

BOROUGH OF WENONAH

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COUNCIL MINUTES – BUSINESS MEETING

June 26, 2014

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: Dominy, Kaeferle, Lader, Norris, Sheppard
Absent: Howard
Also Present: Solicitor Brian J. Duffield

Open Public Meetings Act Statement:

Adoption of the Agenda:
Adding a closed Session R 2014-60

JD/JS AIF

Open to Public

Resident Brian Peisino 109 S. East Avenue had a complaint about an increasing number of speeders on his street and wanted to know what could be done about it.

Resident Gary Odenbrett 20 N. West Avenue passed out a preliminary proposed gazebo project for the park and wanted to know if he could set up a table in the park on the 4th of July to let residents know about the proposed project and perhaps get some donations. Council agreed.

JS/PK

Close to Public

Motion to approve: Ordinance 2014 –5 2nd Read: Amending Chapter 40 Peddling and Soliciting PL/JD

Open public hearing PL/JD
Gary Odenbrett asked what the changes were.
Close Public Hearing JS/PL

Roll Call

Ayes: Dominy, Kaeferle, Lader, Norris, Sheppard
Nays: None
Abstain: None
Absent: Howard
Motion Approved

Motion to approve: Ordinance 2014-6, 2nd Read, Amending Chapter 70-15 Water minimum usage rates PK/JD
PK/JD

Open public hearing

Gary Odenbrett asked why the change.

JS/PL

Close public hearing

Roll Call

Ayes: Dominy, Kaeferle, Lader, Norris, Sheppard

Nays: None

Abstain: None

Absent: Howard

Motion Approved

Motion to approve: Resolution 2014-54 approving the insertion of \$5,005.61, an item of revenue in the current
fund budget for Clean Communities JD/JS

Roll Call

Ayes: Dominy, Kaeferle, Lader, Norris, Sheppard

Nays: None

Abstain: None

Absent: Howard

Motion Approved

Motion to approve: Resolution 2014-55 authorizing the transfer of real estate tax credits to
2013 and 2014 real estate tax payments

BN/PK

Roll Call

Ayes: Dominy, Kaeferle, Lader, Norris, Sheppard

Nays: None

Abstain: None

Absent: Howard

Motion Approved

Motion to approve: Resolution 2014-56 authorizing the cancellation of old outstanding checks on the books
approved by CFO totaling \$269.11

BN/PK

Roll Call

Ayes: Dominy, Kaeferle, Lader, Norris, Sheppard

Nays: None

Abstain: None

Absent: Howard

Motion Approved

Motion to approve: Resolution 2014-57 approving submission of a grant application to the 2014 Transportation
Alternatives Program (TAPS) improvements to Mantua Ave. from Monroe Ave. to Marion Ave. PK/JD

Roll Call

Ayes: Dominy, Kaeferle, Lader, Norris, Sheppard

Nays: None

Abstain: None

Absent: Howard

Motion Approved

Motion to approve: Resolution 2014-58 authorizing continual maintenance commitment and ownership of multi-modal transportation improvements to Mantua Avenue

PK/JS

Roll Call

Ayes: Dominy, Kaeflerle, Lader, Norris, Sheppard
Nays: None
Abstain: None
Absent: Howard
Motion Approved

Motion to approve: Resolution 2014-59 awarding contract to Krisanna construction for 2014 Borough Road Program

PK/JD

Roll Call

Ayes: Dominy, Kaeflerle, Lader, Norris, Sheppard
Nays: None
Abstain: None
Absent: Howard
Motion Approved

Motion to approve: Ordinance 2014 7 1st read Reappropriating \$8,372.96 proceeds of obligations not needed for their original purpose in order to provide for roadway improvements to N. Synnott Avenue

PK/JD

Roll Call

Ayes: Dominy, Kaeflerle, Lader, Norris, Sheppard
Nays: None
Abstain: None
Absent: Howard
Motion Approved

Approval of April 24, 2014 Regular Council Meeting Minutes

JD/BN

AIF

Roll Call

Ayes: Dominy, Kaeflerle, Lader, Norris, Sheppard
Nays: None
Abstain: None
Absent: Howard
Motion Approved

COMMITTEE REPORTS:

Public Safety & Personnel – J. Dominy - See attached reports. The advertisement is out for applicants for the chief of police position; until July 31, 2014.

Public Works – P. Kaeflerle – See attached report. Wenonah water usage was extremely high this month. We need to address this unusual usage. This time last year it was 19 million gallons and this year it is 23 million. We will have the calibration of the well checked out as soon as possible.

Human Services – J. Howard – absent

Finance & Budget – W. Norris -- See attached tax collector and treasurer's report. We had our exit conference last week with the auditors. It was a good audit report this year as usual. There was nothing to be written up; just a few minor discussion items.

COMMITTEE REPORTS: (cont'd)

Legal & Ordinance – P. Lader – See attached report.

Public Buildings & Grounds – See attached report

ENGINEERS REPORT: Please see attached Engineer's report on all projects going on in town. Regarding the CDBG project; the bids came in too high. Public works will do the exterior work of the Langston field bathroom project. Engineer Dave Kreck proposed to council a GIS pilot project for his firm to do at no charge. They would pick one street in Wenonah and obtain the copulation of the underground infrastructures. This may result in a new service for his firm. Mr. Kreck requested council to discuss and get back to him regarding this project.

Motion to approve disbursements:

JD/JS

Roll Call

Ayes: Dominy, Kaeferle, Lader, Norris, Sheppard

Nays: None

Abstain: None

Absent: Howard

Motion Approved

MISCELLANEOUS

Motion to approve July 4th Fire Truck Rides

JS/PL AIF

Motion to open to public

JD/PL

Helen Hadfield volunteered her street (S. East Ave.) for the GIS pilot program.

Close to public

JS/PL

Motion to go into Closed Session: Resolution 2014-60 Discussion on the Proposed Sale of Wenonah Meadows.

JD/BN

Come out of Closed Session

PL/JS

Motion to Adjourn:

JS/PL AIF 8:25pm

Minutes Submitted,


Karen L. Sweeney, RMC/Treasurer

Approved: JULY 24, 2014



ENGINEERS • SURVEYORS • GIS

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VIA E-MAIL ONLY

June 25, 2014

Mayor and Council
Borough of Wenonah
1 South West Avenue
Wenonah, NJ 08090

RE: Monthly Engineering Report
Borough of Wenonah
Public Meeting: Thursday June 26, 2014
Project Number WNOE012J
RC File #WENONAH: 2014-001

The following report summarizes the status of the various projects authorized by the Mayor and Borough Council:

1. CONSTRUCTION PROJECTS:

2014 BOROUGH ROAD PROGRAM & 2013 NJDOT MUNICIPAL AID PROJECT

1. Bids for the project were opened on June 24th. The apparent low bidder for the Base Bid and all three (3) Alternate Bids was Landberg Construction, LLC, in the amount of \$312,089.75. However, it is our understanding that funds cannot be certified in the amount bid and therefore, it was recommended that the Borough refrain from awarding Alternate Bid #3 for South Jackson Avenue at this time.
2. In consideration of the above, our office has identified the apparent low bidder for the Base Bid and Alternate Bid #'s 1 & 2 as Krisanna Construction, Inc., in the amount of \$284,219.00. Accordingly, it is recommended that the project be awarded to Krisanna Construction, Inc., in the amount of \$284,219.00.
3. Subsequent to award by Council, we will perform the following:
 - A. Return all but the three low Bidders' Documents
 - B. Issue the Notice of Award and solicit the necessary Performance Bond and Insurance Certificate from the Contractor. (The two remaining low bidders documents shall be returned upon approval of Krisanna Construction, Inc.'s Performance Bond and Insurance Certificates)

ENGINEERING
Civil/Municipal
Site/Civil
Water Management

SURVEYING
Land Title Surveys (ALTA/ACSM)
Right-of-Way Surveys
Topographic Surveys
Construction Layout
As-built Surveys
GPS Surveys

GEOGRAPHIC
INFORMATION
SYSTEMS
Data Enhancement/Creation
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- C. Prepare and submit the Initial Reimbursement Voucher to the NJDOT for 75% of the grant amount, or \$131,250.00.
- D. Arrange for a pre-construction meeting and issue the Notice to Proceed.
4. Construction is expected to begin during the month of July and be completed in late September.
5. It should be noted that the NJDOT must officially concur with the Borough's Award of the Project. Our office will track the status of said approval with NJDOT.

PROGRAM YEAR 2013/2014 CDBG GRANT PROJECT -REMOVAL OF ARCHITECTURAL BARRIERS AT THE LANGSTON FIELD FACILITY

1. The Notice of Award has been issued to the Contractor and the Contractor's Performance Bonds and Insurance Certificates have been approved by the Borough Solicitor. Consequently, the Contracts have been submitted to the Borough for execution.
2. A pre-construction meeting was held at the Borough Hall on June 17, 2014. Meeting Minutes have been distributed to all affected parties, including the CDBG Office.
3. The Contractor has submitted the necessary Building Permit Applications to the Mantua Twp Construction Department. A Notice to Proceed date will be determined upon approval of Building Permits. At this time, it is expected that construction of the handicap accessible bathroom improvements will begin in early July and be completed by the end of July.
4. In cooperation with the Public Works Department, we have in obtained quotes for the various materials required to construct the proposed site improvements and have identified the low bidders for supplying said materials.
5. The Public Works Department has already begun the construction of the proposed site improvements.

II. PRIVATE DEVELOPER PROJECTS AND INSPECTIONS:

WENONAH MEADOWS

1. No change since last report.

AT&T CELLULAR ANTENNAE INSTALLATION

1. We have completed our review of AT&T's plans for the upgrade of their facilities at the Borough Water Tower, which includes the installation of six (6) new antennae to supplement the six (6) existing antennae currently located atop the Water Tower.
2. We have confirmed with the Board Solicitor that this particular upgrade falls within the terms of the recent State and Federal Statutes that permit certain cellular facility upgrades without the requirement for obtaining local Board approval.
3. AT&T has since indicated that the previously submitted and reviewed plans are to be revised. Upon receipt of the revised plans from AT&T, we will provide the Borough with a summary review of the upgrades along with a recommendation for the approval, or denial, of a Consent to Modify.

T-MOBILE CELLULAR ANTENNAE INSTALLATION

1. No change since last report.

CLEARWIRE CELLULAR ANTENNAE INSTALLATION

1. No change since last report.

VERIZON CELLULAR ANTENNAE INSTALLATION

1. No change Since Last report.

ORDINANCE ESTABLISHING FEES AND ESCROWS FOR CELLULAR FACILITY UPGRADES

1. In consideration of the frequency of the cellular facility upgrades, we have recently had discussions with Mantua Township, who is currently in the process of developing an Ordinance to formally establish a procedure and a fee structure for the submission and approval of the "Requests for Upgrades" that fall outside of the prevails of the local Planning/Zoning Board. We recommend that Council consider the adoption of such an Ordinance and Mantua Township has indicated a willingness to assist the Borough in its development.

III. GENERAL MUNICIPAL ENGINEERING:

HANDICAP ACCESSIBLE IMPROVEMENTS AT WENONAH LIBRARY:

1. We have recently met with the Wenonah Library to discuss the possible construction of a handicap ramp to the building's entrance. It was recommended that the Library employ an Architect to perform an assessment of the handicap accessibility within the building prior to constructing a ramp to the entrance.
2. Our office also confirmed that handicap accessible improvements at the Wenonah Library would be eligible for funding under the CDBG Program.

2014 NJDOT TRANSPORTATION ALTERNATIVES PROGRAM (TAP):

1. As previously reported, we are continuing with the preparation of an application for the Multi-Modal Transportation Improvements to Mantua Avenue, from Monroe Avenue to Marion Avenue, which is due June 30th. At this time, we are working with Councilman Kaerle on the various application narratives.
2. In conjunction with the Borough Clerk, we have obtained a number of Letters of Support from various organizations, departments, and businesses throughout the Borough. It is our understanding that a Letter of Support from the County is forthcoming and will be included in the Grant Application.
3. It should be noted that an additional requirement of the application is a maintenance commitment from the Borough. It is our understanding that the Borough Solicitor has prepared the necessary Resolution memorializing the Borough's Maintenance Commitment to the Project and said resolution is scheduled for adoption at the June 26th Council meeting.

BOROUGH ROAD OPENING PERMITS

1. No Change Since Last Report.

LIGHT RAIL

1. A meeting was held with various Light rail representatives on May 28th. The primary purpose of the meeting was to notify the Borough of a temporary construction easement that will impact approximately 1300 SF of Borough Park Property located alongside the Railroad Tracks, north of the Public Works Yard.

MANTUA AVENUE RAILROAD CROSSING UPGRADES BY NJDOT

1. It is our understanding that the Contract for this work had been delayed for a number of reasons and the construction of the proposed railroad crossing improvements is now anticipated for the Summer of 2014.

CONRAIL

1. No change Since Last Report.

SOUTH JERSEY GAS CONSTRUCTION PROJECT

1. A recent inspection revealed that the pavement repairs on North Marion Avenue, from Elm Street to Buttonwood Street were not found acceptable. PGW indicated that the trench restoration work was not completed as they were awaiting a trench settlement period before performing the final repairs.

ATLANTIC CITY ELECTRIC CONSTRUCTION PROJECT

1. Our office is in receipt of an NJDEP Wetlands Permit Application for Atlantic City Electric (ACE). Based upon our review of the application, it would appear as if the purpose of the Permit is for the renewal of a prior NJDEP Multi-Permit to allow for the continued maintenance of ACE's existing transmission line easements that impact NJDEP Regulated areas. There is no proposal for new construction.

GCUA SANITARY SEWER EFFLUENT MONITORING REPORT

1. No Change Since Last Report.

USEPA SANITARY SEWER COMPLIANCE EVALUATION INSPECTION

1. No Change Since Last Report.

NJDEP POTABLE WATER SYSTEM SANITARY SURVEY

1. No Change Since Last Report:

BOROUGH WATER TOWER AND WELLS

1. Well #2 was temporarily taken out of service on June 16, 2014 for the purposes of replacing damaged electrical components which were the apparent result of the mis-installation of a wiring connection. The replacement parts were installed on June 16th and the well has been placed back in service.

2. It is our understanding that the Borough is in receipt of an invoice from AC Shultes for the replacement of the shaft and casing pipe for Well #2. Based upon recent findings, it should be noted that the problem with the Well was identified to be electrical related and a mis-diagnosis was made by AC Shultes which resulted in the unnecessary removal of the shaft and casing pipe. Therefore, we recommend that the Borough refrain from making payment on this invoice until such time a meeting is held with AC Shultes to review the details of the events that led to the recommendation for the removal of the shaft and casing pipe.
3. The new location for Well #2 has been determined, which will be approximately 80 feet west of the existing well. Test drilling to determine the underlying soil conditions is currently being scheduled.
4. Discussions regarding the type of new well-house have been initiated and we intend to review this information with Borough Council prior to selecting the proposed building.

WATER MAIN LEAK @ S. CLINTON AVENUE

1. A water main leak in S. Clinton Avenue, north of West Willow Street, was discovered and repaired on June 5th. The leak was the result of a failing service connection and was not significant.

DELAWARE RIVER BASIN COMMISSION (DRBC) WATER SYSTEM AUDIT

1. We have recently discussed the submission of the Borough's Annual Water System Audit which was due March 31st. The DRBC agreed to allow the Borough an extension. Therefore, our office will proceed with the completion of said Audit with the cooperation of the Borough's Utility Department.

WATER METER UPGRADES

1. The Public Works Department is continuing with the remaining meter replacements as their workload permits.

NJDEP WATER ALLOCATION

1. The Borough's total water usage for January thru May 2014 is among the highest recorded during the same time period since 2007.
2. Our office has recently obtained the customer Water Meter readings for the months of January thru May and have noted that there is a significant difference between the Well Meter reads and the total of the individual water meter reads (Approximately 1MG/month). At this time, we recommend that the Public Works Department check all interconnections with the City of Woodbury and if necessary, authorize the re-calibration of the meter at Well #1.

BOROUGH WATER SYSTEM GIS MAPPING

1. No Change Since Last Report.

GIS MAPPING PROJECT

1. Rodriguez Consulting, LLC is interested in discussing a pilot GIS Program with the Borough which would result in the electronic mapping of various Borough facilities, i.e. water and sewer mains, services, & facilities, storm sewer facilities, street trees, etc. More details to follow in the upcoming months...

EROSION PROBLEM @ #1 - #3 SHAWNEE DRIVE STORM SEWER EASEMENT

1. No Change Since Last Report.

DRAINAGE PROBLEM @ #414 S. MARION AVE

1. No Change Since Last Report.

NJPDES STORMWATER DISCHARGE PERMIT

1. The Wenonah Elementary School classroom presentations with the Americorps Ambassadors were held on May 28th and 29th. The Borough's Stormwater Pollution Prevention Plans shall be updated accordingly.

PARKING ISSUES AT METHODIST CHURCH

1. No Change Since Last Report.

MANTUA AVENUE HANDICAP PARKING RESERVATION

1. No Change Since Last Report.

MAPLE AVENUE SPEED HUMPS (LITIGATION)

1. As requested by the Borough Solicitor, our office has responded the various Interrogatories from Deptford Township.

COMPREHENSIVE BOROUGH STOP SIGN ORDINANCE

1. It is our understanding that Council is considering the adoption of a comprehensive Stop Sign Ordinance for the purposes of formally approving of the installation of the various stop signs throughout the Borough. Our office shall assist the Borough in this project as requested by Council.

CROSSWALK STRIPING IN MANTUA AVENUE AT LISLE FIELD

1. As requested, our office will prepare a County Application for the installation of Crosswalk Striping across Mantua Avenue in the vicinity of Lisle field.

BARKBRIDGE ROAD SPEED LIMIT

1. No Change Since Last Report.

NJDEP RECREATIONAL TRAILS GRANT APPLICATION - IMPROVEMENTS TO ELDRIDGE TRAIL

1. No Change Since Last Report.

IV. PLANNING BOARD ACTIVITY:

1. No Significant Activity.

If there are any questions regarding the content of this report, please contact me at the office (856) 226-3703 or on my cell at (267) 972-6317.

Very Truly Yours,

Rodriguez Consulting, LLC

David Kreck, P.E., NJCME
President

Cc: Karen Sweeney, Borough Clerk (via e-mail)
Brian Duffield, Esq., Borough Solicitor (via e-mail)
Sandra Christina, Planning Board Secretary (via e-mail)