

BOROUGH OF WENONAH

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COUNCIL MINUTES – BUSINESS MEETING

November 30, 2017

Pledge of Allegiance

Call to Order: 7:30 p.m. by Mayor John R. Dominy
Wenonah Municipal Building, 1 South West Avenue Wenonah, NJ 08090

Roll Call: Present: Mayor Dominy, Cox, Hausman, Kaeferle, Lader, Sheppard
Absent: Norris
Also, present: Solicitor Duffield

Open Public Meetings Act Statement:

Adoption of the Agenda:

JS/DC AIF

Open to Public

PL/DC

Several residents addressed council regarding the Gateway Study: Tamar Shelov, 104 N. Monroe Avenue; Melissa Eckstein, 208 S. Jefferson Avenue; and Julie Delaney, 206 E. Poplar Street. There was a definite misconception that the borough was attempting to “get rid of Gateway.” Councilman Kaeferle re-stated that he never said “we are trying to get rid of Gateway.” The reason for the study is to find out why Wenonah residents are paying the highest school taxes but have the lowest number of students attending Gateway. Look at the “funding factor.” There was additional discussion regarding Gateway and the study. Resident Phil Morrison, 105 S. Princeton, indicated that the data Gateway has speaks volumes.

Melissa Eckstein also questioned the Mayor concerning his non-attendance at their Strategic Planning Meeting. The mayor stated he had not been aware of the meeting. A long discussion ensued. Mayor Dominy stated that since there is such a disparity in funding, as your mayor and council, it is our duty to look for answers. And, as a tax-paying resident you should expect us to investigate to see if we can correct the problem.

Resident Vince Johnson, 304 South West Ave. requested his street be repaved as there are 20 potholes. Mayor and Engineer indicated they are aware of the condition. However, as it is a dead-end street with only three homes, the State won't subsidize resurfacing. The borough will try to get someone out there to alleviate the situation.

Non- Resident Gary W. Whyte 289 Old Tote Road Mountainside, New Jersey 07092-1835 asked if the Mayor and council would consider supporting the awareness initiative bill and do a proclamation and/or a resolution in support of Fibrodysplasia Ossificans Progressiva (FOP.) He explained what the rare disease was and that he was attempting to get 565 municipalities to participate.

Resident Jackson Kelly, 1 E Poplar Street, a student at Gateway presented his idea to raise money for himself (with the borough receiving a portion of the profit.) He submitted and drew a picture of a small

bill board that he would like to make, then place in the clear zone along Glassboro Road. He would then reach out to vendors to advertise on it. The Mayor thanked Jackson for submitting his very inventive idea. (However, as this would violate our ordinance, we really would not be able to give our approval).

Close to public CH/JS

Motion to approve Business Meeting Minutes of October 26, 2017 and
Closed Session minutes Oct. 26, Aug. 24, June 22, May 25, April 27, Feb.23, 2017 JS/CH AIF

Motion to Approve Ordinance 2017-10: 2nd read
Amending Chapter 5, License Fee schedule for “Cats” (Revise Code Book from \$10 to \$7)

Open Public Hearing PL/CH

No comments

Close Public Hearing PL/JS

Roll call:

Ayes: Cox, Hausman, Kaeferle, Lader, Sheppard

Nays: None

Abstain: None

Absent: Norris

Motion Approved

Motion to approve Ordinance 2017-11: 2nd read Amending Chapter 67 entitled
“Vehicles and Traffic” Resident Parking Permit” PL/JS

Open Public Hearing PL/CH

The Mayor gave a brief explanation regarding this ordinance
Resident Debra Montemore, 106 N. West Avenue, expressed her frustration
regarding the parking on North West Avenue.

Close Public Hearing PL/CH

Roll call:

Ayes: Cox, Hausman, Kaeferle, Lader, Sheppard

Nays: None

Abstain: None

Absent: Norris

Motion Approved

Motion to approve Ordinance 2017-12 2nd read Amending article VII,
Zoning regulations, of Chapter 72, Land Use Ordinance of the
Code of the Borough of Wenonah. “The Mantua Avenue Overlay “ PL/JS

Open Public Hearing PL/CH

Resident Barbara Capelli, 101 W. Mantua Ave., questioned why her property wasn’t included.
Resident Mark Honabach, 109 S. Clinton Ave., questioned why he wasn’t informed.
Mayor Dominy stated that the Planning Board has been working on this since March.
Residents are always welcome to attend Planning Board meetings.
Mayor Dominy, Councilman Kaeferle, and Engineer Dave explained that this decision came from
Planning Board and Council just codifies it. A long discussion ensued. The Mayor indicated that

changes could be made through the Planning Board. The project is called the “Mantua Avenue Overlay” and the Planner for the Board has been working on this for months. If there is an interest, please attend the Planning Board meetings.

Close Public Hearing

JS/PL

Roll call:

Ayes: Cox, Kaeferle, Lader, Sheppard

Nays: Hausman

Abstain: None

Absent: Norris

Motion Approved

Motion to Approve Resolution 2017-105: Approving the cancellation of taxes on the property at 1415 Glassboro Road, a Borough owned property

JS/PK

Roll call:

Ayes: Cox, Hausman, Kaeferle, Lader, Sheppard

Nays: None

Abstain: None

Absent: Norris

Motion Approved

Motion to Approve Resolution 2017-106: Approving a Change Order for the Pettit Group for the Mantua Ave Project in the amount of \$4,500 totaling \$61,000

PK/CH

Roll call:

Ayes: Cox, Hausman, Kaeferle, Lader, Sheppard

Nays: None

Abstain: None

Absent: Norris

Motion Approved

Motion to Approve Resolution 2017-107: Approving the Transfer of Budget Appropriations. JS/CH

Roll call:

Ayes: Cox, Hausman, Kaeferle, Lader, Sheppard

Nays: None

Abstain: None

Absent: Norris

Motion Approved

Motion to Approve Ordinance 2017-13: 1st read Approving the Re-Appropriation Bond Money for Fire Department equipment

JS/PK

Roll call:

Ayes: Cox, Hausman, Kaeferle, Lader, Sheppard

Nays: None

Abstain: None

Absent: Norris

Motion Approved

Committee Reports:

Public Safety & Personnel: J. Sheppard – See attached report.
 Public Works: P. Kaeferle – See attached report.
 Human Services: C. Hausman – See attached report.
 Finance & Budget: W. Norris – Absent - See attached Treasurer’s &
 Tax Collector’s report.
 Legal & Ordinance: P. Lader – Nothing to report.
 Public Buildings & Grounds: D. Cox – See attached report

Engineers Report: David Kreck - See attached report. Mantua Avenue project will begin on Dec. 11, 2017 and started working on the water tower painting project. The DEP has some new regulations and this will cost additional money. We will have to budget accordingly

Motion to Approve: Disbursements JS/PL
 Roll call:
 Ayes: Cox, Hausman, Kaeferle, Lader, Sheppard
 Nays: None
 Abstain: None
 Absent: Norris
 Motion Approved

Miscellaneous

Mayor Dominy informed the public that he was approached by Mantua Township to consider implementing a shared service with Mantua Township Police Dept. More information to follow.

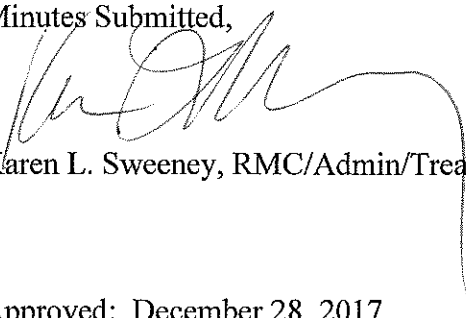
Open to the public: CH/PK
 Resident Gary Odenbrett, 20 N. West Ave., on behalf of the Shade Tree Commission, informed Council that Atlantic City Electric will be removing ash trees. In Jan and February 2018, ACE will be doing some tree trimming. Wenonah will inform residents as soon as more information is received.

Close to the public: CH/JS

Motion to Approve: Resolution 2017-108: Closed Session PK/PL
 Contract Negotiations for the sale of Linden Street properties
 Come out of Closed Session

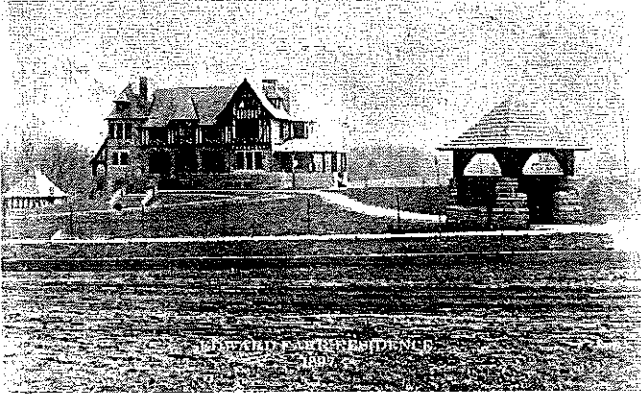
Motion to Adjourn: 9:10 pm CH/PL AIF

Minutes Submitted,



Karen L. Sweeney, RMC/Admin/Treasurer

Approved: December 28, 2017



“Edward Farr Residence circa 1890 (now the McCall’s)”

Report

To: Mayor Dominy, Members of Borough Council, & Karen Sweeney

Re: Public Safety & Personnel Committee Report

Committee Members: Jack C. Sheppard Jr. – Chair, Bill Norris & Dan Cox

Month: *November 2017*

Mayor Dominy & Borough Council,

Committee activities this past month included;

- Meeting with Chief Rogers regarding Police matters
- Continued efforts on slowing down vehicular speeds on Mantua, Maple, Buttonwood, Marion and Jefferson roads. Discussion regarding another week long enforcement blitz in early 2018
- Committee efforts on various Borough personnel issues including the Borough’s use of Compensatory Time
- Letter to John Manzoni, STV Inc., regarding the GC Light Rail Line and the revitalized Environmental Impact Study. Underscoring the Borough’s default position being no station stop in Wenonah as per the 2014 Referendum.

Respectively submitted,

Jack

Jack Cornell Sheppard Jr., Member of Borough Council

To: Mayor Dominy and Members of Borough Council
From: Drew Sole, Fire Chief
Subject: Fire Chiefs Report for October, 2017
Date: November 7, 2017

The Wenonah Fire Company was in service twenty-one times during the month of October. Eight were calls for fire or rescue assistance, five weekly training activities and eight extra service assignments. A summary of the alarms follows.

Emergency Responses

| | |
|--------------------------------|---|
| Cover Station Assignment | 1 |
| Request for Mutual Aide | 4 |
| Tree Removal | 1 |
| Wires | 2 |

Extra Service Assignments

1. Attend a viewing for a member's father.
2. Fire prevention poster contest judging.
3. Conduct fire prevention activities at Wenonah School.
4. Attend a fire prevention open house at Colonial Manor firehouse.
5. Assist Wenonah Police during the community night out.
6. Attend a fire prevention open house at Greenfields Fire Company.
7. Participated with a display at the Wenonah Harvest Fair.
8. Attend a "truck or treat" at Oak Valley Fire Company.

During the month of October, the fire company responded to eight calls of need to our town and our neighboring communities and trained on five occasions for a total of 221.22 staff hours of service.

Respectfully submitted

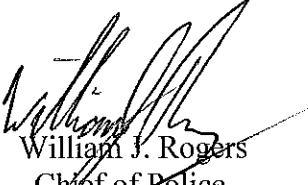

Drew Sole, Fire Chief

TO: Councilman Jack Sheppard
FROM: Chief William Rogers
DATE: November 30, 2017
REF: Police Activity- Month of October, 2017

- Officers responded to 6 medical calls
- Our officers assisted outside agencies 34 times during the Month.
Our officers conducted 39 Radar posts on Mantua Ave. & on Maple St.
- 12 Suspicious Persons/MV's
- 4 Alarm calls
- 2 Motor Vehicle crashes
- 9 Motor Vehicle complaints
- 2 Warrant Arrest
- 1 Dispute
- 1 Thefts from M.V's
- 3 Well being checks
- 2 Juvenile complaints
- 3 Criminal mischief complaints
- 5 Animal complaints
- 1 Domestic/Child custody dispute
- 1 Open burning complaint
- The Police department took part in Operation take back

Training

ERT assignment – Ptlm. Basile


William J. Rogers
Chief of Police

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| Juris | Date | Call# | CFS | Location | |
|-------|-------------------|-----------|------|---------------------------------|-------------|
| | 10/03/17 20:17:00 | 17.005036 | MVST | Glassboro RD/Woodland AVE P630 | JG627 CN ✓ |
| | 10/03/17 18:17:00 | 17.005035 | MVST | Chestnut AVE/Glassboro RD P630 | JG627 CN ✓ |
| | 10/03/17 18:17:00 | 17.005034 | MVST | Glassboro RD/Barkbridge RD P630 | JG627 CN ✓ |
| | 10/03/17 15:17:00 | 17.005027 | MVST | Shawnee DR/Barkbridge RD P605 | WR605 MVV ✓ |
| | 10/03/17 11:17:00 | 17.005026 | MVST | E Mantua AVE/S Clinton AVE P623 | AP623 MVV ✓ |
| | 10/02/17 14:17:00 | 17.005018 | MVST | Mccarthy AVE/Wenonah AVE P623 | AP623 MVS ✓ |
| | 10/01/17 11:17:00 | 17.005014 | MVST | E Maple ST/N Princeton AVE P628 | MH628 CN ✓ |
| | 10/01/17 11:17:00 | 17.005013 | MVST | Glassboro RD/Wentz AVE;B P628 | MH628 CN ✓ |
| | 10/01/17 10:17:00 | 17.005012 | MVST | E Mantua AVE/Lenape TRL;S P628 | MH628 CN ✓ |

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| Juris | Date | Call# | CFS | Location | |
|-------|-----------------------|-----------|------|-----------------------------|------------------|
| | 10/14/17 13:17.005191 | 17.005197 | MVST | Glassboro RD/E Elm ST;S, W | P631 WS631 MVS ✓ |
| | 10/14/17 13:17.005191 | 17.005196 | MVST | Mantua BLVD/Mccarthy AVE | P631 WS631 MVS ✓ |
| | 10/14/17 11:17.005191 | 17.005195 | MVST | S Marion AVE/E Willow ST;S | P631 WS631 CN ✓ |
| | 10/14/17 11:17.005191 | 17.005194 | MVST | Glassboro RD/E Elm ST;S, W | P631 WS631 MVV ✓ |
| | 10/14/17 00:17.005191 | 17.005191 | MVST | Ogden RD/Princeton BLVD;E | P628 MH628 CN ✓ |
| | 10/13/17 16:17.005181 | 17.005185 | MVST | W Mantua AVE/N Monroe AV | P631 WS631 MVV ✓ |
| | 10/13/17 15:17.005181 | 17.005184 | MVST | Howard AVE/Dixon AVE;B, V | P631 WS631 CN ✓ |
| | 10/13/17 11:17.005181 | 17.005182 | MVST | 500 N Jefferson AVE;S, Wen | P631 WS631 CN ✓ |
| | 10/13/17 11:17.005181 | 17.005181 | MVST | E Mantua AVE/S Princeton A | P631 WS631 MVS ✓ |
| | 10/13/17 10:17.005181 | 17.005180 | MVST | W Mantua AVE/S Lincoln AV | P631 WS631 CN ✓ |
| | 10/13/17 10:17.005171 | 17.005179 | MVST | W Mantua AVE/N Garfield AV | P631 WS631 MVS ✓ |
| | 10/13/17 09:17.005171 | 17.005177 | MVST | Glassboro RD/Mohawk DR;S | P631 WS631 MVS ✓ |
| | 10/13/17 09:17.005171 | 17.005176 | MVST | Ogden RD/Princeton BLVD;E | P631 WS631 MVV ✓ |
| | 10/12/17 11:17.005161 | 17.005167 | MVST | E Maple ST/Northeast AVE;S | P623 AP623 MVV ✓ |
| | 10/11/17 14:17.005151 | 17.005154 | MVST | W Mantua AVE/S Lincoln AV | P623 AP623 MVS ✓ |
| | 10/10/17 21:17.005141 | 17.005147 | MVST | Glassboro RD/Chestnut AVE | P628 MH628 TOT ✓ |
| | 10/10/17 20:17.005141 | 17.005146 | MVST | Ogden RD/Princeton BLVD;E | P631 WS631 CN ✓ |
| | 10/10/17 19:17.005141 | 17.005145 | MVST | Glassboro RD/Mohawk DR;S | P628 MH628 CN ✓ |
| | 10/10/17 18:17.005141 | 17.005143 | MVST | S Marion AVE/E Cherry ST;S | P631 WS631 CN ✓ |
| | 10/09/17 23:17.005131 | 17.005135 | MVST | Cattell RD/Tanyard RD;B, D | P628 MH628 CN ✓ |
| | 10/09/17 21:17.005131 | 17.005133 | MVST | Glassboro RD/Bankbridge Rd | P631 WS631 CN ✓ |
| | 10/09/17 21:17.005131 | 17.005132 | MVST | Glassboro RD/Cattell RD;B, | P631 WS631 CN ✓ |
| | 10/09/17 18:17.005131 | 17.005130 | MVST | Glassboro RD/Barkbridge Rd | P631 WS631 CN ✓ |
| | 10/09/17 16:17.005121 | 17.005129 | MVST | N Jefferson AVE/W Elm ST;S | P631 WS631 CN ✓ |
| | 10/09/17 16:17.005121 | 17.005128 | MVST | S Garfield AVE/W Mantua AV | P631 WS631 CN ✓ |
| | 10/09/17 16:17.005121 | 17.005127 | MVST | W Mantua AVE/N Monroe AV | P631 WS631 CN ✓ |
| | 10/08/17 19:17.005111 | 17.005117 | MVST | E Mantua AVE/S Princeton A | P630 JG627 CN ✓ |
| | 10/08/17 16:17.005111 | 17.005111 | MVST | W Mantua AVE/S Lincoln AV | P623 AP623 CN ✓ |
| | 10/08/17 15:17.005101 | 17.005109 | MVST | W Mantua AVE/S Monroe AV | P623 AP623 SUM ✓ |
| | 10/08/17 12:17.005101 | 17.005108 | MVST | E Mantua AVE/S Marion AVE | P623 AP623 CN ✓ |
| | 10/08/17 12:17.005101 | 17.005107 | MVST | W Mantua AVE/S Jefferson A | P623 AP623 CN ✓ |
| | 10/06/17 23:17.005091 | 17.005090 | MVST | Glassboro RD/Bankbridge Rd | P621 SB621 CN ✓ |
| | 10/06/17 21:17.005081 | 17.005088 | MVST | Bridgeton PIKE/Berkley RD; | P630 JG627 CN ✓ |
| | 10/05/17 22:17.005071 | 17.005071 | MVST | Glassboro RD/Royal AVE;B, | P631 WS631 CN ✓ |
| | 10/05/17 21:17.005071 | 17.005070 | MVST | Glassboro RD/E Mantua AVE | P631 WS631 CN ✓ |
| | 10/05/17 21:17.005061 | 17.005069 | MVST | Ogden RD/Princeton BLVD;E | P631 WS631 CN ✓ |
| | 10/04/17 21:17.005051 | 17.005057 | MVST | W Mantua AVE/N Monroe AV | P631 WS631 CN ✓ |
| | 10/04/17 21:17.005051 | 17.005056 | MVST | Glassboro RD/Mohawk DR;S | P631 WS631 CN ✓ |
| | 10/04/17 21:17.005051 | 17.005055 | MVST | W Mantua AVE/Hayes AVE;S | P631 WS631 CN ✓ |
| | 10/04/17 18:17.005051 | 17.005051 | MVST | Glassboro RD/Linden ST;S, V | P631 WS631 MVV ✓ |
| | 10/04/17 18:17.005051 | 17.005050 | MVST | Glassboro RD/E Elm ST;S, W | P631 WS631 CN ✓ |
| | 10/04/17 00:17.005041 | 17.005041 | MVST | S Evergreen AVE/Elm AVE;V | P630 JG627 CN ✓ |
| | 10/03/17 23:17.005041 | 17.005040 | MVST | Glassboro RD/Linden ST;S, V | P630 JG627 MVV ✓ |
| | 10/03/17 21:17.005031 | 17.005038 | MVST | 880 Rt 45,1;W, Woodbury H | P630 JG627 MVS ✓ |

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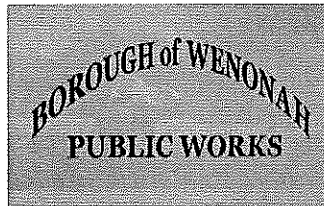


| Juris | Date | Call# | CFS | Location | | | | |
|-------|----------------------|-----------|------|-----------------------------|------|-------|-----|---|
| | 10/31/17 12:17.00542 | 17.005422 | MVST | E Willow ST/S East AVE;S, V | P605 | WR605 | MVV | ✓ |
| | 10/30/17 13:17.00541 | 17.005414 | MVST | W Mantua AVE/S Jefferson A | P623 | AP623 | MVS | ✓ |
| | 10/30/17 12:17.00541 | 17.005413 | MVST | E Mantua AVE/S East AVE;S | P623 | AP623 | CN | ✓ |
| | 10/29/17 02:17.00540 | 17.005403 | MVST | E Maple ST/Northeast AVE;S | P628 | MH628 | CN | ✓ |
| | 10/29/17 00:17.00540 | 17.005401 | MVST | Glassboro RD/E Buttonwood | P631 | WS631 | MVS | ✓ |
| | 10/28/17 19:17.00539 | 17.005395 | MVST | Rutgers AVE/Muhlenberg AV | P628 | MH628 | TOT | ✓ |
| | 10/28/17 19:17.00539 | 17.005393 | MVST | E Mantua AVE/Glassboro RD | P628 | MH628 | CN | ✓ |
| | 10/28/17 19:17.00539 | 17.005392 | MVST | Lincoln RD/Brookfield AVE;B | P631 | WS631 | CN | ✓ |
| | 10/28/17 15:17.00538 | 17.005389 | MVST | Glassboro RD/E Elm ST;S, W | P631 | WS631 | MVV | ✓ |
| | 10/27/17 22:17.00538 | 17.005382 | MVST | Mohawk DR/Lenape TRL;S, V | P628 | MH628 | CN | ✓ |
| | 10/27/17 21:17.00538 | 17.005380 | MVST | Cattell RD/Kirkland DR;B, W | P631 | WS631 | CN | ✓ |
| | 10/27/17 18:17.00537 | 17.005375 | MVST | E Mantua AVE/N Clinton AVE | P631 | WS631 | CN | ✓ |
| | 10/25/17 12:17.00534 | 17.005348 | MVST | Mantua PIKE/College BLVD;I | P605 | WR605 | CN | ✓ |
| | 10/25/17 08:17.00534 | 17.005345 | MVST | 251 Ogden RD;B, Wenonah, | P623 | AP623 | MVS | ✓ |
| | 10/25/17 07:17.00534 | 17.005344 | MVST | Ogden RD/Georgetown RD;E | P623 | AP623 | CN | ✓ |
| | 10/24/17 21:17.00533 | 17.005337 | MVST | Ogden RD/Princeton BLVD;E | P631 | WS631 | CN | ✓ |
| | 10/24/17 20:17.00533 | 17.005334 | MVST | Ogden RD/Princeton BLVD;E | P631 | WS631 | CN | ✓ |
| | 10/24/17 19:17.00533 | 17.005333 | MVST | E Mantua AVE/Lenape TRL;S | P628 | MH628 | CN | ✓ |
| | 10/24/17 18:17.00533 | 17.005332 | MVST | Glassboro RD/E Buttonwood | P631 | WS631 | MVS | ✓ |
| | 10/24/17 18:17.00533 | 17.005331 | MVST | Glassboro RD/E Elm ST;S, W | P631 | WS631 | CN | ✓ |
| | 10/24/17 18:17.00533 | 17.005330 | MVST | Glassboro RD/Cattell RD;B, | P631 | WS631 | MVV | ✓ |
| | 10/23/17 17:17.00531 | 17.005316 | MVST | E Maple ST/N Princeton AVE | P631 | WS631 | CN | ✓ |
| | 10/21/17 14:17.00529 | 17.005296 | MVST | 738 Leslie AVE;B, Wenonah, | P623 | AP623 | MVV | ✓ |
| | 10/20/17 22:17.00529 | 17.005291 | MVST | Glassboro RD/E Maple ST;S, | P621 | SB621 | MVV | ✓ |
| | 10/20/17 09:17.00528 | 17.005283 | MVST | E Maple ST/N Princeton AVE | P623 | AP623 | MVV | ✓ |
| | 10/19/17 22:17.00527 | 17.005277 | MVST | Ogden RD/Princeton BLVD;E | P631 | WS631 | CN | ✓ |
| | 10/19/17 21:17.00527 | 17.005275 | MVST | S Princeton AVE/E Cherry ST | P628 | MH628 | CN | ✓ |
| | 10/19/17 15:17.00527 | 17.005270 | MVST | Northeast AVE/E Mantua AV | P631 | WS631 | CN | X |
| | 10/18/17 23:17.00526 | 17.005261 | MVST | Glassboro RD/E Maple ST;S, | P631 | WS631 | CN | ✓ |
| | 10/18/17 22:17.00525 | 17.005259 | MVST | Glassboro RD/Elm AVE;W, W | P628 | MH628 | CN | ✓ |
| | 10/18/17 20:17.00525 | 17.005257 | MVST | W Mantua AVE/N Jackson AV | P631 | WS631 | CN | ✓ |
| | 10/18/17 18:17.00525 | 17.005255 | MVST | E Mantua AVE/S Princeton A | P628 | MH628 | MVV | ✓ |
| | 10/18/17 18:17.00525 | 17.005254 | MVST | E Mantua AVE/S Clinton AVE | P631 | WS631 | CN | ✓ |
| | 10/18/17 17:17.00525 | 17.005251 | MVST | Glassboro RD/Linden ST;S, | P631 | WS631 | CN | ✓ |
| | 10/18/17 17:17.00525 | 17.005250 | MVST | Mantua BLVD/Mccarthy AVE | P631 | WS631 | MVS | ✓ |
| | 10/18/17 16:17.00524 | 17.005249 | MVST | E Mantua AVE/Glassboro RD | P631 | WS631 | MVS | ✓ |
| | 10/17/17 21:17.00524 | 17.005241 | MVST | 438 Glassboro RD,0;W, Woc | P630 | JG627 | CN | ✓ |
| | 10/15/17 22:17.00521 | 17.005219 | MVST | West Jersey AVE/Beech AVE | P628 | MH628 | CN | ✓ |
| | 10/15/17 21:17.00521 | 17.005218 | MVST | 145 Bridgeton PIKE;J, Mantu | P628 | MH628 | CN | ✓ |
| | 10/15/17 20:17.00521 | 17.005217 | MVST | 601 Muhlenberg AVE;B, Wer | P628 | MH628 | CN | ✓ |
| | 10/15/17 12:17.00521 | 17.005213 | MVST | W Mantua AVE/N Jefferson A | P631 | WS631 | MVV | ✓ |
| | 10/14/17 16:17.00520 | 17.005202 | MVST | Glassboro RD/Cattell RD;B, | P631 | WS631 | MVS | ✓ |
| | 10/14/17 16:17.00520 | 17.005201 | MVST | E Mantua AVE/Northeast AV | P631 | WS631 | MVS | X |
| | 10/14/17 14:17.00519 | 17.005198 | MVST | E Mantua AVE/N Marion AVE | P631 | WS631 | MVV | ✓ |

NEXT

Add New Reset Back Refresh  

| Juris | Date Time | CE Type | Citation# | Call# | Plate | Charge |
|-------|-----------|-------------|-----------|-------------------------------------|----------------------|------------|
| | 10/29/17 | Traffic Vio | MJ026169 | NJ-D75G 39:3-66 , MAINTENAN | Emma, John E | 17-00017 X |
| | 10/25/17 | Traffic Vio | MJ026116 | 39:3-40 , DRIVING W | INMAN, JUANYAI | 17-00016 X |
| | 10/25/17 | Traffic Vio | MJ026117 | 39:6B-2 , UNINSUREE | INMAN, JUANYAI | 17-00016 X |
| | 10/24/17 | Traffic Vio | MJ026168 | NJ-H70C 39:3-33 , IMPRO DIS | Noor, Mustafa | 17-00015 X |
| | 10/24/17 | Traffic Vio | mj026089 | NJ-UUX4 39:3-4 , UNREGISTER | KRUCINSKI, JOAN E | 17-00016 X |
| | 10/21/17 | Traffic Vio | MJ026115 | 39:3-4 , UNREGISTER | NCHOGU, PATRICK | 17-00016 X |
| | 10/15/17 | Traffic Vio | MJ026161 | NJ-S37H 39:3-33 , IMPRO DIS | Vasquez, Hector E | 17-00015 X |
| | 10/14/17 | Parking Vi | MJ026084 | 39:4-138G , NO PARK | BERENATO, STEPHAN | 17-00014 X |
| | 10/14/17 | Parking Vi | MJ026085 | 39:4-138F , IMPROPE | DESTANTIS, JENNIF | 17-00015 X |
| | 10/14/17 | Parking Vi | MJ026086 | 39:4-138G , NO PARK | DESTANTIS, JENNIF | 17-00015 X |
| | 10/14/17 | Parking Vi | MJ026087 | 39:4-138G , NO PARK | SHAW, TESSA | 17-00015 X |
| | 10/14/17 | Parking Vi | MJ026088 | 39:4-138G , NO PARK | GISMONDI, FERDINA | 17-00015 X |
| | 10/14/17 | Parking Vi | MJ026164 | 17.005 NJ-K46F2 39:4-138G , NO PARK | Ciancaglini, Kelli A | 17-00015 ✓ |
| | 10/14/17 | Parking Vi | MJ026165 | 17.005 NJ-K46F2 39:4-135 , PARK DIR | Ciancaglini, Kelli A | 17-00015 ✓ |
| | 10/14/17 | Traffic Vio | MJ026166 | 17.005 NJ-D17E1 39:3-4 , UNREGISTER | Ford, Jennifer S | 17-00015 X |
| | 10/14/17 | Parking Vi | MJ026167 | 17.005 NJ-D17E1 39:4-138G , NO PARK | Ford, Jennifer S | 17-00015 ✓ |
| | 10/14/17 | Traffic Vio | MJ026162 | NJ-U45G 39:3-4 , UNREGISTER | Burns, Mary E | 17-00015 X |
| | 10/14/17 | Traffic Vio | MJ026083 | NJ-Z38JE 39:3-40 , DRIVING W | ROSELLI, JOHN | 17-00014 X |
| | 10/11/17 | Traffic Vio | MJ026114 | 39:3-33 , IMPRO DIS | White, Shanelle Y | 17-00016 X |
| | 10/10/17 | Traffic Vio | MJ024500 | NJ-A65B 39:3-4 , UNREGISTER | Lombardi, Shereen M | 17-00014 X |
| | 10/09/17 | Traffic Vio | mj026082 | NJ-V61F 39:3-66 , MAINTENAN | Kristol, Joshua J | 17-00014 X |
| | 10/09/17 | Traffic Vio | MJ024520 | NJ-V86JE 39:3-40 , DRIVING W | Callaway, Tyler T | 17-00014 X |
| | 10/09/17 | Traffic Vio | MJ24519 | NJ-V13G 39:3-66 , MAINTENAN | Wren, Wesley J | 17-00014 X |
| | 10/08/17 | Traffic Vio | MJ026113 | 39:4-98.15 , SPEEDIN | ABDFC-KARIM, RANI | 17-00016 X |
| | 10/02/17 | Traffic Vio | MJ026111 | 39:3-40 , DRIVING W | JENKINS, REBECCA | 17-00016 X |
| | 10/02/17 | Traffic Vio | MJ026112 | 39:8-1 , FAIL TO INS | JENKINS, REBECCA | 17-00016 X |



Public Works Report

**Submitted by Ken Trovarelli, DPW Superintendent
November 30, 2017**

- **Road and Utility Maintenance and Compliance Testing:**
 - Monthly water reports sent to DEP
 - Performed 3 Concrete Inspections
 - Located 27 water and sewer locations for Mark-outs (One-call).
 - Collected water samples, 4 per month
 - Cold patched pot holes throughout the Borough.
 - Maintain Dead End Streets, Put milling in low spots
 - Cleared tops of catch basins as preventative maintenance prior to storms.

- **Municipal Properties and Maintenance:**
 - Winterize Bathrooms and Concession Stand at Hayes Avenue Ball Field.
 - Leveled Sidewalk slab in front of Municipal Building to alleviate a tripping hazard
 - Supplied and Delivered rakes, gloves, tarps, etc. to volunteers for Clean Communities Day Services
 - Cleared leaves from the Elm Street Bridge.
 - Set up Council Room for Voting
 - Cut and removed 6 diseased trees for Shade Tree Commission
 - Trim branches on various streets that were causing obstruction
 - Check wells and lift stations 7 days per week.
 - Mowing 14 acres of Municipal Properties (last cut)
 - Trash/Recycle Collection - Collected trash and recycling at ball fields, parks, municipal properties and businesses.

- **Bulk Leaf Collection, Yard Waste & Branch Collection, Chipping, Tree removal:**
 - Collected 500 Cu. Yd. bulk Leaves
 - Picked up Yard waste and branches after Leaf season began due to multiple resident calls.

- **Residential Recycling:**
 - Collected metal items per residents' requests.
 - E-waste pick up per residents' requests.

Human Services Committee Report
Nov. 30, 2017
Carl Hausman, Chair

About 80 volunteers braved early-morning temperatures in the 20s to clean up Wenonah Park, the Jack C. Sheppard, Sr., Community Center, and Borough Hall on Nov. 11. We also picked up trash and recycling along the railroad tracks for a couple blocks north and south of the center of town.

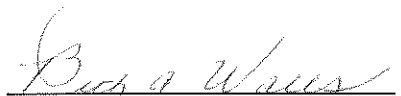
The fact that volunteers brought several blowers and tarps speeded things up considerably, and we were luck in that the wind was under five m.p.h. for most of the day and the remaining weekend, so the very large piles stayed at the curbs and we weren't forced to bag the leaves.

Councilman Cox was on hand with a display of plans for park thinning and planting...a good venue to present them to citizens.



Tax Collector's Statement of Cash Receipts

| Current Taxes | October 2017 | 2017 To Date |
|-------------------------------|--------------|--------------|
| Prepaid Taxes / 2018 | 2,622.55 | 15,276.77 |
| 2017 Taxes | 353,780.53 | 6,925,122.22 |
| 2016 Taxes | | 98,436.33 |
| 6% Year End Penalty | | 2,308.89 |
| Arrears | | 12,687.04 |
| Tax Title Liens | | 0.00 |
| Interest & Costs | 789.95 | 20,306.49 |
| Tax Searches | | 0.00 |
| Cleanup | | 0.00 |
| Advertising Costs | | 750.47 |
| Tax Sale Premium | | 25,200.00 |
| Lien Recording | | 0.00 |
| Dup. Tax Sale cert. Fee | | 0.00 |
| NSF Fee | 20.00 | 120.00 |
| Bankruptcy & Foreclosure Fees | | 0.00 |
| | | |
| Total Receipts | 357,213.03 | 7,100,208.21 |


Beth A. Walls
Beth A. Walls
Tax Collector

| | |
|--|--------|
| Percentage of Collection at October 31, 2017 | 77.84% |
| Percentage of Collection at October 31, 2016 | 78.88% |

TREASURER'S REPORT 2017

| REVENUES: | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTAL |
|---------------------------|---------------|-----------------|---------------|---------------|-----------------|---------------|--------------|-----------------|---------------|---------------|------|------|-----------------|
| Property Tax Receipts | | | | | | | | | | | | | \$ - |
| Delinquent Taxes | \$ 21,195.74 | \$ 6,300.50 | \$ 9,365.80 | \$ 41,246.72 | \$ 6,369.65 | \$ 14,735.51 | | \$ 500.00 | \$ 250.00 | \$ 789.95 | | | \$ 100,753.87 |
| Interest on Delinquents | \$ 982.69 | \$ 1,083.75 | \$ 1,898.33 | \$ 6,049.01 | \$ 1,819.53 | \$ 2,485.84 | \$ 315.65 | \$ 788.72 | \$ 1,873.49 | \$ 2,622.55 | | | \$ 19,889.56 |
| Current Taxes | \$ 397,129.79 | \$ 1,690,779.26 | \$ 89,319.90 | \$ 512,403.98 | \$ 1,491,408.48 | \$ 54,005.58 | \$ 35,581.35 | \$ 2,215,827.85 | \$ 84,985.50 | \$ 353,780.53 | | | \$ 6,925,202.22 |
| Prepaid Taxes | | | | | | | | | \$ 173,006.00 | | | | \$ 173,006.00 |
| Special Assessment | | | | | | | | | | | | | \$ 250.00 |
| NSF | | | | | 40.00 | | | | | | | | \$ 40.00 |
| Other Revenues | \$ 42,052.32 | \$ 13,156.08 | \$ 13,368.16 | \$ 52,777.00 | | \$ 18,981.73 | \$ 23,595.19 | \$ 15,233.91 | \$ 14,336.95 | \$ 37,366.28 | | | \$ 230,867.62 |
| Dog/Cat Licenses | \$ 696.00 | \$ 438.00 | \$ 1,266.00 | \$ 377.00 | \$ 41.00 | \$ 34.00 | \$ 14.00 | \$ 23.00 | \$ 16.00 | \$ 21.00 | | | \$ 2,926.00 |
| Utility Receipts | | | | | | | | | | | | | \$ - |
| Water/Sewer Rents | \$ 1,014.96 | \$ 776.97 | \$ 150,033.10 | \$ 145,172.93 | \$ 15,183.94 | \$ 12,723.37 | \$ 2,719.93 | \$ 2,254.45 | \$ 135,204.50 | \$ 198,694.66 | | | \$ 465,084.15 |
| Penalty | \$ 40.00 | | \$ 80.00 | \$ 1,017.81 | \$ 1,498.21 | \$ 1,137.33 | \$ 168.99 | \$ 44.07 | \$ 14,113.00 | \$ 1,698.79 | | | \$ 19,788.20 |
| Prior Year Rent | \$ 180.00 | | \$ 800.04 | \$ 2,110.03 | | \$ 2,080.00 | \$ 60.00 | \$ 60.00 | | | | | \$ 5,290.07 |
| Other | \$ 80.00 | | \$ 3,560.00 | \$ 1,606.32 | \$ 12,750.00 | \$ 2,784.04 | \$ 13,082.50 | \$ 536.65 | \$ 4,103.00 | \$ 27.02 | | | \$ 38,309.53 |
| Appropriation Refund | | | | | | | | | | | | | \$ - |
| Lake Revenues | | | | | | | | | | | | | \$ - |
| Concession | | | | | | \$ 374.00 | \$ 680.00 | \$ 450.00 | \$ 44.20 | | | | \$ 1,548.20 |
| Volley Ball Usage | | | | | | \$ 40.00 | | | | | | | \$ 40.00 |
| Walk in | | | | | | \$ 1,296.00 | \$ 3,242.00 | \$ 1,849.00 | \$ 448.00 | | | | \$ 6,835.00 |
| Pavilion Rental | | | | | \$ 75.00 | \$ 50.00 | \$ 50.00 | | | | | | \$ 175.00 |
| Parties | | | | | \$ 160.00 | \$ 312.00 | | \$ 500.00 | \$ 88.00 | | | | \$ 1,060.00 |
| Day Passes | | | | | \$ 30.00 | \$ 24.00 | \$ 112.00 | \$ 56.00 | | | | | \$ 222.00 |
| Pass Books | | | | | \$ 100.00 | \$ 100.00 | \$ 100.00 | \$ 100.00 | | | | | \$ 400.00 |
| Regular Membership | | | | | \$ 70.00 | \$ 350.00 | \$ 1,675.00 | \$ 735.00 | \$ 215.00 | | | | \$ 3,045.00 |
| Non/Res Membership | | | | | \$ 1,200.00 | \$ 1,650.00 | \$ 600.00 | | | | | | \$ 3,450.00 |
| Non/Res Single Membership | | | | | | | | \$ 75.00 | | | | | \$ 75.00 |
| Other | | | | | | | | | | | | | \$ - |
| TOTAL: | \$ 463,371.50 | \$ 1,712,534.56 | \$ 269,491.33 | \$ 762,830.80 | \$ 1,531,025.81 | \$ 114,716.40 | \$ 81,056.61 | \$ 2,236,483.65 | \$ 428,448.64 | \$ 396,296.12 | \$ - | \$ - | \$ 7,998,257.42 |

Public Buildings & Grounds

Dan Cox, chair

Wenonah Park

This Saturday, there will be a holiday festival in the park. Apparently Santa will be making a visit! There was also a fair amount of feedback on removal and clean-up of the foliage in the park. This work will start in early January. Please contact me with any comments or suggestions.

Wenonah Lake

The dog park has been opened again. The geese found on the property have drastically declined. We will be trying to add more times and consistency to the Dog park schedule.

Other Properties

Nothing to report at this time.



THE PETTIT GROUP, LLC
Engineering • Architecture • Planning

VIA E-MAIL ONLY

November 29, 2017

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

**RE: Monthly Engineering Report
Borough of Wenonah
Public Meeting: Thursday November 30, 2017
Project Number WNOE012M**

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

I. CONSTRUCTION PROJECTS:

BOROUGH POTABLE WATER WELL #3

1. The Pump Manufacturer has replaced the Calcium Hypochlorite feed pumps at both Well #3 and Well #1 and will be replacing the recently installed tubing with higher rated pressure tubing on December 1st. Upon completion of this work, Well #3 shall be placed into full service and Well #1 will be temporarily taken out of service for the purposes of completing the remaining treatment system work and connection of the motor starter.

2014 NJDOT TRANSPORTATION ALTERNATIVES PROGRAM (TAP):

1. The Contractor has submitted all necessary documentation to Conrail and NJDOT and has submitted a revised Construction Schedule which indicates that the work will commence on December 11th and shall be completed by March 1, 2018.

II. PRIVATE DEVELOPMENT PROJECTS AND INSPECTIONS:

STOCKTON AVENUE EXTENSION

1. No Change Since Last Report.

#207 EAST WILLOW

1. No Change Since Last Report.

#311 N. JEFFERSON AVENUE

1. The Combined Planning Board granted the necessary variances to allow for the property owner to maintain the recently constructed buildings/structures in the front yard area. However, the Board denied the property owners request to maintain the recently constructed fence that encroaches into the Borough Right-of Way, citing that the Board did not have jurisdiction in the matter.

AT&T CELLULAR ANTENNAE INSTALLATION

1. No change since last report.

T-MOBILE CELLULAR ANTENNAE INSTALLATION

1. No change since last report.

VERIZON CELLULAR ANTENNAE INSTALLATION

1. No change since last report

III. GENERAL MUNICIPAL ENGINEERING:

2017 NJDOT LOCAL AID INFRASTRUCTURE GRANT - 2018 ROAD PROGRAM:

1. The preliminary designs for all roadways are completed and must be checked and finalized. Once complete, the Bid Specifications will be prepared and submitted to NJDOT for approval, prior to bidding.

2018 NJDOT MUNICIPAL AID PROGRAM:

1. Applications for Drainage Improvements to West Cherry Street are still under review.

PY 2017-18 CDBG APPLICATION: BARRIER FREE IMPROVEMENTS AT LISLE FIELD

1. No change since last report.

WENONAH LIBRARY:

1. No change since last report.

WENONAH LAKE:

1. No change since last report.

LIGHT RAIL

1. No change since last report.



CONRAIL

1. No change since last report.

SEWER SERVICE AREA MAPPING UPDATES

1. Pursuant to the recent adoption of the updated NJDEP Water Quality Management Plan Rules, the County is updating the Borough's Sewer Service Area (SSA) Map. A preliminary copy of the updated SSA Map was distributed to both Council and the Planning Board for review and comment. All comments must be returned to the County by the end of 2017.

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 WATER AND WASTEWATER SYSTEMS RESILIENCY GUIDE & SECURITY BEST PRACTICES

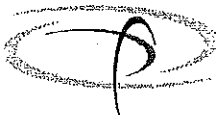
1. As a follow up to our summary report, we will review the Borough's current policies and procedures with the Public Works Department and assess them for compliance with the guidance and recommendations provided within the NJDEP Water and Wastewater Systems Resiliency Guide & Security Best Practices.

NJDEP WATER QUALITY ACCOUNTABILITY ACT

1. On November 14th, a representative from the NJ Water Association met with both our office and Public Works to review the various action items and deadlines associated with the recently adopted Water Quality Accountability Act. Our office has consequently provided the Borough with a summary report which included a number of recommendations for moving forward with the compliance activities.
2. Among the various compliance activities, the NJDEP Water Quality Accountability Act requires the implementation of an Asset Management Program for the Borough's Water System Infrastructure. Consequently, we advise that the Borough prepare to set aside an appropriate budget for the development of the Asset Management Plan, including the purchase of the appropriate GIS software.

BOROUGH WATER TOWER AND WELLS

1. In anticipation of the impending Water Tower Rehabilitation Project, our Water Resource Consultant has provided a proposal for engineering services to address the rehabilitation of the Water Tower.
2. The Borough leases with AT&T, Verizon, and T-Mobile have been forwarded to an engineering consultant (Glotel USA) who specializes in the temporary relocation of



cellular infrastructure and the design of permanent cellular facility support structures for Water Towers. We are currently awaiting an engineering proposal from Glotel USA.

3. Upon receipt of the Glotel USA proposal, our office will provide the Borough with a summary of the proposed improvements and a comprehensive proposal for engineering services that would also encompass the subconsultant proposals mentioned above.
 - A. It should be noted that the Borough must adhere to the timeline for preparing and executing a Public Bid Contract for addressing the recommendations of the Water Tower Conditions Assessment Report, and that timeline requires that a Project be advertised for bid in 2018, with construction taking place in 2019
4. See "BOROUGH POTABLE WATER WELL #3" for information regarding Well #3.

NJDEP POTABLE WATER SYSTEM SANITARY SURVEY

1. See "BOROUGH WATER TOWER AND WELLS" for information regarding the requirement to perform upgrades to the Borough Water Tower.
2. The NJDEP met with Public Works and performed an inspection of the Borough's Water System on November 16, 2017. It is our understanding that the DEP requested the submission of a number of documents. There were no apparent violations. We await a written Report from NJDEP and will assist in responding to any comments and/or requests accordingly.

PORTABLE GENERATOR FOR WATER SYSTEM

1. Subsequent to the completion of the improvements at Well #1, we will schedule a test for the portable generator.

DELAWARE RIVER BASIN COMMISSION (DRBC) WATER SYSTEM AUDIT

1. No change since last report.

WATER METER UPGRADES

1. No change since last report.

NJDEP WATER ALLOCATION

1. Our office did not receive a copy of the Borough's Water Usage Report for the month of November.

BOROUGH WATER SYSTEM RECORD KEEPING

1. No change since last report.

STORM SEWERS

1. No change since last report.



NJPDES STORMWATER DISCHARGE PERMIT

1. The NJDEP has renewed the Tier A Municipal Separate Storm Sewer Permit, with an effective date of January 1, 2018. To assist in understanding the final permit conditions and requirements, our office shall provide the Borough with a summary report of same, including a comparison of the changes made between the former 2009 Permit to the new 2018 Permit.

RELOCATION OF OVERHEAD ELECTRIC WIRES TO UNDERGROUND CONDUITS

1. Our office has held further discussions with Atlantic City Electric (ACE) about the possibility of re-routing existing overhead electrical wires to underground conduits. ACE indicated that, although this improvement is feasible, ACE does not have an internal program established or budget set aside for such work. Therefore, the Borough would have to incur all costs related thereto and said costs will be extensive.
2. Should the Borough desire to pursue this work, we ask that Council provide our office with additional details as to the desired streets and limits, and we will continue discussions with the ACE representative, including a request for a cost estimate.

ELECTRICAL UPGRADES AT WENONAH PARK

1. No change since last report.

#107 S. CLINTON AVENUE

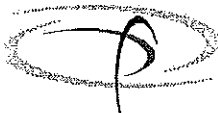
1. No change since last report.

ZONING MAP UPDATES

1. Our office has updated the Borough's Zoning Map to reflect the Mantua Avenue Zoning Overlay District. Both an electronic and hard copy of the updated Zoning Map will be provided subsequent to Council's 2nd Read of the Ordinance.

IV. PLANNING BOARD ACTIVITY:

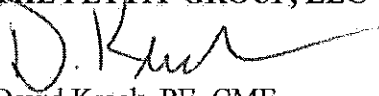
1. The Board awaits action by Council on the adoption of the Mantua Avenue Zoning Overlay Ordinance.
2. The Board approved of a variance application at 311 N. Jefferson Avenue for a number of improvements that were constructed beyond that which was approved by the Board under Resolution #CPB-6-2015.
 - A. It was also determined that the encroachment of the recently constructed fence & stone pillars into the Borough's Right of Way did not lie within the Board's jurisdiction and therefore, the applicant's request for this variance was denied.



WNOE012M
Mayor and Council
November 29, 2017
Page 6

If there are any questions regarding the content of this report, please contact me at the office (856) 464-9600 or on my cell at (267) 972-6317.

Sincerely,
THE PETTIT GROUP, LLC



David Kreck, PE, CME
Associate

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



2nd Read

ORDINANCE NO. O-2017-12

**AN ORDINANCE OF THE BOROUGH OF WENONAH
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

**AN ORDINANCE AMENDING ARTICLE VII,
ZONING REGULATIONS, OF CHAPTER 72,
ENTITLED, "LAND USE ORDINANCE" OF THE
CODE OF THE BOROUGH OF WENONAH**

WHEREAS, the Borough Council of the Borough of Wenonah, a municipal corporation in the County of Gloucester, State of New Jersey, finds that an amendment to the Land Use Ordinance of the Borough of Wenonah to add a downtown business overlay zone is appropriate, and will guide the development of property in a manner which will promote the public health, safety, morals, and general welfare as promulgated in *N.J.S.A. 40:55D-2(a)*.

WHEREAS, the Combined Planning Board of the Borough of Wenonah, County of Gloucester has adopted a Master Plan and most recently a Reexamination Report providing for the appropriate use and development of lands in the Borough in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, the Municipal Land Use Law at *N.J.S.A. 40:55D-62a* requires substantial consistency of the zoning regulations governing land use with the adopted Master Plan; and

WHEREAS, the Combined Planning Board of the Borough of Wenonah has reviewed the addition to the Land Use Ordinance of the Borough of Wenonah with regard to its consistency with the adopted Land Use Plan Element of the Master Plan, has reviewed same and finds that the overlay amendment is consistent with the Master Plan and finds that it represents sound planning for the development of certain areas of the municipality and favorably recommends this amendment to the Borough Council of the Borough of Wenonah.

NOW THEREFORE, BE IT ENACTED and ORDAINED by the Borough Council of the Borough of Wenonah, in the County of Gloucester as follows:

Section 1. Section 102, Definitions, shall be modified by adding the following definition:

BED AND BREAKFAST - A facility providing limited overnight accommodations with a morning meal to transients for compensation.

Section 2. Section 702, Classification of Districts, shall be revised to read as follows:

Section 702. Classification of Districts.

A. Classes of Districts. For purposes of this Ordinance, the Borough of Wenonah is hereby divided into eleven (11) classes of districts, which shall be designated as follows:

| | |
|-------|---|
| R | Residence District |
| LR | Low Density Residence District |
| LMR-1 | Low & Moderate Residential District 1 |
| LMR-2 | Low & Moderate Residential Overlay District 2 |
| LMR-3 | Low & Moderate Residential Overlay District 3 |
| SC | Senior Citizen Overlay District |
| PO | Professional Office District |
| C | Commercial District |
| INS | Institutional District |
| P&C | Parks and Conservation District |
| MA | Mantua Avenue Overlay District |

B. Zoning Map. The boundaries of said districts shall be as shown on the map attached to and made a part of this Ordinance, which map shall be known as the “Zoning Map, Borough of Wenonah”, dated September 9, 2014 and amendments thereto. Said map, and all notations, references and data pertinent to zoning and zoning districts shown thereon are hereby incorporated by reference into this Ordinance and shall be as much a part of this Ordinance as if all were fully described herein.

C. [Shall remain unchanged]

Section 3. Section 710.1, Mantua Avenue Overlay District, shall be added to the Land Use Ordinance as follows:

Section 710.1. Mantua Avenue Overlay District.

A. Purpose. The Mantua Avenue Overlay District is intended to allow the continuation of single family detached uses as allowed in the R-Residence District but to also allow for the conversion and expansion of those dwellings for limited commercial use.

B. Use Regulations. A lot may be used for the following purposes in addition to the uses permitted in the underlying zoning district:

1. Any principal permitted use in §707, Professional Office District, excepting financial institutions and medical offices.
2. Any principal permitted personal service use listed in §708.B.2.
3. Conditional uses. The following conditional uses when authorized by the Combined Planning Board in accordance with the procedures of §408:
 - a. Child care center, in accordance with the provisions of §711.H.

- b. Bed and breakfast accommodation, subject to the following criteria:
 - (1) The minimum lot size shall be 11,250 sf.
 - (2) No more than six (6) guest rooms or suites shall be permitted.
 - (3) Off-street parking equal to one for each guest room or suite shall be required.
 - (4) Only guests of the facility shall be served food and drink on the premises.
 - (5) No cooking facilities shall be permitted in guest rooms or suites.
 - (6) There shall be a maximum residency limitation on all guests of thirty (30) days.

C. Area, yard, height and coverage regulations.

- 1. Minimum Lot Area: 7,500 sq. ft.
- 2. Minimum Lot Width: Fifty (50) feet at any point on the lot.
- 3. Maximum Building Area: Twenty-five percent (25%) of total lot area.
- 4. Maximum Impervious Coverage:
 - a. On a lot of less than 10,000 sf.: Eighty percent (80%) of total lot area.
 - b. On a lot of 10,000 sf. or greater but less than 20,000 sf.: Seventy-five percent (75%) of total lot area.
 - c. On a lot of 20,000 sf. or greater: Seventy percent (70%) of total lot area.
- 5. Yards. Front, side, and rear yards shall be provided on each lot as follows:
 - a. Front yard. One (1) yard, not less than seventeen (17) feet in depth. Where the lot is a corner lot and has frontage on two public streets, the yard depth on the longest frontage may be reduced to twelve (12) feet.
 - b. Side yards:
 - (1) On a lot with frontage of 50 feet or less: Five (5) feet each yard.
 - (2) On a lot with frontage of greater than 50 feet to 75 feet: Seven-and-a-half (7½) feet each yard.
 - (3) On a lot with frontage greater than 75 feet: Ten (10) feet each yard.
 - c. Rear yard. There shall be a rear yard on each lot which shall be not less than twenty (20) feet in depth, provided that where a lot abuts a residence district on

the rear lot line, each such rear yard shall be not less than twenty-five (25) feet in depth.

6. Height: No building shall exceed thirty-five (35) feet in height, except that additions to existing buildings may match the existing height of the structure.
7. Maximum building size (excluding basement floor area):
 - a. On a lot of less than 10,000 sf.: 4,500 sf. of floor area.
 - b. On a lot of 10,000 sf. or greater but less than 20,000 sf.: 6,500 sf. of floor area.
 - c. On a lot of 20,000 sf. or greater but less than one acre: 10,000 sf. of floor area.
 - d. On a lot one acre or greater: 20,000 sf. of floor area.
8. Parking area setbacks. No parking or loading area shall be permitted in the front yard and shall be set back from the side or rear property line a distance equal to or greater than its required side yard. Parking lot areas shall be buffered by landscaping which shall be supplemented with fencing when the Combined Planning Board determines that the particular circumstances necessitate additional visual blocking. The edge of parking areas visible from a public street shall be planted with shrubs with a minimum installation height of 30 inches and shall be maintained at a height of 36 to 42 inches. Other buffer areas shall be installed with material with a preponderance of plants that are a minimum of five (5) feet in height.

D. Additional Planning and Submission Requirements for the Mantua Avenue Overlay District.

1. Record Plan of Existing conditions. In addition to the plan submission requirements pursuant to Article V of this Ordinance, a Record Plan of existing conditions for any development within the Commercial District shall be submitted to and approved by the Combined Planning Board prior to:
 - a. The issuance of a demolition permit for any structure or building on a lot, or
 - b. The approval of a site plan or subdivision for the subject lot.
2. A record plan shall consist of:
 - a. A survey, at an appropriate scale, showing accurately and with complete dimensioning, the boundaries of the site and the location of all buildings, structures, uses, parking areas, vegetation, utilities, lighting and other principal features of the subject parcel or lot; and
 - b. An architectural record of the existing structures on the site including at a minimum:

- (1) Photographs which show all facades of the building or buildings and any pertinent architectural details.
 - (2) A copy of the County Assessor's record card of the property.
 - (3) A letter of opinion submitted by a qualified architect, registered in the State of New Jersey, stating the historical period and building style of the existing building.
3. Neighborhood context to be maintained.
 - a. Proposed new structures and buildings.
 - (1) When any new structure is proposed to be erected within the Mantua Avenue Overlay District, the current structure or previously existing structure (as documented in the Record Plan) in the case of a vacant lot, will be utilized as a guide to determine the general appearance, size, architectural style and period, and exterior building materials of the new structure. In the event the existing or previous buildings on the site are not contributors to the character of the surrounding district, the new structure shall be designed and erected to maintain the general appearance of the surrounding buildings with regard to architectural style and period, size, height, and exterior building materials.
 - (2) Where a new structure is proposed and no previous building existed the new structure shall be designed and erected to maintain the general appearance of the surrounding buildings with regard to architectural style and period, size, height, and exterior building materials.
 - b. Existing structures and buildings. When an existing building is proposed to be repaired, altered by expansion, or reduced in size, or new exterior materials are proposed, the existing general appearance shall be maintained.
4. When determining the architectural style, period, area dimensions, height, fenestration, exterior materials, etc. of a new building, the Combined Planning Board shall recognize modern materials which are intended to replace older patterns of wood and/or obsolete building materials, either no longer in existence or no longer practical for use in modern construction.
5. In establishing architectural period, general appearance, required setbacks, and height and bulk of a proposed structure, the Combined Planning Board may retain the services of qualified registered architects to assist in evaluating the existing and proposed architectural character.
6. Cross-access easement. Where appropriate, an agreement providing for cross-access for pedestrians and vehicles between adjacent lots shall be provided to reduce the amount of traffic on adjacent roads. The easement may be established between lots at one time or over a period of time depending on circumstances. The cross-access easement shall be recorded with the County Recording Officer as deeds of easements or shall be placed on

final plats for such recording, as appropriate

Section 4. Zoning Map. The zoning map of the Borough of Wenonah shall be revised to apply the MB-Mantua Avenue Overlay District to the following blocks and lots on the tax assessment lots:

| <u>Block</u> | <u>Lots</u> |
|--------------|-------------|
| 43 | 4 and 5 |
| 58 | 8 and 9 |
| 59 | 6 and 7 |
| 61 | 1, 2 and 3 |

Section 5. Continuation. In all other respects, the Zoning Ordinance of the Borough of Wenonah shall remain unchanged.

Section 6. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 7. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Borough of Wenonah, then the restriction which imposes the greater limitation shall be enforced.

Section 8. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 9. Enactment. This Ordinance shall take effect upon the filing thereof with the Gloucester County Planning Board after final passage, adoption, and publication by the Borough Council of the Borough of Wenonah in the manner prescribed by law.

Introduced:

Public Hearing

Adoption Date:

11/29/17

John R. Dominy, Esq.
Mayor

Karen L. Sweeney, RMC
Borough Clerk