to make recommendations on cuts. Superintendent Haines stated "I don't think it's fiscally responsible" although she did understand cuts would be what the taxpayers wanted. Mayor Welsh asked if cuts were made, where would the monies come from and Superintendent Haines stated field trips, supplies, and a reduction in capital projects. Further discussion took place on cuts to specific areas and how it would affect the budget. Scott Henry, Business Administrator of Parkview School, stated after Council votes, both Parkview and the Gloucester County Board of Taxation would have to be notified.

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- ❖ Discussion & Presentation on Redevelopment Planning, by Leah Furey Bruder of Bach Associates took place. Ms. Furey Bruder stated she has been working with Administrator Bittner regarding redevelopment areas in the Borough and mentioned that a grant was received from Gloucester County. Ms. Furey Bruder discussed the four redevelopment areas in Westville and stated it might be a good strategy to “undesignate” some previously identified redevelopment areas where properties are in good condition, before moving forward. Ms. Furey Bruder also noted that she and Administrator Bittner met with the owners of Grabbe’s regarding the redevelopment issues. Administrator Bittner stated that the laws have changed and now might be a good time to respond to those changes. Further discussion took place on designated redevelopment areas and the resolution that would be needed to move forward. Administrator Bittner stated all areas on the map presented at tonight's meeting in the Red Zone are in the “flood plan”.

Motion for Ms. Furey Bruder and Administrator Bittner to present their proposal to the Mayor and Council at the June 8<sup>th</sup> meeting was made by Councilman Packer and seconded by Councilman Rebel. *Motion unanimously approved by voice vote.*

Mayor Welsh stated that in consideration of the school officials at the meeting, the vote on the Parkview School budget be brought up at this time.

- ❖ RESOLUTION NO. 62-2011 - Determination of the Amount to be raised by Taxation for the Westville Board of Education (local School District) for the School Year 2011/2012 by the Borough Council of the Borough of Westville.

A motion to approve Resolution No. 62-2011 with zero adjustments was made by Councilman Rebel and seconded by Councilman Packer.

VOTE	YES	NO
Council President Ledrich	X	
Councilwoman Archer		X
Councilman Murtaugh		X
Councilman Packer	X	
Councilman Pennington	X	
Councilman Rebel		X
Mayor Welsh (Tie Vote)	x	

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### OLD BUSINESS:

#### Discussion took place

- ❖ Discussion on the Municipal Building Renovations by Architect Kim Medefindt. Architect Medefindt stated she had been working closely with the Police Department and Court on their needs. Architect Medefindt also updated the current building at 1035 Broadway to what will be the “community center” and consolidated all of the municipal services into 114 Crown Point Road. Further specifics were provided by Architect Medefindt on the renovations to both the interior and exterior of 114 Crown Point Road and the possibility of obtaining grants for the renovations. Architect Medefindt also stated with the new design she was able to double the capacity for the Court/Council Meeting room to 136 and confirmed she was up to revision “E”. Architect Medefindt and Administrator Bittner responded to questions asked by Council Members. . Public Works Manager Domico and Councilman Packer discussed the underground sewer line and water main as well as the possible removal of an underground fiberglass tank that will require a crane for removal. Architect Medefindt and Public Works Manager Domico agreed to meet later to discuss the underground water main and sewer lines. To save funds, discussion of having Public Works employees participate in the removal of interior non-bearing walls was discussed.

### NEW BUSINESS:

- ❖ RESOLUTION NO. 60-2011 ~ Refunding an overpayment by Lienholder Vasly Kavatsiuk in the amount of \$25.00 for subsequent delinquent water charges.  
A motion to approve Resolution No. 60-2011 was made by Councilman Murtaugh and seconded by Councilwoman Archer. *Motion unanimously approved by roll call vote.*
- ❖ APPLICATION for a Special Permit - Westville Power Boat Association request for a Special Permit for a Social Affair scheduled for May 14, 2011.  
A motion to approve the application was made by Councilman Packer and seconded by Councilwoman Archer. *Motion unanimously approved by voice vote.*
- ❖ RESOLUTION NO. 63-2011 ~ In Opposition to Senate Bill No. 1351 (would amend the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., to include many new requirements that are unnecessary to protect the public's interest in open and transparent government, and which would unduly burden municipalities)  
A motion to approve Resolution No. 63-2011 was made by Councilman Rebel and seconded by Councilman Packer. *Motion unanimously approved by voice vote.*

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### NEW BUSINESS: (Continued)

- ❖ **LEASE AGREEMENTS for 2011-2012 for 128 Crown Point Road, Apartments "A" & "B" (June 1, 2011 through May 31, 2012).** Administrator Bittner advised that if the rent was changed, the tenants needed 60 days notice. Discussion took place on the expenses associated with the property and income that was received for month rent by the tenants.

A motion to approve a rent increase at 128 Crown Point Road, effective August 1, 2011, (\$25 for the top floor and \$50 for the ground floor) was made by Councilman Packer and seconded by Councilman Murtaugh. *Motion unanimously approved by roll call vote.*

### CORRESPONDENCE

- Letter from the State of New Jersey, Division of Public Contracts, EEO Compliance, regarding Westville's favorable compliance audit.
- Gloucester County Utilities Authority's Public Board Meeting Minutes for March 9, 2011
- Gloucester County Improvement Authority Meeting Minutes of April 21, 2011
- TRICOJIF Quarterly MEL Loss Ratio Snapshot Report
- Letter from NJ Senate & General Assembly & DEP advising Governing Body of award of \$7,041.88 grant to assist in implementing clean-up initiatives.

### BILLS

The Clerk advised that the list of bills was posted in the foyer.

A motion to dispense with reading of the bills was made by Councilman Packer and seconded by Councilman Rebel. *Motion unanimously passed by voice vote.*

A motion to pay all bills and vouchers that were in order was made by Councilman Packer and seconded by Councilwoman Archer. *Motion unanimously passed by roll call vote.*

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### PUBLIC COMMENT: (Time Limit 5 minutes)

- ❖ Joyce Lovell, 328 Summit Avenue, discussed the screen enhancement program scheduled for the pond and the plants that will be placed in the pond and solutions to flooding issues. Ms. Lovell also provided her comments on the Parkview School budget.
- ❖ Reverend Glenn Doughty, Westville Bible Church stated the Bible Church will take responsibility this year for a Memorial Day Ceremony to be held at Thomas West Park. Mayor Welsh stated that based on his conversation with Reverend Doughty that perhaps next year the Borough's Celebration Committee will take on the responsibility of the Memorial Day Service. Public Works Manager Domico confirmed her department will provide the bleachers, electric and public address system and advertise the event on the Borough sign.

### COMMENTS FROM GOVERNING BODY & DEPARTMENT HEADS:

- ❖ Councilman Rebel noted Public Works Manager Domico started work on the island (at Broadway and Delsea). Discussion then took place on materials that could be used and the allocation of expenses. Chief Lederer stated the bike patrols were out and they were receiving positive comments.
- ❖ Mayor Welsh asked about 36 Edgewater (property recently foreclosed on by the Borough, as a result of a Lien) and Solicitor Scaffidi gave the green light to empty out the property. Mayor Welsh also stated an individual is waiting to make an offer on the property.
- ❖ Mayor Welsh stated he, along with Administrator Bittner and Chief Lederer, met with the Borough's three Special Police Officers regarding the open full time position. The recommendation was to offer the position to Officer Jake Massing, effective Tuesday, May 11, 2011. Councilman Murtaugh suggested the "official swearing in ceremony" take place at the June 8, 2011 meeting.
- ❖ **RESOLUTION 61-2011 ~ APPOINTING JOHN H. MASSING TO THE POSITION OF FULL TIME POLICE OFFICER**  
A motion to approve Resolution No. 61-2011 was made by Councilman Rebel and seconded by Councilman Packer. *Motion unanimously approved by roll call vote.*
- ❖ Mayor Welsh asked Councilman Rebel for an update on the Independence Day Celebration activities. Councilman Rebel informed him that Engineer Norm

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Rodgers has a band and offered to play at the Independence Celebration at no charge.

Motion to adjourn the meeting was made by Councilwoman Archer and seconded by Councilman Rebel.

Meeting adjourned at 8:54 p.m.

*Respectively Submitted,*

*Christine A. Helder  
Municipal Clerk*

*Next meeting scheduled May 25, 2011*