

BOROUGH OF WENONAH

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COUNCIL MINUTES – BUSINESS MEETING

SEPTEMBER 27, 2012

Pledge of Allegiance

Call to Order: 7:30 p.m. by Mayor Thomas A. Lombardo,
Wenonah Municipal Building, 1 South West Avenue Wenonah, NJ 08090

Roll Call: Present: Farina, Kaeferle, Lader, Norris (7:39)
Absent: Dominy, Howard
Also present, Solicitor Brian J. Duffield

Open Public Meetings Act Statement:

Adoption of the Agenda: RF/PK AIF (7:39)

Open to Public: PK/RF AIF

Roger Kearns, 104 Lenape Trail, asked council if the Borough had any information on whether Wenonah would be able to declare the whole town or part of the town a redevelopment or rehabilitation area to qualify for tax abatements.

Solicitor Duffield advised that the two are different entities. With both rehabilitation and redevelopment you would first have to establish a need. And, after all the ground work is done the request then goes to the DCA for approval. If the DCA signs off, then a series of public hearings with planning boards and governing bodies are held. There are also considerable fees involved.

The differences are, with a redevelopment designation the residents may be concerned as the governing body could exercise eminent domain and have considerable control over the properties. With a rehabilitation designation there would be abatements for only the improvements made on a residence. There was discussion among the Solicitor, Mayor, and Council members. The Mayor then indicated both processes sound very lengthy and costly.

Close to Public: PK/PL AIF

Motion to Approve: Ordinance O-2012-9 (2nd read), Amending Low & Moderate Residential District of the Zone Code. PK/PL

Open to Public RF/PL

Dave Kreck requested mayor and council, on behalf of the planning board, to consider amending the proposed ordinance (O-2012-9 2nd read) again to include the changes with respect to the maximum building height and maximum building length. Council agreed. A motion was made to reintroduce Ordinance O-2012-9 as a 1st read with the requested changes. Municipal Clerk Karen Sweeney made the announcement that the 2nd read will occur at the October 11, 2012 council meeting.

Close to Public PK/PL

Roll Call

Ayes: Farina, Kaeferle, Lader, Norris

Nays: None

Abstain: None

Absent: Dominy, Howard

Motion Approved

Motion to Approve: Ordinance 2012-10 (2nd read), Amending Chapter 56-3 "Sidewalks; definitions; exemptions to regulations" of the code of the Borough of Wenonah.

Open to Public: PL/RF

Councilman Norris asked for an explanation of the changes and reasoning behind the amendment. Councilman Lader gave the answer. Resident Roger Kearns asked what constitutes the clear zone area. Mayor indicated it was 12 feet in from the curb. Councilman Kaeferle indicated it was in the code book. Brief discussion. Resident Helen Hadfield, 105 S. East Ave. asked if the new regulations concerning the clear zone area would be grandfathered. The answer was yes.

Close to Public: RF/PL

Roll Call

Ayes: Farina, Kaeferle, Lader,

Nays: Norris

Abstain: None

Absent: Dominy, Howard

Motion Approved

Motion to Approve: August 23, 2012 Business Meeting Minutes PL/PK AIF

COMMITTEE REPORTS:

Public Buildings & Grounds – J. Dominy: Absent

Public Works – P. Kaeferle – See Report also See Engineers report for all projects in town.

Human Services – J. Howard – Absent

Finance & Budget – B. Norris – No verbal report: See Treasurers and Tax Collector reports attached.

Legal & Ordinance – P. Lader - No written report. He will present the amended Clear Zone Ordinance for approval at tonight's meeting.

Public Safety/Personnel – R. Farina – see attached Fire Chief and Police OIC report.

Engineers Report:

Engineer Dave Kreck had previously submitted his written report to Mayor and Council. He said that Synnott Avenue would be the next street to be repaved.

He advised Council that Wenonah would need to acquire permits for Lake Lowering, Fish Collecting, and Fish Stocking. The Lake Dredging Project permit remains valid. Councilman Kaeferle indicated originally stated the lake association would pay for the dredging; however, they have now indicated they do not have the funds. Councilman Kaeferle indicated it won't cost the borough much for the dredging, there would be the rental of the equipment and the operator fee should be under \$2625, under the quote threshold. Mayor Lombardo encourages council to approve.

Councilman Kaeferle then motioned to authorize the Engineer to prepare the necessary lake permits and to proceed with dredging the diving area of the lake. Councilman Farina seconds.

Roll Call

Ayes: Farina, Kaeferle, Lader, Norris
Nays: None
Abstain: None
Absent: Dominy, Howard

Motion Approved

There will be more to come at a later date regarding the Water Tower. The tower needs to be repainted per the DEP. Council needs to think about how they can come up with the funds to pay for this very costly project.

The CDBG application for funds for handicap accessible improvements at Langston Field was denied again this year, as the funding was cut even further.

Motion to Approve: Resolution R-2012-82, approving the reimbursement for \$189.00 for 30,000 gallons water blk75 lot 7.04

RF/PL

Roll Call

Ayes: Kaeferle, Lader, Norris
Nays: Farina
Abstain: None
Absent: Dominy, Howard

Motion Approved

Motion to Approve: Resolution R-2012-83 Amending the Capital Budget for Roadway Improvement to Barkbridge Road for \$200,000.

PK/RF

Roll Call

Ayes: Farina, Kaeferle, Lader, Norris
Nays: None
Abstain: None
Absent: Dominy, Howard

Motion Approved

Motion to Approve: Ordinance O- 2012-11 (1st Read), A Bond Ordinance providing for Roadway Improvements to Bark bridge Road the Borough of Wenonah, in the county of Gloucester, NJ appropriating \$200,000 and authorizing the issuance of \$26,000 bonds or notes from the Borough to finance part of the cost thereof. The 2nd Read of this ordinance will be October 25, 2012. PK/RF

Roll Call

Ayes: Farina, Kaeferle, Lader, Norris

Nays: None

Abstain: None

Absent: Dominy, Howard

Motion Approved

Motion to Approve: Disbursements BN/PK

Roll Call

Ayes: Farina, Kaeferle, Lader, Norris

Nays: None

Abstain: None

Absent: Dominy, Howard

Motion Approved

Open to Public: PL/PK

Chief Sole requested council to send a “thank you” letter to Woodbury Heights Council and Fire Department for the loan of their fire truck while ours was being fixed. Mayor and Council agreed. Also, Chief Sole asked about traffic calming on Barkbridge Road. Engineer Kreck indicated there will be signage and crosswalks.

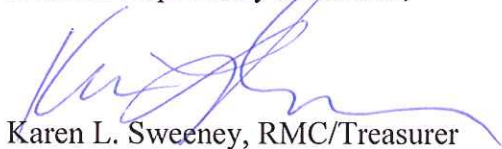
Resident Roger Kearns asked if the \$26,000 quoted in Bond Ordinance 11 is the entire cost of the project for Barkbridge. Engineer Kreck indicated it will depend on the cost of fuel and we won't know until the bids come in for that project.

Councilman Lader wants to plug the Home and School event in the Park this Saturday September 29th. Please come out 11-3.

Close to Public: RF/PK

Motion to Adjourn: RF/PL AIF 8:40pm

Minutes respectfully submitted,



Karen L. Sweeney, RMC/Treasurer

Approved: Oct. 25, 2012