

BOROUGH OF WESTVILLE

Work Session
165 Broadway
October 5, 2021, 7:00 p.m.
Meeting Minutes

Mayor Fritz H. Sims, Jr. called the October 5, 2021 Work Session meeting to order at 7:00 p.m.

The **Pledge of Allegiance** was recited

The Deputy Clerk read the notice. Adequate notice of this meeting has been given by notifying the South Jersey Times and the Courier Post and posting the meeting date on the official bulletin board of the Municipality and the municipal web site. Additional written Public Notice was given and printed in the South Jersey Times and uploaded to the Municipal web site.

Roll Call: Mayor Fritz H. Sims, Jr., Council Members: Travis R. Lawrence, Paul C. Mailley, Charles D. Murtaugh and Timothy Young. Administrator/Municipal Clerk Ryan J. Giles, Deputy Clerk Kathleen Carroll, Acting Police Chief Michael Packer, Public Works Superintendent Finger, Solicitor Timothy Scaffidi and Engineer Jon Bryson. Councilwoman Domico arrived at 7:08 p.m. Absent: Council Member Bruce Nordaby

OPEN MEETING TO THE PUBLIC FOR AGENDA ITEMS ONLY: Motion to open the meeting to the public for agenda items only was made by Councilman Young, seconded by Councilman Mailley and his motion carried unanimously by voice vote.

Joyce Lovell, 328 Summit Avenue, asked about Bond Ordinance 15 and what the Borough was purchasing. Mayor Sims advised the money would be used to purchase borough properties. A brief discussion took place on the properties that may be purchased.

Since there were no additional comments, Councilman Young motioned to close the meeting to the public, Councilman Mailley seconded and his motion carried unanimously by voice vote.

OLD BUSINESS:

Public Hearing:

(2nd Reading - Introduced September 20, 2021)

ORDINANCE No. 15-2021 - Bond Ordinance authorizing the acquisition of certain real property in the Borough of Westville, County of Gloucester, New Jersey; appropriating the sum of \$395,000 therefor; authorizing the issuance of general obligation bonds or bond anticipation notes of the Borough of Westville, County of Gloucester, New Jersey, in the aggregate principal amount of up to \$395,000 making certain determinations and covenants; and authorizing certain related actions in connection with the foregoing

Motion to open the meeting to the public was made by Council President Murtaugh, seconded by Councilman Young and his motion carried unanimously by voice vote

Hearing no comments from the public, a motion to close the meeting to the public was made by Councilman Young and seconded by Councilman Mailley. The motion was unanimously approved by voice vote.

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OLD BUSINESS: *(Continued)*

A motion to approve Ordinance No. 15-2021 was made by Council President Murtaugh and seconded by Councilman Young and the vote was as follows:

*Roll Call: Ayes – Council Members: Domico, Lawrence, Mailley, Murtaugh, Young
Nays – None
Motion Carried*

Public Hearing:

(2nd Reading – Introduced September 20, 2021)

ORDINANCE No. 16-2021 – Bond Ordinance authorizing the supplemental funding for the Reconstruction of Birch Avenue and Boundary Lane in and for the Borough of Westville, County of Gloucester, New Jersey; appropriating the sum of \$160,000 therefor; authorizing the issuance of general obligation bonds or bond anticipation notes of the Borough of Westville, County of Gloucester, New Jersey, in the aggregate principal amount of up to \$152,000 making certain determinations and covenants; and authorizing certain related action in connection with the foregoing.

Motion to open the meeting to the public was made by Council President Murtaugh, seconded by Councilman Mailley and his motion carried unanimously by voice vote

Hearing no comments from the public, a motion to close the meeting to the public was made by Council President Murtaugh and seconded by Councilman Mailley. The motion was unanimously approved by voice vote.

A motion to approve Ordinance No. 16-2021 was made by Councilwoman Domico and seconded by Councilman Young and the vote was as follows:

*Roll Call: Ayes – Council Members: Domico, Lawrence, Mailley, Murtaugh, Young
Nays – None
Motion Carried*

NEW BUSINESS:

AUCTION:

Auction of Public Land for Block 29, Lots 6, 7 and 8, Timber Avenue. Solicitor Scaffidi announced the sale and the bidding started at the minimum bid of \$6,000.00.

Tom Steffney, 263 Queen Street, West Deptford, NJ and Steve Smalfus of 212 Park Drive, Bellmawr, NJ both offered the bids as follows:

Tom Steffney bid \$9,000. Steve Smalfus bid \$10,000
Tom Steffney bid \$10,000. Steve Smalfus bid \$11,000

Mr. Smalfus' bid of \$11,000 was not countered by Mr. Steffney so the property was awarded to Mr. Smalfus who was required to leave a 10% deposit with the Clerk.

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NEW BUSINESS: *(continued)*

RESOLUTION No. 108-2021 – Authorizing vacant land sale of Block 29, Lots 6, 7, and 8 located at Timber Avenue within the Borough of Westville, County of Gloucester, State of New Jersey

A motion to approve Resolution No. 108-2021 was made by Council President Murtaugh and seconded by Councilman Mailley and the vote was as follows:

*Roll Call: Ayes – Council Members: Domico, Lawrence, Mailley, Murtaugh, Young
Nays – None
Motion Carried*

RESOLUTION No. 109-2021 – Appointing Kristina DeShields to the position of Crossing Guard effective Monday, October 4, 2021 at a rate consistent with the 2021 Salary Ordinance

A motion to approve Resolution No. 109-2021 was made by Councilman Mailley and seconded by Councilman Young and the vote was as follows:

*Roll Call: Ayes – Council Members: Domico, Lawrence, Mailley, Murtaugh, Young
Nays – None
Motion Carried*

(Council President Murtaugh advised Acting Police Chief Packer was in a personnel meeting and would be joining the council meeting shortly)

RESOLUTION No. 110-2021 – Approving renewal of a plenary retail consumption liquor license held by Financial Freedom for the year 2021-2022

(Councilwoman Domico confirmed that the license was for the establishment formerly known as Cousins on Gateway Boulevard)

A motion to approve Resolution No. 110-2021 was made by Council President Murtaugh and seconded by Councilman Mailley and the vote was as follows:

*Roll Call: Ayes – Council Members: Domico, Lawrence, Mailley, Murtaugh, Young
Nays – None
Motion Carried*

RESOLUTION No. 111-2021 – Appointing Alex Ruffalo to the position of Deputy Emergency Management Coordinator for the Borough of Westville

A motion to approve Resolution No. 111-2021 was made by Council President Murtaugh and seconded by Councilman Young and the vote was as follows:

*Roll Call: Ayes – Council Members: Domico, Lawrence, Mailley, Murtaugh, Young
Nays – None
Motion Carried*

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Request from the Rolling Badges to hold a Coin Toss on October 16, 2021 from 10 a.m. to 2 p.m. at Broadway and Olive Streets

A motion to approve the request was made by Councilwoman Domico and seconded by Council President Murtaugh and the vote was as follows:

*Roll Call: Ayes – Council Members: Domico, Lawrence, Mailley, Murtaugh, Young
Nays – None
Motion Carried*

REQUEST from the Environmental Commission to have an Environmental Resource Inventory Study completed by the Delaware Valley Regional Planning Commission at a cost of \$10,000. (Actual cost is \$17,500 less a \$7500.00 subsidy – balance for study is \$10,000.)

A motion to approve the request was made by Councilwoman Domico and seconded by Councilman Young and the vote was as follows:

*Roll Call: Ayes – Council Members: Domico, Lawrence, Mailley, Murtaugh, Young
Nays – None
Motion Carried*

PRESENTATION from Sandra Kelley regarding the Borough's marketing initiative. The presentation included possible logos and color schemes for the Borough.

TOPICS FOR DISCUSSION:

Mayor Sims suggested canceling the November 2nd council meeting that falls on Election Day.

A motion to cancel the November 2, 2021 council work session meeting was made by Councilwoman Domico and seconded by Councilman Young. The motion was unanimously approved by voice vote.

Administrator Giles updated Council on the following projects:

- Redevelopment - provided details on notifying owners of abandoned properties and a bond Ordinance just passed to possibly purchase vacant properties. Mr. Giles advised there is interest in a property at Deadline Drive and that the Borough should do a RFQ for the property
- Enhancing River Drive - currently no movement on this project
- Vacant Homes - letters were mailed to owners of vacant properties notifying them the Borough will be taking action on the vacant homes. Mayor Sims asked Administrator Giles to provide additional details on the next steps in the process which is taking the owners to court to prove they will be working on the home. (A discussion took place on the process to solve the abandoned property issue.)
- Community Center - updates will be postponed at this time
- Repairs to 165 Broadway - plans will be developed for repairs
- Mayor Sims asked about the cones along Delsea Drive by the Police Department driveway and Lt. Packer advised they are there to assist with visibility when the Police are pulling out of their driveway. Public Works Superintendent Finger will paint the curb to prohibit cars from parking there.

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TOPICS FOR DISCUSSION: *(continued)*

- PFNA - a lengthy discussion took place regarding the Borough's future plans for water purification
- Playground equipment - Public Works Superintendent Finger advised items are still on backorder
- Car Charging Stations - a discussion took place specific to grants that are available to build the site and it was confirmed that users would pay the cost to charge their vehicle
- Marijuana Ordinance - a discussion took place to determine the Borough's position on the new marijuana law. Mayor Sims stated that based on some of his discussions with council, he feels council is ready to say yes or no at this time. A lengthy discussion took place on the possible benefits of "opting in" and Administrator Giles explained how the Borough of Brooklawn is proceeding. Councilman Young expressed his concern about the law at this time and both Council President Murtaugh and Councilwoman Domico stated they would support a "light industrial zone". Administrator Giles stated based on his research, the State is about two years away from being ready to issue licenses outside of the medical marijuana dispensaries. A brief discussion took place regarding water usage for growing facilities. Mayor Sims concluded the discussion by stating that Solicitor Scaffidi would draft up Ordinances for the Ordinance committee to review.
- Administrator Giles started a lengthy discussion regarding the placement of Security cameras throughout the Borough. Administrator Giles suggested Thomas West Park be the first area to install cameras and that both electric and internet is needed for the installation process. Administrator Giles suggested the Borough go outside for the project and provided information on the type of system that was installed by the Borough of Brooklawn. Administrator Giles advised the first step of the project is to determine where the cameras should be placed.
- Mayor Sims asked about the technology needed to install equipment in Council Chambers so that the Council meetings can be recorded.

PUBLIC PORTION:

Councilman Young motioned to open the meeting to the public, Councilwoman Domico seconded and her motion was approved by the entire Council.

- Joyce Lovell, 328 Summit Avenue, commented on PFNA's, car charging stations and turning some of the old vacant homes into Bed and Breakfasts' and offered her solution on getting people downtown.

Council President Murtaugh motioned to close the meeting to the public, Councilwoman Domico seconded and her motion was approved by the entire Council.

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COMMENTS FROM MAYOR/COUNCIL/DEPARTMENT HEADS:

- Councilman Mailley advised that the Rolling Badges requested he ask Council if there was a field available for them to hold a Cow Drop Fundraiser. Discussion took place regarding the possible location of the event and the football field was suggested provided the Gator Youth Football team is not using the field.

A motion to permit the Rolling Badges use of the Football field for a Fundraiser was made by Councilwoman Domico and seconded by Councilman Young and the vote was as follows:

*Roll Call: Ayes – Council Members: Domico, Lawrence, Murtaugh, Young
Abstained: Council Member Mailley
Nays – None
Motion Carried*

Council President Murtaugh advised the rental property at 128 Crown Point Road has major electrical issues and is need of repair and expressed his concerns about the cost of repairs and the future of the building. A general discussion about the disrepair of the building took place.

Mayor Sims advised council about an upcoming meeting with Congressman Donald Norcross and asked everyone to contact him if they had a particular issue they wanted him to bring up to Congressman Norcross. Councilwoman Domico discussed flooding at Woodbine and suggested that it would be a good idea to dredge Lake Martha. Councilman Young suggested contacting the West Deptford Public Works Manager to learn about funding he obtained for his town that has a similar flooding issue. A general conversation regarding other flooding issues within the Borough were discussed.

Acting Police Chief Michael Packer notified council that Sgt. Brian Ewe received a Unit Citation and Meritorious Service Award from the Gloucester County Police Awards Banquet.

A motion to adjourn the meeting was made by Council President Murtaugh and seconded by Councilman Young and his motion carried unanimously by voice vote.

The meeting was adjourned at 8:35 p.m.

Respectively Submitted,

Kathleen Carroll

Kathleen Carroll
Deputy Municipal Clerk

Next meeting:
Thursday, October 21, 2021 (regular council meeting)