

**AGENDA
BOROUGH OF WENONAH
REGULAR BUSINESS MEETING
October 22, 2020**

I. OPENING:

- a. Call to Order 7:00pm
- b. Flag Salute
- c. Roll Call
- d. Open Public Meetings Act Statement
- e. Adoption of Agenda

II. PRIVILEGE OF THE FLOOR

III. BUSINESS: RESOLUTIONS & ORDINANCES

Approval of August 27, 2020 council minutes
Approval of September 24, 2020 council minutes

Ordinance 2020-15: 2nd read Amending Ordinance 2020-1 Borough employee salaries
Open Public Hearing – Close Public Hearing – Roll Call

Ordinance 2020-16: 2nd read Ordinance adding Chapter 60 of the Code of the Borough of Wenonah entitled "Five Year Real Estate Tax Abatement"
Open Public Hearing – Close Public Hearing – Roll Call

Resolution 2020-82: Authorizing the Logan Township-Wenonah Trash/recycle collection contract
Resolution 2020-83: Chapter 159 Approving the Sustainable funds to be added into 2020 Municipal Budget
Resolution 2020-84: Amending Municipal Alliance allocation adjustment to 2020 Municipal Budget
Ordinance 2020-17 1st read approving the auction of property Block 4 lot 39 1415 Glassboro Road reserved for COAH affordable housing obligations.

COMMITTEE REPORTS:

- a. Public Safety & Personnel – Susan Mayer
- b. Public Works – Dan Cox
- c. Human Services – Anthony Fini
- d. Finance & Budget – Jessica Doheny
- e. Legal & Ordinance – Peter Fu
- f. Public Buildings & Grounds – Jonathan Barbato

II. ENGINEERS REPORT:

III. APPROVE DISBURSEMENTS

MISCELLEANEOUS

Approve 2020 Best Practices

Approve renaming the Wenonah Lake to be called "The John and Kathy Howard Memorial Park."

IV. PRIVILEGE OF THE FLOOR

V. ADJOURN

NOTICE PURSUANT TO N.J.S.A 10:4-8(d)

The items listed on this tentative agenda of the Mayor and Council of the Borough of Wenonah constitutes the agenda to the extent known at the time of posting. Since this agenda is tentative, items may be added and/or deleted prior to the commencement of the meeting. Formal action may or may not be taken regarding each item listed on the final agenda.

PUBLIC NOTICE
BOROUGH OF WENONAH

**NOTICE OF CHANGE OF START TIME OF REGULAR COUNCIL MEETING AND
PUBLIC PARTICIPATION FOR THE MEETING SCHEDULED FOR
THURSDAY, OCTOBER 22, 2020.**

PLEASE TAKE NOTICE. WE ARE RESUMING THE REGULAR COUNCIL MEETING START TIME **7:00 PM**

THE MEETING FORMAT HAS BEEN CHANGED FROM IN-PERSON ATTENDANCE AT THE MUNICIPAL BUILDING, 1 SOUTH WEST AVENUE, TO HYBRID MEETING ALLOWING TELECONFERENCE DUE TO COVID-19.

THE PUBLIC MAY ATTEND THIS MEETING VIA TELECONFERENCING AND COMMENT DURING THE DESIGNATED PUBLIC COMMENT PORTION IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT. THE PUBLIC MAY ALSO ATTEND WITH LIMITED SEATING DUE TO THE EXECUTIVE ORDERS OF THE GOVERNOR.

TO JOIN THE MEETING FROM A LANDLINE OR MOBILE PHONE:
DIAL TELEPHONE#: 1 (425) 436-6386
THEN ENTER ACCESS CODE: 897987#

OFFICIAL ACTION TO BE TAKEN.

KAREN L. SWEENEY, RMC/ADM
MUNICIPAL CLERK
BOROUGH OF WENONAH

POSTED: October20, 2020

2nd Read
10/22/2020

ORDINANCE NO. O-2020-15

**AMENDING SALARY ORDINANCE O-2020-1 ESTABLISHING SALARIES
AND COMPENSATION OF VARIOUS BOROUGH EMPLOYEES OF THE BOROUGH OF
WENONAH FOR
CALENDAR YEAR 2020**

WHEREAS, NJSA 40A:9-165 requires the Council to fix and determine the salaries, wages, or compensation be paid to employees of the municipality by Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Wenonah, as follows:

- 1. Annual salaries, wages and compensation for the various Borough employees for the calendar year 2020 are established as set forth on the list attached hereto; and
- 2. This Ordinance shall be effective immediately unless clearly indicated to the contrary on the attached list hereto; and
- 3. All Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and are hereby repealed.

BOROUGH OF WENONAH

BY: _____ Date: _____
Mayor, John R. Dominy

Attest:

Karen L. Sweeney, Municipal Clerk

NOTICE

The foregoing Ordinance was introduced at a Regular Meeting of the Mayor and Borough Council of the Borough of Wenonah conducted on September 24, 2020 and will be considered for final hearing and adoption at a meeting to be held on October 22, 2020 at 7:00 P.M., at which time any objections hereto may be heard.

KAREN L. SWEENEY, BOROUGH CLERK

2nd Read
10/22/2020

**Borough of Wenonah
Gloucester County, New Jersey**

ORDINANCE NO. 2020-16

**AN ORDINANCE ADDING
CHAPTER 60 OF THE CODE OF THE BOROUGH OF WENONAH
ENTITLED "FIVE YEAR REAL ESTATE TAX ABATEMENT"**

WHEREAS, the Mayor and Council of the Borough of Wenonah have determined that certain amendments to the Code of the Borough of Wenonah are required.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Wenonah that Chapter 60 ("Five Year Real Estate Tax Abatement") of the Code of the Borough of Wenonah is hereby added in its entirety as follows:

CHAPTER 60 – FIVE YEAR REAL ESTATE TAX ABATEMENT

- § 60-1. Definitions.
- § 60-2. Exemption from taxation of improvements to dwellings: new residential dwellings
- § 60-3. Additional improvements
- § 60-4. Application requirements
- § 60-5. Termination of agreement
- § 60-6. Duration of tax agreements
- § 60-7. Determination of tax due upon completion of improvement, conversion or construction
- § 60-8. Ineligibility of property for which property taxes or penalties are due
- § 60-9. Application to be filed within thirty (30) days; approval; recording as part of tax records
- § 60-10. Property taxes subject to exemption and abatement provisions
- § 60-11. Notice to taxpayers of adoption of chapter.
- § 60-12. Annual report; total amount of tax exempted and abated.

[HISTORY: Adopted by the Borough Council of the Borough of Wenonah 10/22/20 as Ord. No. 60 to become effective 11/01/20]

§ 60- 1 Definitions.

The definition of the terms used in this chapter shall be the same as they appear in N.J.S.A. 40A:21-1, et seq., and, therefore are:

ABATEMENT. That portion of the assessed value of the property as it existed prior to construction, improvement or conversation of a building or structure thereon, which is exempted from taxation pursuant to this Chapter.

ASSESSOR. The officer of Gloucester County Office of Assessment charged with the duty of assessing real property in the Borough of Wenonah for the purpose of general taxation.

COMPLETION. Substantially ready for the intended use for which a building or structure is constructed, improved or converted.

CONSTRUCTION. The provision of a new dwelling, multiple dwelling or commercial or industrial structure or the enlargement of the volume of any existing multiple dwelling or commercial or industrial structure by more than thirty (30%) percent, but shall remain the conversation of an existing building or structure or another use.

COST. When used with respect to abatements for dwellings or multiple dwellings, the only cost or fair market value of direct labor and materials use in approving a multiple dwelling, or of converting another building or structure to a multiple dwelling, or of constructing a dwelling or of converting another building or structure to a dwelling, including any architectural engineering, and contractors' fees associated therewith, as the owner of the property shall cause to be certified to the governing body by an independent and qualified architect, following the completion of the project.

DWELLING. A building or part of a building used, to be used, or held for use as a home or residence, including accessory buildings located on the same premises, together with the land upon which such building or buildings are erected and which may be necessary for the fair enjoyment thereof, but shall not mean any building or part of a building, defined as (multiple dwelling) pursuant to the Hotel and Multiple Dwelling Law, P.L. 1967, c 76 (N.J.S.A. 55:13A-1, et seq.). A dwelling shall include, as they are separate conveyed to individual owners, individual residences within a cooperative, if purchased separately by the occupants thereof, and individual residences within a horizontal property regime or condominium, but shall not include general common elements or common elements of such horizontal property regime or condominium as defined pursuant to the Horizontal Property Act, P.L. 1963, c 168 (N.J.S.A. 46:8A-1, et seq.), or at the Condominium Act, P.L. 1969, c 157 (N.J.S.A. 46:8B-1, et seq.), or of a cooperative, if the residential units are owned separately.

EXEMPTION. That portion of the Assessor's full and true value of any improvements, conversation alternation or construction not regarded as increasing the taxable value of a property pursuant to this Chapter.

IMPROVEMENT. A modernization, rehabilitation, renovation, alteration or repair which produces a physical change in an existing building or structure that improves the safety, sanitation, decency or attractiveness of the building or structure as a place for human habitation

or work, and which does not change its permitted use. In a case of a multiple dwelling, it includes only improvements which affect common areas or elements, or three (3) or more dwelling units within the multiple dwelling. In the case of a multiple dwelling or commercial or industrial structure, it shall not include ordinary painting, repairs and replacement of maintenance items, or an enlargement of the volume of an existing structure by more than thirty percent (30%). In no case shall it include the repair of fire or other damage to a property for which payment of a claim was received by any person from an insurance company at any time during the three year period immediately preceding the filing of an application pursuant to this Chapter.

§ 60 - 2 Exemption from taxation of improvements to dwellings; new residential dwellings.

- A. Exemption from taxation of improvements to dwellings. The municipality shall regard the first twenty-five thousand dollars (\$25,000) in the assessor's full and true value of improvements made to each such dwelling unit primarily and directly affected by the improvements in any property more than twenty (20) years old which shall not increase the value of such property for a period of five (5) years, notwithstanding that the value of the dwelling to which said improvements are made has increased.

After the full fifth tax year, the value of such improvements shall be assessed and taxed at one hundred percent (100%) of the taxes otherwise due for the sixth full tax year and each year thereafter. During the exemption period, the assessment of the property shall not be less than the assessment thereon existing immediately prior the improvements, unless there is damage to the dwelling through the action of the elements sufficient to warrant a reduction.

§ 60 - 3 Additional improvements.

Additional improvements completed during the period for which the improved property is subject to the previously granted exemption an amount less than the maximum deduction permissible shall be qualified for additional deduction privileges, under the terms and conditions, however, that in no tax year shall total deductions for any single property exceed twenty-five thousand dollars (\$25,000).

§ 60 - 4 Application requirements.

Applicants for tax exemption and abatement for construction of commercial or industrial structures shall provide the Borough Council with an application setting forth the following:

- A. A general description of a project for which exemption and abatement is sought;
- B. A legal description of all real estate necessary for the project;

- C. Plans, drawings and other documents as may be required by the governing body to demonstrate the structure and design of the project.
- D. Estimates of the cost of completing such projects;
- E. A Statement showing:
 - 1. The real property taxes currently being assessed at the project site;
 - 2. Estimated tax payments that would be made annually by the applicant on the project during the period of the agreement; and
 - 3. Estimated tax payments that would be made by the applicant on the project during the first full year following the termination of the tax agreement;
- F. Such other pertinent information as the governing body may require.

§ 60 - 5 Termination of Agreement.

At the termination of an agreement for tax exemption or abatement authorized pursuant to this Chapter, the project shall be subject to all applicable real estate taxes as provided by State and local laws and regulations, provided that nothing herein shall be deemed to prohibit the project or improvement, a determination of an agreement authorized pursuant to this chapter, to qualify for an receiving the full benefits of any tax preference as provided by law.

§ 60 - 6 Duration of tax agreements.

- A. All tax agreements entered into by the Borough pursuant to N.J.S.A. 40A:21-9 through 40A:21-12 shall be in effect for no more than five (5) full tax years next following the date of completion of the project.

§ 60 - 7 Determination of tax due upon completion of improvement, conversion or construction.

The Assessor shall determine, on October 1 of the year following the date of the completion of an improvement, conversion, or construction, the true taxable value thereof. Except for projects subject to tax agreement, pursuant to N.J.S.A. 40A:21-9 through 40A:21-12, the amount of tax to be paid for the first full tax year following completion shall be based on the assessed valuation of the property for the previous year, plus any portion of the assessed valuation of the improvement, conversion or construction not allowed an exemption pursuant to this Chapter. Subject to the provisions of this Chapter, the property shall continue to be treated in the appropriate manner for each of the five (5) full tax years subsequent to the original determination by the Assessor.

§ 60 - 8 Ineligibility of property for which property taxes or penalties are due.

No exemption or abatement shall be granted, or tax agreement entered into, pursuant to this chapter with respect to any property for which property taxes are delinquent or remain unpaid, or for which penalties for nonpayment of taxes are due.

§ 60 - 9 Application to be filed within thirty (30) days; approval; recording as part of tax records.

- A. No exemption or abatement shall be granted pursuant to this Chapter except upon written application therefor filed with and approved by the County Assessor. Every application shall be on a form prescribed by the municipality and provided for the use of claimants by the Borough of Wenonah , and shall be filed with the assessor within thirty (30) days, including Saturdays, Sundays and holidays, following the completion of the improvement, conversion, alteration or construction.(A copy of the application is attached hereto as Exhibit "A").
- B. Every application for exemption, or exemption and abatement, within the Borough of Wenonah which is filed within the time specified, shall be approved and allowed by the County Assessor to the degree that the application is consistent with the provisions of this Chapter or tax agreement, provided by the improvement, conversation, alternation or construction for which the application is made qualifies as an improvement, a conversation, alteration or construction pursuant to the provisions of this Chapter and a tax agreement, if any.
- C. The granting of an exemption, or an exemption and abatement, or tax agreement shall be recorded and made a permanent part of the official tax records of the taxing district, which records shall contain a notice of the termination date thereof.

§ 60 - 10 Property taxes subject to exemption and abatement provisions.

The exemption and abatement of real property taxes provided pursuant to this chapter shall apply to property taxes levied for municipal purposes, school purposes, county government purposes and for purposes of funding any other property tax exemption or abatement.

§ 60 - 11 Notice to taxpayers of adoption of Chapter.

The Borough of Wenonah, pursuant to N.J.S.A.40A:21-20, shall include the notice in the mailing of annual property tax bills to each owner of a dwelling located in the area in which exemptions, or exemptions and abatements, may be allowed pursuant to this Chapter during the first year following adoption of this chapter.

§ 60 - 12 Annual report; total amount of tax exempted and abated.

- A. The Borough of Wenonah shall report, on or before October of each year, to the Director of Division of Local Government Services in the Department of Community Affairs and to the Director of the Division of Taxation in the Department of the Treasury in the State of New Jersey, the total amount of real property taxes exempted and the total amount abated within the Borough in the current tax year for each of the following:
1. Improvements of dwellings;
 2. Construction of dwellings;
 3. Improvements and conversions of multiple dwellings;
 4. Improvements of commercial or industrial structures;
 5. Construction of multiple dwellings under tax agreements; and
 6. Construction of commercial or industrial structures under tax agreements.
- B. In the case of Subsections A5 and A6 above, the report shall state instead the total amount of payments made in lieu of taxes according to each formula utilized by the Borough and the difference between that total amount and the total amount of real property taxes which would have been paid on the project had the tax agreement not been in effect for the current tax year.

I, Karen Sweeney, Municipal Clerk, hereby certify that the foregoing ordinance is a true and accurate copy of an ordinance introduced on September 24, 2020 and adopted on final reading by the Borough Committee of the Borough of Wenonah at a regular and duly convened meeting held on October 22, 2020.

In witness thereof, I have set my hand and affixed the seal of the Borough of Wenonah this ___ day of _____ 2020.

Karen Sweeney, RMC/ADMIN/QPA
Municipal Clerk, Wenonah Borough

RESOLUTION NO. 2020-82

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF WENONAH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF LOGAN FOR THE PROVISION OF MUNICIPAL TRASH AND RECYCLABLE COLLECTION

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et seq., permits local units of this State to enter into a contract with any other governmental unit for shared services; and

WHEREAS, the Township of Logan has agreed to provide municipal trash and recyclable collection to the Borough of Wenonah pursuant to the terms and conditions set forth in the Shared Services Agreement attached hereto.

WHEREAS, the Township of Logan has agreed to serve as the Lead Agency for a Shared Collection and Marketing System; and

WHEREAS, the parties shall enter into a Shared Services Agreement, in the form and manner attached hereto; and

WHEREAS, such Shared Services Agreements are encouraged by the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et seq.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Wenonah, County of Gloucester, State of New Jersey, that the Mayor and Clerk are hereby authorized to execute the attached Shared Service Agreement with the Township of Logan for the provision of municipal trash and recyclable collection.

ADOPTED at a regular meeting of the Mayor and Council of the Borough of Wenonah, County of Gloucester, State of New Jersey held on October 22, 2020.

BOROUGH OF WENONAH

BY: _____

Council President Dan Cox for **JOHN R. DOMINY, Mayor**

ATTEST:

KAREN L. SWEENEY
Municipal Clerk

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Council of the Borough of Wenonah, County of Gloucester, State of New Jersey, at a meeting held by the same on October 22, 2020 in the Borough's Municipal Building, 1 South West Avenue, Wenonah, New Jersey 08090.

Karen L. Sweeney
Municipal Clerk

BOROUGH OF WENONAH

RESOLUTION NO. 2020-83

WHEREAS, NJSA 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough has received notice from Sustainable Jersey of a \$5,000 award for an Environmental Stewardship Grant and wishes to amend its 2020 Current Fund Budget to include this amount as a revenue.

NOW, THEREFORE, BE IT RESOLVED that the Governing body of the Borough of Wenonah hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the Current Fund Budget of the year 2020 in the sum of \$5,000.00 which has been awarded and is available as a revenue from:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services - Public and Private Revenues Offset with Appropriations:

Sustainable Jersey Communities Environmental Stewardship Grant

BE IT FURTHER RESOLVED that a like sum of \$5,000.00 be and the same is hereby appropriated under the caption of:

General Appropriations:

Operations - Excluded from "CAPS":

Public and Private Programs Offset by Revenues:

Sustainable Jersey Communities Environmental Stewardship Grant

BE IT FURTHER RESOLVED, That the Borough Clerk forward two copies of this resolution to the Director of Local Government Services.

Adopted: October 22, 2020

Signed: _____

Council President Dan Cox for the Mayor Dominy

Attest: _____

Karen L Sweeney, Borough Clerk

BOROUGH OF WENONAH

RESOLUTION NO. 2020-84

ADDITIONAL ADJUSTMENT TO 2020 BUDGET FOR REVISED MUNICIPAL ALLIANCE GRANT ALLOCATION

WHEREAS, the Borough was notified on June 30, 2020 that the 2020-21 Municipal Alliance Grant Allocation has been reduced; and

WHEREAS, the Borough adopted the 2020 Budget on June 25, 2020 with the original Municipal Alliance Grant Allocation as detailed in the correspondence dated January 3, 2020; and

WHEREAS, it is necessary to adjust the 2020 Budget for the reduction in 2020-21 Municipal Alliance Grant Allocation as follows:

Municipal Alliance Grant Revenue	\$ 2,000.00
Municipal Alliance Grant Appropriation	\$ 2,500.00

BE IT RESOLVED, that the adjustment listed above be reduced and that the Chief Financial Officer record this action in the books and records of the Borough of Wenonah.

Adopted: October 22, 2020

APPROVED:

Mayor

**Council President Dan Cox for Mayor
Dominy**

ATTEST:

Borough Clerk

1st Read
10/22/2020

**Borough of Wenonah
Gloucester County, New Jersey**

ORDINANCE NO. 2020-17

**Authorizing the Sale of Borough-Owned Property at 1415 Woodbury-
Glassboro Road**

WHEREAS, the Borough of Wenonah is the record owner of the property at 1415 Woodbury-Glassboro Road, Block 4, Lot 39 (the "Property"), on the Tax Map of the Borough of Wenonah; and

WHEREAS, N.J.S.A. 40A:12-13(a) authorizes a municipality to enter into an open public sale at auction to the highest bidder for property that is not needed for public use; and

WHEREAS, the Borough has determined that the Property at 1415 Woodbury-Glassboro Road, Block 4, Lot 39, is not needed for public use, and that the Property should be sold by open public sale at auction to the highest bidder; and

WHEREAS, N.J.S.A. 40A:12-13(a) requires the Borough to advertise the sale of the property in the newspaper and hold a public auction.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Wenonah as follows:

SECTION 1. The Mayor of the Borough of Wenonah and other necessary Borough officials are hereby authorized to enter into a public sale of the Property owned by the Borough at 1415 Woodbury-Glassboro Road, Block 4, Lot 39, in accordance with N.J.S.A. 40A:12-13(a) and to take all reasonable, necessary and lawful steps to effectuate the sale of the property, including execution of the appropriate deed and transfer documents.

SECTION 2. The Borough shall advertise the sale of the Property in a newspaper circulating in the Borough by two insertions at least once a week during two consecutive weeks, the last publication to be not earlier than seven days prior to such sale.

SECTION 3. The terms of sale shall be as follows:

- a. Sealed bids shall be accepted at the Borough Municipal Building, 1 South West Avenue, Wenonah, NJ, 08090, by 10am on December 15, 2020.
- b. Minimum bid price of \$200,300.00
- c. The bid must be accompanied by a deposit made payable to the Borough of Wenonah in the form of cash, bank check, or cashier's check in the amount of 10% of the total bid. Pending closing of title, this deposit will be held by the Borough in a non-interest bearing

escrow account, with the total deposit to be credited to the purchase price at closing. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. Unsuccessful bidders will have their deposits returned.

- d. Any person bidding on behalf of a corporation or limited liability company must either submit a copy of a resolution of the corporation/company or a letter on corporate stationery, signed by an officer of the corporation, authorizing the bidder to bid on the property on the corporation's behalf. A person bidding on behalf of a partnership or using a trade name must submit a copy of the certificate of trade name and a letter of authorization from the other partners.
- e. The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
- f. In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Borough. No refunds whatsoever will be made by the Borough in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.

The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property, to be developed in accordance with the Borough's Housing Plan Element and Fair Share Plan dated February 22, 2016, and revised April 25, 2016, to include four (4) affordable rental units comprised of two units for moderate income and two units for low income as well as additional market rate units which shall not exceed 30 in number with the property to be deed restricted in accordance with this requirement. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence; the bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense. No representation is made by the Borough as to the utility, usability or environmental condition of the Property, except as otherwise set forth herein.

- g. The deed given by the Borough to the Property will be a Quitclaim Deed. No title contingencies or conditions are permitted.
- h. The sale shall be subject to adjournment or cancellation by the Borough Council.
- i. The sale shall be subject to restrictions of record and local ordinances.
- j. The Borough shall retain the right to reject all bids.

SECTION 4. In the event that any portion of this Ordinance is found to be invalid for any reason by any court of competent jurisdiction, such judgment shall be limited in its effect only to that portion of the Ordinance actually adjudged to be invalid, and the remaining portions of this Ordinance shall be deemed severable therefrom and shall not be affected.

SECTION 5. All ordinances or parts of ordinances deemed to be inconsistent with this ordinance are hereby repealed.

SECTION 6. This ordinance shall become effectively immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

I, Karen Sweeney, Municipal Clerk, hereby certify that the foregoing ordinance is a true and accurate copy of an ordinance introduced on October 22, 2020, and adopted on final reading by the Borough Committee of the Borough of Wenonah at a regular and duly convened meeting held on November 19, 2020.

In witness thereof, I have set my hand and affixed the seal of the Borough of Wenonah this ___ day of _____ 2020.

***Karen Sweeney, RMC/ADMIN/QPA**
Municipal Clerk, Wenonah Borough*

To: Mayor Dominy and Borough Council

From: Tim Nessler, Fire Chief

Subject: Incident and Activities Report for September 2020

Date: October 6, 2020

Summary of service, dispatched incidents, training, and mutual aid:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
# Service times	13	13	11	17	8	22	17	22	18				139
Alarm Systems	1	1	1	4	2	4	5	5	4				27
Animal Rescue													
Assist EMS					1		1						2
Brush				2		1	1						4
CO Alarms	1	2		2		2	1	2					10
Cover Assignment		1							1				2
Dwelling	2		3	4	1	2	2		2				16
Exterior Fumes	3	3			1		1	2	1				11
Incorrect Dispatch	1												1
Interior Fumes		1	2			2	1		2				8
Investigation			1		1			1					3
Motor Vehicle Crash	1		1					2					4
Rescue Assignment													
Rubbish Fire			1			1	1						3
Service Assignment				5	1	8		6					20
Meetings/drills	4	4	2		1	2	3	3	3				22
Events		1					1	1	5				8
Staff Hours	114.13	201.9	48.69	53.27	30.68	48.79	119.6	113.4	158.9				

Monthly highlights:

- On 9/11, Chief Nessler was invited to again speak to the 6th Grade class about heroism, specifically everyday heroes.
- On 9/21, the company was dispatched to Lenape Tr. for a reported dwelling fire. Upon arrival, 1301 was presented with a smoke condition. Prior to dispatch, the fire was extinguished by Chief Sole, who happened to be driving by when the resident flagged him down. Without his swift action, the residence would have suffered greater damage.



Tim Nessler
Fire Chief

Public Works Report

Submitted by Ken Trovarelli, DPW Superintendent
For the month of October 2020 (9/25/2020 – 10/22/2020)

Road and Utility Maintenance and Compliance Testing

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Meters installed	7	52	1	0	0	0	1	0	2	15			
Utility Mark outs	36	62	22	106	22	120	80	33	12	23			
Water samples for NJDEP	4	4	4	4	4	4	4	4	4	4			

Equipment maintenance

- Safety Briefings, Job site observation
- Health and wellness, ensuring employees are taking breaks and drinking water in the heat
- Check wells and lift stations daily

Road work

- Many potholes throughout the borough were filled / patched.
- Repair Catch Basin at Linden and Clinton

Other activities

Municipal Properties/Maintenance/Compliance

- Municipal Maintenance came in to fix a broken discharge pipe at Marion Lift station. Force main serviced and cleaned wet well
- 10/6 meeting with SEC to discuss residual issues with wells.
- Trim overgrown vegetation around traffic and stop signs
- Addressed erosion issue on Linden Ave. Graded out 12 tons of crushed concrete.
- Assessed sewer concerns at Cedar Field, locate manholes for force main project on Glassboro Road (Dave Kreck)
- Winterized the Lake restrooms and snack bar
- Cut 3 trees for Shade Tree Commission
- 100 Cu. Yd. containerized yard waste to Zeek's farm free of charge
- 20 Cu. Yd. containerized yard waste to West Deptford
- Cut and trim grass on municipal properties (18 acres)
- Cleared out catch basins for storms
- Took water samples, water reports to DEP (Monthly)
- Trash/Recycle Collection - Collected trash and recycling at parks, municipal properties, and businesses.

Bulk Leaf Collection, Yard Waste & Branch Collection, Chipping, Tree removal

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Leaves – cu yds	20	0	0	0	0	0							
Yard waste – cu yds	25	9	54	0	350	400	120	100	80				
Branches chipped – cu yds	27	9	28	0	0		40	20					

*Indicates combined yard waste and branches

Residential Recycling

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
# metal stops	34	60	49	26	76	14	39	74	36	23			
# e-waste stops	6	18	6	5	22	2	9	15	9	7			

*Indicates combined metal and e-waste

- **Other points to share this month –**
- **Future Plans:**

Jessica Doheny <jessdoheny@gmail.com>

to Karen, Jonathan

1) Bond Sale

Wenonah Borough received a bond rating of AA- from Standard & Poors which is a very good rating for the municipality and ensured that we would receive favorable rates in the bond sale.

We were able to bond at a rate of 1.97% for an amount of \$8,020,000 to fund general improvements and the water/sewer utility needs. We will only be required to pay back \$7,705,000.

The Finance Committee would like to commend the excellent work on this by Karen Sweeney and Rob Scharle, as well as John Dominy, Sue Mayer, and our Financial Advisor Sherry Tracey.

2) Financial Support of Lake

The Finance Committee Chair is working with the Public Buildings and Grounds committee to develop new opportunities for financial support of both the John and Kathy Howard Memorial Park and the summer swimming program for 2021.

3) See attached treasurer's report & tax collector's report

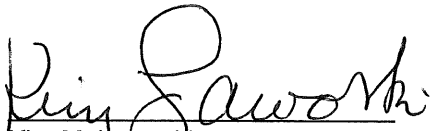
LAKE REVENUE 2020

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
REVENUES:													
Lake Revenues													\$ -
Concession						\$ 272.00	\$ 1,487.00	\$ 1,102.00	\$ 395.00				\$ 3,256.00
Volley Ball Usage							\$ 6,450.00	\$ 4,825.00	\$ 2,180.00				\$ 13,455.00
Walk In							\$ 25.00	\$ 100.00	\$ 100.00				\$ 100.00
Pavilion Rental							\$ 325.00	\$ 325.00	\$ 15.00				\$ 365.00
Parties								\$ 20.00					\$ 20.00
Day Passes/w/mem			\$ 50.00			\$ 300.00	\$ 300.00	\$ 100.00	\$ 100.00				\$ 850.00
Pass Books				\$ 65.00		\$ 3,535.00	\$ 2,970.00	\$ 440.00					\$ 7,010.00
Regular Membership						\$ 3,850.00	\$ 1,750.00	\$ 175.00					\$ 6,125.00
Non/Res Membership			\$ 350.00										
Non/Res Single Membership													
Other													\$ -
TOTAL:	\$ -	\$ -	\$ 400.00	\$ 65.00	\$ -	\$ 7,957.00	\$ 12,982.00	\$ 7,087.00	\$ 2,690.00	\$ -	\$ -	\$ -	\$ 31,181.00

TREASURER'S REPORT 2020

REVENUES:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Property Tax Receipts	\$ 23,089.40	\$ 19,670.04	\$ 28,044.22	\$ 14,344.91	\$ 8,748.23	\$ 14,626.20	\$ 2,195.11	\$ 75.34	\$ 8,476.76				\$ -
Delinquent Taxes	\$ 1,006.56	\$ 4,455.94	\$ 3,352.63	\$ 2,998.47	\$ 671.42	\$ 1,113.85	\$ 1,598.45	\$ 1,286.01	\$ 2,930.61				
Interest on Delinquents	\$ 711,808.78	\$ 1,467,469.64	\$ 76,623.61	\$ 543,114.78	\$ 1,545,438.05	\$ 94,190.27	\$ 466,900.67	\$ 1,772,587.17	\$ 93,239.02				
Current Taxes							\$ 6,019.98	\$ 9,866.87	\$ 8,097.43				
Prepaid Taxes													
Tax Sale													
NSF													
Other Revenues	\$ 55,936.41	\$ 17,337.99	\$ 8,528.81	\$ 12,409.84	\$ 9,731.94	\$ 19,352.15	\$ 5,537.01	\$ 39,707.98	\$ 9,920.16				
Dog/Cat Licenses	\$ 516.00	\$ 336.00	\$ 728.00	\$ 98.00	\$ 230.00	\$ 87.00	\$ 45.00	\$ 7.00	\$ 55.00				
Utility Receipts	\$ 740.00	\$ 1,349.96	\$ 159,216.42	\$ 114,987.21	\$ 70,026.53	\$ 16,764.44	\$ 24,468.98	\$ 7,673.43	\$ 200,327.28				
Water/Sewer Rents			\$ 47.00			\$ 1,344.50	\$ 2,133.93	\$ 293.14	\$ 372.98				
Penalty			\$ 470.00				\$ 47.00	\$ 940.00					
Prior Year Rent	\$ 8.73	\$ 8.73	\$ 8.73	\$ 1,679.14	\$ 60.00	\$ 8.74	\$ 8.73	\$ 45.00	\$ 2,687.74				
Other													
Appropriation Refund													
Lake Revenues						\$ 272.00	\$ 1,487.00	\$ 1,102.00	\$ 395.00				
Concession							\$ 6,450.00	\$ 4,825.00	\$ 2,180.00				
Volley Ball Usage							\$ 100.00	\$ 100.00					
Walk In							\$ 25.00	\$ 325.00	\$ 15.00				
Pavilion Rental								\$ 20.00					
Parties								\$ 100.00	\$ 100.00				
Day Passes/w/mem			\$ 50.00			\$ 300.00	\$ 300.00	\$ 100.00					
Pass Books				\$ 65.00		\$ 3,535.00	\$ 2,970.00	\$ 440.00					
Regular Membership						\$ 3,850.00	\$ 1,750.00	\$ 175.00					
Non/Res Membership			\$ 350.00										
Non/Res Single Membership													
Other													
TOTAL:	\$ 793,105.88	\$ 1,510,628.30	\$ 277,419.42	\$ 689,697.35	\$ 1,634,906.17	\$ 155,443.15	\$ 521,889.86	\$ 1,838,675.94	\$ 329,736.98	\$ -	\$ -	\$ -	\$ -

Current Taxes	September	2020 To Date
Prepaid Taxes / 2021	8,097.44	23,984.29
2020 Taxes	93,239.01	6,775,226.13
2019 Taxes	8,476.76	106,991.83
6% Year End Penalty		3,851.10
Arrears		0.00
Tax Title Liens		0.00
Interest & Costs	2,725.00	18,785.53
Tax Searches		0.00
Cleanup		0.00
Advertising Costs		0.00
Tax Sale Premium		0.00
Lien Recording		0.00
Dup. Tax Sale cert. Fee		0.00
NSF Fee		0.00
Bankruptcy & Foreclosure Fees		0.00
Total Receipts	112,538.21	6,928,838.88


 Kim M Jaworski
 Tax Collector

Percentage of Collection at September 30, 2020	74.56%
Percentage of Collection at September 30, 2019	79.11%



1 South West Avenue | Wenonah, NJ 08090 | www.boroughofwenonah.com

Via Email

To: Borough Council
From: Legal and Ordinance Committee
Date: 20 October 2020
Re: Committee Report

Introduction

The Legal and Ordinance Committee ("Committee") met during the current session to discuss the following items:

- Amendment of Ordinance No. 2019-13 (the "Solar Ordinance"), regarding the (i) upward increase of the current energy system restriction of .0025KW per square foot of living space; (ii) limiting the height of ground-mounted solar collectors in accordance with the Borough of Wenonah Construction Code; and (iii) limiting the placement of rooftop-mounted solar collectors to the non-street facing side of the structure.
- Amendment of Chapter 72 of the Code of the Borough of Wenonah (the "Land Use Ordinance"), with respect to Article VII, Section 711, Subsection P, revision of the definitions for "Front Yards" and "Corner Lots" to reduce fencing variance burdens on residents.
- Amendment to Chapter 51 of the Code of the Borough of Wenonah (the "Sewer Ordinance"), with respect to Article I, Section 51, Subsection 3.2 to normalize sewer connection rates of single family residences with neighboring municipalities.
- Amendment of proposed Ordinance No. 2020-15 ("Parking Ordinance"), regarding the amendment of Chapter 67 of the Code entitled "Vehicles and Traffic" to address certain constituent inquiries and in light of parking solutions arising from proposed water tower upgrades.

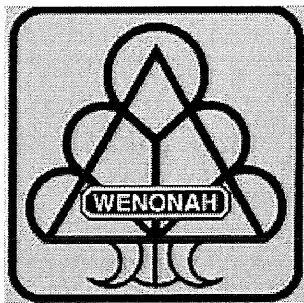
Action Items

- Discuss proposed Land Use Ordinance modifications with the Borough Engineer.
- Seek approval of Sewer Ordinance amendments from the Public Works Committee and the Finance Committee.
- Seek guidance from Public Safety and Public Buildings Committee and Public Works Committee regarding increased parking space from proposed water tower location.

Additional Notes

Committee will be reaching out to the Wenonah Women's Club and Wenonah Lake Association regarding feedback on the permitting process.

Peter Fu
Chair, Legal and Ordinance Committee



Public Buildings & Grounds

Jonathan Barbato, Chair

Committee Members: Peter Fu, Susan Mayer

Month: October 2020

- Wenonah Lake :

I am delighted to report that the Wenonah Council voted to declare that the Wenonah Lake grounds during the off-season will be known as the John and Kathy Howard Memorial Park.

Along with renaming of the park, Public Buildings & Grounds committee has been working with the Finance & Budget committee to develop new fundraising ideas and community involvement to help support our 2021 swimming season and beautification of the park.



THE PETTIT GROUP, LLC
Engineering • Architecture • Planning

VIA E-MAIL ONLY

October 20, 2020

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

**RE: Monthly Engineering Report
Borough of Wenonah
Public Meeting: Thursday October 22, 2020
Project Number WNOE012P**

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

I. CONSTRUCTION PROJECTS:

NONE TO REPORT

II. PRIVATE DEVELOPMENT PROJECTS AND INSPECTIONS:

STOCKTON AVENUE EXTENSION

1. No Change Since Last Report.

#207 EAST WILLOW

1. No Change Since Last Report.

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:

2020-2021 INFRASTRUCTURE IMPROVEMENT PROJECT:

1. We have received cost estimates for the in-situ lining of the existing storm sewer from Jefferson Avenue to Garfield Avenue. We have compared those estimates to the anticipated construction costs for pipe replacement, which would also entail the removal of at least seven (7) significantly sized street trees. Based upon the cost comparison, it is anticipated that the cost for in-situ lining would be slightly higher than the cost for direct pipe replacement, but would result in less impact to the existing street trees and surrounding environment. Therefore, we intend to include the in-situ pipe lining work within the scope of the construction contract as an alternate bid to open cut pipe replacement.
2. Upon completion of the design plans and specifications, we will forward same to the NJDOT for their review and subsequent authorization to place the project out for Public Bid.

2021 NJDOT MUNICIPAL AID PROGRAM:

1. No Change Since Last Report.

2021 NJDOT LOCAL AID INFRASTRUCTURE PROGRAM:

1. No Change Since Last Report.

PY 2020-2021 CDBG APPLICATION: BARRIER FREE IMPROVEMENTS AT LISLE FIELD

1. No such Solicitations received as of the date of this report.

WENONAH LIBRARY:

1. No change since last report.

WENONAH LAKE:

1. We are currently coordinating the completion of a topographic survey of the improved portions of the Lake property. The survey is expected to be completed by mid-November. Copies of the completed survey will be distributed to the appropriate parties as requested by Council.

COMEYS LAKE:

1. As a preventative measure related to the maintenance of the Comey's Lake Dam, the large leaning poplar tree that is located adjacent to the existing outfall has been felled and the debris has been removed from the stream. The Contractor has since been instructed to coordinate payment for said work with the Borough.



LIGHT RAIL

1. No change since last report.

CONRAIL

1. No change since last report.

SANITARY SEWER SYSTEM

1. Our office, along with Public Works, performed preliminary investigations into the following potential Sewer System Upgrades for purposes of assessing their feasibility and to determine the most cost effective solutions:
 - A. Installation of a new sewer between Pine St./Clinton Ave and Cedar St./Southeast Ave.
 1. The purpose of this improvement is to bypass the existing sewer that extends through Cedar Field, between Clinton Ave and Southwest Avenue, which is partially located within a wooded area and has shown video evidence of a pipe collapse.
 2. Based upon field investigation, the installation of the gravity sewer extension is not feasible and therefore, we have notified SCE that the repair of the partially collapsed sewer main should be addressed in the forthcoming sewer improvement project.
 - B. Sewer system improvements for providing sewer service for the residents on north Woodbury-Glassboro Road.
 1. Public Works has recently cleared and located both the terminal manhole and receiving manhole.
 2. Our office has solicited a second quote for the installation of a pump station that would be necessary to provide sewer service to the properties located on North Woodbury-Glassboro Road. Based upon both quotes, the costs would appear to warrant a public bid for the proposed pump station and its connections.
 3. We have conformed with NJDEP that said improvements will require Treatment Works (TWA) Approval.
 - C. Sewer system improvements for providing sewer service for the residents in Woods of Wenonah
 1. We are attempting to locate the original subdivision plans which would include a design for a gravity controlled public sewer extension in Indian Trail.



2. It is our understanding that SCE will be letting a contract for various sewer system improvements in the near future. Our office, in conjunction with the Public Works Department, will coordinate the proposed sewer improvements with SCE which are anticipated to include the following:
 - A. Replacement of the existing sewer in S. Marion Avenue from Cherry Street to Willow Street.
 - B. Repair of the collapsed portion of the existing sewer located between Cedar Field and Southwest Avenue.
3. It is our understanding that SCE will also be letting a contract for additional sewer video inspections. Our office, in conjunction with the Public Works Department, has provided SCE with a list of existing sewers that would benefit from a CCTV inspection, including the future roadway projects for N. Clinton Avenue, from Elm Street to Maple Street, and for N. Jefferson, from Mantua Avenue to Buttonwood Street.
 - A. Upon completion of all sewer inspection work, it is our understanding that the Borough Sewer Maps will be upgraded by SCE.
4. A force main break at the South Marion Avenue Pump Station was identified on October 7th and was promptly repaired.

GLOUCESTER COUNTY UTILITIES AUTHORITY (GCUA)

1. No change since last report.

BOROUGH WATER TOWER AND WELLS

1. Our office defers status reports on the Borough Water Tower and Wells to Suburban Consulting Engineers (SCE)

DELAWARE RIVER BASIN COMMISSION (DRBC) WATER SYSTEM AUDIT

1. No change since last report.

NJDEP WATER ALLOCATION

1. The Borough's total water usage up to and including September 2020 projects to the Borough being under the annual allocation limit by approximately 11 million gallons.

BOROUGH WATER SYSTEM RECORD KEEPING

1. No Change Since Last Report.

STORM SEWER SYSTEM

1. In light of the Asset Management Plans being prepared for the Borough's Water and Sanitary Sewer Systems, considerations should be made for the preparation of an Asset Management Plan and GIS Map for the Borough's Storm Sewer System.



NJPDES STORMWATER DISCHARGE PERMIT

1. As previously reported, the NJDEP is requiring all municipalities to adopt certain Amendments to their Municipal Stormwater Control Ordinances by March 2021. In response, our office contacted the County regarding the status of the Amendments to the County's Model Stormwater Control Ordinance, which was the basis for the Borough's Stormwater Control Ordinance. Based upon our conversations, the County may be taking the lead role in this effort and, in doing so, will assist the local municipalities in the preparation of the necessary Amendments.
2. As previously reported, the Borough is required to provide NJDEP with a GIS Map of the Borough-wide Outfalls by December 1, 2020. The County has indicated that they would provide the Borough with their GIS Mapping Files for submission to NJDEP.
3. The Borough's Inlet Mapping and Inlet Coordinate files have been forwarded to the County as requested.

NORTH WEST AVENUE PAVING

1. No Change Since Last Report.

LINDEN AVENUE ROADSIDE EROSION

1. The Public Works Department recently addressed an ongoing roadside erosion problem in Linden Avenue through the installation of recycled crushed concrete along the southerly gutterline.

ELEMENTARY SCHOOL

1. No Change Since Last Report.

BOROUGH TRUCK TRAFFIC

1. No Change Since Last Report.

TRAFFIC CALMING MEASURES

1. Due to the recurring issues with excessive vehicular speeds on a number of local roadways, we recommend that a meeting be arranged with the Public Works Committee to review the various options for Traffic Calming Measures.
 - A. In 2004, our office prepared a Report which included an analysis of various traffic calming measures and recommendations for their implementation. The Report remains valid and can be used as a guideline for the selection of any proposed Traffic Calming Measures being contemplated for the Borough.



#107 S. CLINTON AVENUE

1. No change since last report.

NORTH LINCOLN AVENUE RIGHT OF WAY VACATION

1. It is our understanding that the property owner is working with the Borough Solicitor on the potential vacation of the existing Right of Way for N. Lincoln Avenue, north of West Elm Street.

BLOCK 13 EROSION PROBLEM (NORTHWEST OF JEFFERSON & ELM)

1. We await notification from NJDOT regarding the Borough's Local Aid Infrastructure Grant Application for Reconstruction and Drainage Improvements to North Jefferson Avenue whose scope of work would include measures to prevent runoff from discharging from the roadway and into the Borough's Conservation Area.
2. An additional solution to prevent the on-going migration of silt into the wetlands, would be the installation of coir logs at the base of the eroded slope and/or across the channel, upstream from the trail bridge. However, prior to placement of any materials, a survey will be required to delineate private property from Borough property.
 - A. In lieu of a survey, we would need written permission to install the coir logs from the property owner at #205 West Elm Street.

CONSERVATION AREA EROSION PROBLEMS

1. Our office will work with the Public Works Department and Environmental Commission on addressing the following erosive areas within the Borough's Conservation Lands:
 - A. West Cherry drainage ditch/bridge bulkhead.
 - B. The Mantua Creek Trail, east of West Cherry Street bridge.
 - C. Existing ravine located within Block 13 (see above).
 - D. Eldridge Trail entrance @ Pine Street.

IV. PLANNING BOARD ACTIVITY:

1. The Board approved of a fence variance at #101 N. Princeton Avenue.
2. The Board approved of a solar energy variance at #5 S. Marion Avenue.
3. The Board tabled an Amended Site Plan Application for a solar array at #9 Shawnee Drive.



WNOE012P
Mayor and Council
October 20, 2020
Page 7

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)
Matthew P. Lyons, Esq., Borough Solicitor (via e-mail)
Laurie Christinzio, Planning Board Secretary (via e-mail)

