

PUBLIC NOTICE
BOROUGH OF WENONAH

**NOTICE OF CHANGE OF START TIME OF REGULAR COUNCIL MEETING AND
PUBLIC PARTICIPATION FOR THE MEETING SCHEDULED FOR
THURSDAY, SEPTEMBER 24, 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: September 22, 2020

**DRAFT
AGENDA
BOROUGH OF WENONAH
REGULAR BUSINESS MEETING
September 24, 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

Resolution 2020-78: Authorizing the Tax Collector to process transfers or refunds

Resolution 2020-79: Approving submission of NJDOT Local aid infrastructure grant application for drainage improvements to N. Jefferson, Mantua Ave to Buttonwood

Resolution 2020-80: Approving SCES Sewer Asset Management Plan additional services for CCTV

Resolution 2020-81: Approving SCE Borough Sewer System collection system rehab & repairs design services

Ordinance 2020-15: 1st read Amending Ordinance 2020-1 Borough employee salaries

Ordinance 2020-16: 1st read Ordinance adding Chapter 60 of the Code of the Borough of Wenonah entitled "Five Year Real Estate Tax Abatement"

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

Motion to approve Dan Darnall and Michael Micken to the to the Wenonah Fire Company. Both are "co-members" with Mantua Fire District

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.

**RESOLUTION AUTHORIZING THE TAX COLLECTOR TO
TRANSFER OR REFUND OVERPAYMENT OF TAXES**

RESOLUTION 2020-78

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Wenonah, County of Gloucester, and State of New Jersey, that it hereby authorizes the Tax Collector to process the following Transfers or refunds as noted:

Block 73	Lot 1	Hummel, Kenneth & Ellen	\$32.72 transfer to 2020
Block 4	Lot 3	Nestore, Toni A	\$2,329.93 transfer to 2021
Block 72	Lot 2.02	Foster, Chelsea & Jonathan	\$17.75 transfer to 2020

BE IT FRTHER RESOLVED, that a certified copy of the resolution be forwarded to the Tax Collector, the Chief Financial Officer and the Municipal Auditor.

ADOPTED at meeting of the Borough Council of the Borough of Wenonah, County of Gloucester and State of New Jersey held September 24, 2020

BOROUGH OF WENONAH

BY: _____
JOHN R. DOMINY, Mayor

ATTEST:

KAREN L. SWEENEY
Municipal Clerk

RESOLUTION NO. 2020-79

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF WENONAH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, APPROVING SUBMISSION OF AN NJDOT LOCAL AID INFRASTRUCTURE GRANT APPLICATION AND EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR RECONSTRUCTION AND DRAINAGE IMPROVEMENTS TO NORTH JEFFERSON AVENUE, FROM MANTUA AVENUE TO BUTTONWOOD STREET

WHEREAS, the New Jersey Department of Transportation ("NJDOT") is committed to advancing projects that enhance safety, renew the aging infrastructure and support new transportation opportunities and provides funding assistance to New Jersey municipalities; and

WHEREAS, the Borough of Wenonah is eligible to apply for grants and funding assistance for Reconstruction and Drainage Improvements to North Jefferson Avenue, from Mantua Avenue to Buttonwood Street.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Wenonah, County of Gloucester and State of New Jersey, that it formally approves the grant application for the above-stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as LAIF-2021- Reconstruction and Drainage Improvements to North Jefferson Avenue - 00015 to the New Jersey Department of Transportation on behalf of the Borough of Wenonah.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute the grant agreement on behalf of the Borough of Wenonah and that their signature constitutes acceptance of the terms and conditions of the grant agreement.

ADOPTED at a regular meeting of the Mayor and Council of the Borough of Wenonah, County of Gloucester, State of New Jersey held on September 24, 2020.

BOROUGH OF WENONAH

BY: _____
JOHN R. DOMINY, MAYOR

ATTEST:

KAREN L. SWEENEY
MUNICIPAL CLERK

**BOROUGH OF WENONAH
GLOUCESTER COUNTY, NEW JERSEY**

RESOLUTION 2020-80

**RESOLUTION APPROVING THE CONTRACT AMENDMENT WITH
SUBURBAN CONSULTING ENGINEERS, INC,
FOR PROFESSIONAL ENGINEERING SERVICES IN CONNECTION WITH
THE 2020-2025 CAPITAL IMPROVEMENT PROJECT
FOR SEWER SYSTEM REHABILITATION WORK**

WHEREAS, the Borough of Wenonah requires professional engineering services for the Capital Improvement Project for Sewer System Rehabilitation work; and

WHEREAS, Suburban Consulting Engineers, Inc. (“SCE”), has submitted a Contract Amendment for Professional Engineering Services proposal for Sewer System Asset Management Plan – Additional Services dated September 22, 2020 (copy of which is attached hereto as Exhibit A), to the Mayor & Council of the Borough of Wenonah; and

WHEREAS, the Borough of Wenonah QPA and the Borough Council have reviewed the proposal; and

WHEREAS, it is the intention of the Borough Council to enter into the Contract Amendment with SCE under the terms and conditions in the September 22, 2020, proposal with a cost not to exceed \$22,500; and

WHEREAS, the Borough of Wenonah Chief Financial Officer has certified that sufficient funds are available to award the contract. (The C.A.F. is attached hereto as Exhibit B.)

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Wenonah, County of Gloucester, State of New Jersey, as follows:

1. SCE’s Contract Amendment for Professional Engineering Services for the 2020-2025 Borough of Wenonah Capital Improvement Project SCE-P-10301.011 Contract Amendment #3 is Approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Mayor and Clerk of the Borough of Wenonah, Gloucester County, New Jersey, are hereby authorized and directed to execute any documents necessary to effectuate the September 21, 2020, proposal.

ADOPTED at a regular meeting of the Mayor and Council of the Borough of Wenonah, County of Gloucester, State of New Jersey held on September 24, 2020.

BOROUGH OF WENONAH

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 September 24, 2020, in the Borough's Municipal Building, 1 South West Avenue, Wenonah, New Jersey 08090.

KAREN L. SWEENEY
Municipal Clerk

**BOROUGH OF WENONAH
GLOUCESTER COUNTY, NEW JERSEY**

RESOLUTION 2020-81

**RESOLUTION APPROVING PROPOSAL WITH
SUBURBAN CONSULTING ENGINEERS, INC,
FOR PROFESSIONAL ENGINEERING SERVICES IN CONNECTION WITH
THE 2020-2025 CAPITAL IMPROVEMENT PROJECT
FOR SEWER SYSTEM REHABILITATION WORK**

WHEREAS, the Borough of Wenonah requires professional engineering services for the Capital Improvement Project for Sewer System Rehabilitation work; and

WHEREAS, Suburban Consulting Engineers, Inc. ("SCE"), has submitted a professional engineering proposal for Collection System Rehabilitation & Repairs Design Services, dated September 21, 2020 (copy of which is attached hereto as Exhibit A), to the Mayor & Council of the Borough of Wenonah; and

WHEREAS, the Borough of Wenonah QPA and the Borough Council have reviewed the proposal; and

WHEREAS, it is the intention of the Borough Council to enter into a Contract with SCE under the terms and conditions in the September 21, 2020, proposal with a cost not to exceed \$30,000; and

WHEREAS, the Borough of Wenonah Chief Financial Officer has certified that sufficient funds are available to award the contract. (The C.A.F. is attached hereto as Exhibit B.)

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Wenonah, County of Gloucester, State of New Jersey, as follows:

1. SCE's proposal for Professional Engineering Services for the 2020-2025 Borough of Wenonah Capital Improvement Project SCE-P-11851.011 is Approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Mayor and Clerk of the Borough of Wenonah, Gloucester County, New Jersey, are hereby authorized and directed to execute any documents necessary to effectuate the September 21, 2020, proposal.

ADOPTED at a regular meeting of the Mayor and Council of the Borough of Wenonah, County of Gloucester, State of New Jersey held on September 24, 2020.

BOROUGH OF WENONAH

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 September 24, 2020, in the Borough's Municipal Building, 1 South West Avenue, Wenonah, New Jersey 08090.

KAREN L. SWEENEY
Municipal Clerk

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

**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 conversion 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 _____, and adopted on final reading by the Borough Committee of the Borough of Wenonah at a regular and duly convened meeting held on _____, 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

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A.40A:21-1 et seq.; P.L.1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications **must** be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: _____ MUNICIPALITY: _____

I. IDENTIFICATION

Applicant Name: _____ Name of Officer (if corporate owner): _____

Phone Number: (____) _____ Email Address: _____

Mailing Address/Corporate Headquarters: _____

City: _____ State: _____ ZIP: _____

Property Location (Street Address): _____

Block: _____ Lot: _____ Qualifier: = _____

II. PROJECT INFORMATION

This Application is for tax exemption tax abatement both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- New Construction;
- Conversion or alteration of a building or structure into a dwelling;
- Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- Construction of a multiple dwelling under a tax agreement;
- Construction of a commercial or industrial structure under a tax agreement;
- Improvement to a multiple dwelling;
- Improvement to a commercial or industrial building or structure;
- Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: _____, 20____.

II. Total cost of project: \$ _____.

III. Brief description of the nature and type of construction, conversion, or improvement.

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? No Yes, amount: \$ _____
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? No Yes
3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements mad by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature _____ Title (If Applicable) _____ Date _____

FOR OFFICIAL USE:			
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED	Assessor _____	Date _____

GENERAL INFORMATION AND INSTRUCTIONS

1. **Availability:** The Five-Year Exemption and/or Abatement is discretionary on the part of the municipal government. For Exemption/Abatement to apply, there must first be an area in the municipality designated by the local government as “in need of rehabilitation.” Then, there must be an enabling ordinance enacted by the local governing body. The ordinance may identify various rehabilitation areas in the municipality, the types of structures and rehabilitation/redevelopment efforts which may be eligible, as well as the availability of exemption or abatement or both.

2. **Filing Deadline:** EA-1 Applications must be filed with the municipal assessor within 30 days (including Saturdays & Sundays) of completion of the construction, improvement, conversion, or conversion alteration. Late applications will be denied. No applications can be filed or take effect unless a valid timely ordinance is in force. Completion means substantially ready for the intended use for which a building/structure is constructed, improved, or converted.

3. **Terms Defined per N.J.S.A. 40A:21-3:**
 - Abatement—that portion of a property’s assessed value as it existed prior to construction, improvement, conversion of a tax exempted building/structure thereon.
 - Exemption—that portion of an assessor’s full and true value of any construction, improvement or conversion alteration not increasing the property’s taxable value.
 - Construction—providing new dwellings, multiple dwellings or commercial/industrial structures. Or enlarging existing multiple dwellings or commercial/industrial structures by more than 30% but not changing the existing use.
 - Conversion/Conversion Alteration—altering or renovating a nonresidential building, structure, hotel, motel, motor hotel, or guesthouse to convert it from its previous use to a dwelling/multiple dwelling.
 - Improvement—modernizing, rehabilitating, renovating, altering, repairing which produces a physical change in an existing building or structure....but does not change its permitted use. It does not include repairs for fire or other property damage for which insurance payments were received within three years of applying for the Five-Year Exemption/Abatement. For multiple dwellings, it includes only improvements to common areas or elements or three or more dwelling units ...For multiple dwellings or commercial/industrial structures it does not include ordinary painting, repairs, replacement of maintenance items or the enlargement of an existing structure by more than 30%.
 - Dwelling—a building or part of a building used or held for use as a home or residence, including accessory buildings on the premises. Individual condominium and cooperative units and individual residences within a horizontal property regime are also considered dwellings. The “common elements” of a horizontal property regime, cooperative, or condominium, are not considered “dwellings” but are defined as “multiple dwellings.”
 - Multiple Dwelling—a building or structure fitting the definition of “multiple dwelling” in the “Hotel and Multiple Dwelling Law,” (see N.J.S.A. 55:13A-3), and also the “common elements” or “general common elements” of a condominium, a cooperative, or a horizontal property regime.
 - Commercial or Industrial Structure—a structure or part thereof used for the manufacturing, processing or assembling of material or manufactured products, or for research, office, industrial, commercial, retail, recreational, hotel or motel facilities, or warehousing purposes, or for any combination thereof.

4. **Start Date of Exemption/Abatement:** As amended by P.L.2007, c. 268, Five-Year Tax Exemptions and/or Abatements take effect as of a project’s completion date, except for projects subject to tax agreements for which the effective date of exemption/abatement is January 1 of the year following the year the project is completed. **For projects under tax agreements, Added Assessments are applicable** in the interim period between completion and January 1st. **For exemption/abatement projects not under tax agreements,** taxes to be paid are prorated based on an annual period using a property’s current year assessed value minus the prorated exemption/abatement amount plus any portion of assessed value of the construction, improvement, or conversion not exempted which is also prorated based on an annual period.
 - Annual period—a duration of 365 days, (366 days when February has 29 days), beginning on the date an exemption or abatement for a project becomes effective, i.e., the project’s completion date.

5. **Payments in Lieu of Taxes (PILOTS):** PILOTS are the payment mechanism within an exemption/abatement program and are only applied to exempt or abated properties. PILOTS cannot be utilized independently outside of an exemption/abatement. The Five-Year Exemption/Abatement Law provides three kinds of in lieu payments: cost basis; gross revenue basis; tax phase-in basis. A tax agreement between the applicant and municipal governing body will determine if there is a PILOT for the property and which kind of in lieu payment will be utilized.



Mantua Township Police Department

Proudly serving Mantua Township and Wenonah Borough



Darren E. White
Chief of Police

Jeffrey F. Ferry
Captain

405 Main Street
Mantua, NJ 08051
mantuapd@mantuatownship.com
(856) 468-1920
Fax (856) 464-0237

Brian L. Grady
Lieutenant

Shaun J. Butler
Lieutenant

September 24, 2020

To: Mr. Mayor and members of the Borough Council
From: Chief White

Re: Monthly report

- Our speed signs have been consistently out and are currently in Wenonah near the elementary school and the rest in Mantua at our schools. Officers have been out at the schools as well to ensure that back to school time is successful.
- The new decal came in. We only ordered one for now to make sure everything looks good with it. There was a little concern with the colors matching up with our patch so we wanted to make sure all was good before spending a more significant amount on the rest of the decals, which adds up quickly. After having it installed, we are going to move forward with this decal design for the rest of our new cars. You should expect to see this vehicle on the road next week, and the remaining cars will be out as soon as we can get them ready.



- We finally received our last vehicle that was ordered last year as well as the repaired vehicle that we had initially sent back the same day we received it due to having several inches of water in the spare tire compartment.
- In an effort to replace another one of the detective bureau cars, we located another used vehicle with extremely low miles (only around 11,000) that we are looking to purchase.
- We ordered several more rifles to further equip as many officers as possible with them. Getting these into the hand of trained officers is an important of our overall plan to prepare for active shooter situations. Sgt. Murphy has also started the classroom portion of this training, with the hands-on element occurring during our fall range qualification. This is all in an attempt to get the entire county on the same page so that if/when this type of situation occurs in the future, all officers will be taking the same steps and have the same expectations regardless of what town they are in.
- Our Simunitions inserts finally came in, which will allow us to train in real buildings using our assigned handguns, which creates as realistic of a situation as possible for training. As soon as our new handguns come in, which are replacing the outdated model that we currently carry, these inserts will be able to go into all our existing firearms to shoot non-marking non-lethal paint rounds.
- All supervisors have completed the training required by our insurance carrier in the protection and treatment of minors.
- Although the state has cancelled funding for their DWI patrols, which is something we have participated in for as long as I can remember, we will be finding ways to have our own increased patrols to help curb impaired driving throughout the upcoming holiday season.
- Lt. Grady, Lt. Butler and I attended a two-day training session last week for the resiliency program that the state is in the process of implementing. It has been adapted from similar programs by the FBI and military to help officers become stronger mentally, physically, socially, and spiritually and seeks to enhance flexible coping mechanisms to help officers destress after being involved with stressful life events. Every department in the state has assigned a resiliency program officer and the county has several master resiliency officers, with Sgt. Murphy from our department being one. Everything is still in the beginning stages, but in the near future the county will be conducting training on all of our officers.
- With the assistance of the state's mobile inspection unit, we held an inspection checkpoint earlier today. On top of enforcing inspection statutes, any vehicles who currently need to be inspected have it conducted on the spot.

Wenonah Incidents Summary Report

Call Type	1.23-2.27	2.27-3.26	3.26-4.20	4.20-5.26	5.27-6.25	6.25-7.22	7.23-8.25	8.26-9.23
911 Hang Up	0	0	1	0	0	0	1	1
911 Miss Dial	0	0	1	1	0	0	0	0
911 Open Line	0	0	0	1	1	0	0	0
Abandoned Vehicle	0	0	0	0	0	0	2	0
Abdominal Pain	1	0	0	0	0	0	0	1
Added Patrol	2	11	2	8	1	1	21	7
Administrative	0	2	0	0	0	0	0	0
Allergic Reaction	0	2	0	0	0	4	0	1
Animal Complaint	1	2	3	2	3	0	6	2
Arrest	0	0	1	0	0	0	0	0
Assault	0	0	0	1	1	0	0	0
Assist Other Agency	0	2	2	2	0	1	3	2
Bleeding	0	0	1	0	2	1	1	0
Brush Fire	0	5	0	1	0	0	0	0
Burglar Alarm Activation	4	0	4	3	5	8	5	3
Burglary Entering	1	0	0	0	1	2	1	0
Cardiac Arrest	0	0	0	1	1	0	0	0
Child Custody Exchange	0	0	1	2	4	1	1	0
Child Welfare	0	0	0	0	1	0	0	0
CO Alarm	1	1	1	1	1	0	1	0
Community Policing	0	0	0	1	0	0	1	4
Criminal Mischief Complaint	0	0	1	2	2	1	0	1
Damage to Property	0	0	0	0	1	0	0	0
Diabetic Emergency	0	0	0	0	0	0	0	2
Disabled MV	0	1	0	2	2	1	1	2
Disorderly Conduct	1	0	0	0	0	0	0	0
Dispute	2	1	1	3	0	0	0	0
Disturbance	0	0	0	1	0	0	0	0
Domestic	3	1	3	1	0	2	1	0
Downed/Arching Wires	0	0	2	0	1	1	2	1
Dwelling Fire	0	0	0	1	0	0	0	1
Escort	1	0	0	0	2	0	1	1
Fall Victim	0	2	0	2	2	3	5	3
Fight	1	0	1	1	0	0	0	1
Fingerprinting	0	0	0	0	0	1	0	0
Fire Alarm Activation	0	0	1	0	0	0	0	0
Fire Alarm System	0	0	0	0	1	2	1	3
Fireworks Complaints	0	0	0	0	0	1	1	0
Follow Up	1	0	0	3	1	1	3	3
Found Item	3	0	2	0	0	1	0	1
Fraud Complaint	0	0	0	0	0	0	0	1
Fumes Exterior	1	0	0	0	0	1	1	1
Fumes Interior	1	0	0	0	0	0	0	1
General	0	0	0	0	1	0	0	0
Harassment	1	0	0	2	0	0	0	1
Hazardous Road Condition	1	0	1	3	0	1	5	1
Hit and Run	0	0	0	1	0	0	0	0
Investigation	1	1	0	0	0	1	2	2
Investigation (FIRE)	0	0	0	0	1	0	0	0
JV Complaint	0	3	2	2	2	1	0	2
Local Ordinance	0	0	0	1	0	0	1	0
Lock Out	0	0	0	0	0	0	0	0
Lost Item	0	0	0	1	0	0	1	0
Medical Alarm	0	0	0	0	0	0	1	0
Medical Emergency	0	4	4	2	0	4	2	3
Missing Person	0	0	0	1	0	0	0	1
MV Complaint	1	0	3	1	2	2	1	3
MV Crash	3	0	1	2	2	1	2	3
MV Stop	20	15	1	3	4	19	7	9
Narcotics	0	0	1	0	0	0	0	0
Neighbor Complaint	0	1	0	1	0	0	0	0
Noise Complaint	1	0	1	3	1	0	1	2
Notification/Informational	2	2	1	3	1	1	1	2
Panic Alarm	1	0	0	0	0	1	0	0
Parking Enforcement	2	1	0	1	1	2	1	0
Pedestrian Stop	0	1	0	1	0	1	2	0
Property Check	1	0	2	0	0	6	10	4
Psychiatric Emergency	0	0	4	0	0	1	0	0
Public Assist	0	3	0	0	2	1	2	2
Radar Enforcement	9	19	6	4	5	10	6	2
Radar Trailer Deployment	2	0	0	0	0	1	2	0
Respiratory Emergency	0	1	0	0	0	0	1	1
School Crossing	0	0	0	0	0	1	0	0
Seizures	0	0	0	0	1	1	0	0
Solicitation	0	1	0	0	1	1	2	2
Speak to Officer	1	2	0	2	3	1	2	2
Special Detail	0	1	0	0	0	0	0	2
Stolen Vehicle	0	0	0	0	0	0	0	1
Stroke	1	0	0	0	3	1	0	3
Suicide, Suicidal Subject	0	0	0	0	0	0	1	0
Suspicious Incident	3	1	1	0	2	1	1	3
Suspicious MV	2	1	2	0	2	1	4	5
Suspicious Person	1	1	3	0	4	0	0	0
Temporary/Final Restraining Order	0	0	0	0	0	0	1	0
Terroristic Threats	0	0	0	0	1	0	0	0
Theft	2	0	1	0	0	1	2	1
Traffic Detail	0	0	0	0	0	1	2	1
Trespassing	1	0	0	0	0	0	0	1
Unconscious Person	1	2	0	0	1	1	1	1
Unwanted Person	0	0	0	0	1	0	0	0
Warrant	0	0	1	0	1	0	0	0
Water Restriction Complaint	0	0	0	0	0	0	0	1
Well Being Check	1	3	1	0	3	2	4	2
Total	82	93	64	74	77	97	125	105

To: Mayor Dominy and Council

From: Tim Nessler, Fire Chief

Subject: Incident and Activities Report for August 2020

Date: September 1, 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					121
Alarm Systems	1	1	1	4	2	4	5	5					23
Animal Rescue													2
Assist EMS					1		1						4
Brush				2		1	1						10
CO Alarms	1	2		2		2	1	2					1
Cover Assignment		1											14
Dwelling	2		3	4	1	2	2						10
Exterior Fumes	3	3			1		1	2					1
Incorrect Dispatch	1												6
Interior Fumes		1	2			2	1						3
Investigation			1		1			1					4
Motor Vehicle Crash	1		1					2					
Rescue Assignment													3
Rubbish Fire			1			1	1						20
Service Assignment				5	1	8		6					
Meetings/drills	4	4	2		1	2	3	3					19
Events		1					1	1					3
Staff Hours	114.13	201.9	48.69	53.27	30.68	48.79	119.6	113.4					

Monthly highlights:

- Firefighter Sean McCall completed his training at Camden County Fire Academy, becoming our newest NJ State certified member. Well done Sean!



Tim Nessler

Fire Chief

Public Works Report

Submitted by Ken Trovarelli, DPW Superintendent
For the month of September 2020 (8/28/2020 – 9/24/2020)

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				
Utility Mark outs	36	62	22	106	22	120	80	33	12				
Water samples for NJDEP	4	4	4	4	4	4	4	4	4				

Equipment maintenance

- Safety Briefings
- 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.

Other activities

Municipal Properties/Maintenance/Compliance

- Get Hayes Ball Field Ready and put fence back up at dugout
- Mulched around tax office
- Took Buntings down at tax office
- Removed Mud Wasp and Honeycomb nests from Municipal Building and Train Station
- Removed dead deer from the Lake parking lot
- Picked up new freezer for the Lake
- Took down obsolete light in park for Bob Bevilacqua
- Poured Concrete Pad for new memorial bench in the park
- Plunged 2 Sewer back ups
- 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				
# e-waste stops	6	18	6	5	22	2	9	15	9				

*Indicates combined metal and e-waste

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

Tax Collector's Statement of Cash Receipts

Current Taxes	August	2020 To Date
Prepaid Taxes / 2021	9,866.87	15,886.85
2020 Taxes	1,769,493.84	6,681,987.12
2019 Taxes	75.34	98,515.07
6% Year End Penalty		3,851.10
Arrears		0.00
Tax Title Liens		0.00
Interest & Costs	1,286.02	16,060.53
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	1,780,722.07	6,816,300.67


 Kim M Jaworski
 Tax Collector

Percentage of Collection at August 31, 2020	73.92%
Percentage of Collection at August 31, 2019	72.76%

TREASURER'S REPORT 2020

REVENUES:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Property Tax Receipts													
Delinquent Taxes	\$ 23,089.40	\$ 19,670.04	\$ 28,044.22	\$ 14,344.91	\$ 8,748.23	\$ 14,625.20	\$ 2,195.11	\$ 75.34					\$ -
Interest on Delinquents	\$ 1,006.56	\$ 4,455.94	\$ 3,352.63	\$ 2,998.47	\$ 671.42	\$ 1,113.85	\$ 1,598.45	\$ 1,286.01					
Current Taxes	\$ 711,808.78	\$ 1,467,469.64	\$ 76,623.61	\$ 543,114.78	\$ 1,545,438.05	\$ 94,190.27	\$ 466,900.67	\$ 1,772,567.17					
Prepaid Taxes							\$ 6,019.98	\$ 9,866.87					
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					
Dog/Cat Licenses	\$ 516.00	\$ 336.00	\$ 728.00	\$ 98.00	\$ 230.00	\$ 87.00	\$ 45.00	\$ 7.00					
Utility Receipts													
Water/Sewer Rents	\$ 740.00	\$ 1,349.96	\$ 159,216.42	\$ 114,987.21	\$ 70,026.53	\$ 16,764.44	\$ 24,468.98	\$ 7,673.43					
Penalty			\$ 47.00			\$ 1,344.50	\$ 2,133.93	\$ 293.14					
Prior Year Rent			\$ 470.00				\$ 47.00						
Other	\$ 8.73	\$ 8.73	\$ 8.73	\$ 1,679.14	\$ 60.00	\$ 8.74	\$ 8.73	\$ 45.00					
Appropriation Refund													
Lake Revenues						\$ 272.00	\$ 1,487.00	\$ 1,102.00					
Concession													
Volley Ball Usage							\$ 6,450.00	\$ 4,825.00					
Walk in								\$ 100.00					
Pavilion Rental							\$ 25.00	\$ 325.00					
Parties								\$ 20.00					
Day Passes/w/mem							\$ 300.00	\$ 100.00					
Pass Books			\$ 50.00	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -

Additional info

2020

LAKE REVENUE 2020

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

2020
 Approx 890 homes
 Resident TAGS SOLD 317 = 104 Families
 Non Resident TAGS SOLD 108 = 17 Families
 President 2019 - 103 Families
 Non Resident 2019 - 17 Families
 Resident 2018 - 78 Families

2020 - Payroll Expenses \$39,820.81
 2020 - Other Expenses \$11,200.00 - Pending figure

wenonahclerk@comcast.net

From: Anthony <anthonyjfini@comcast.net>
Sent: Wednesday, September 23, 2020 1:23 PM
To: Karen L Sweeney
Subject: Human service report

Wenonah Clean Communities Day, held on August 29th, was a success despite the rain. We had participants from 8 groups. With each group getting 350.00 dollars.

These groups are

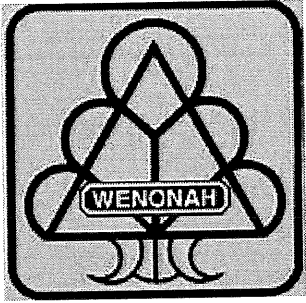
Wenonah Cub Scouts pack 231
Wenonah Athletic Association
Holy Nativity Lutheran Church
American Legion
Wenonah Environmental Commission
Wenonah Boy Scouts troop 7050
Friends of Wenonah Library
Women's Club of Wenonah

I would like to thank each group in volunteering and their continued support with the Clean Communities Day program.

Also ,

The Communications plan is expanding to include more outreach to new residents. We will be putting together Welcome Packets for new residents to include information about Borough services and resources where new residents can learn more about everything Wenonah has to offer. We will begin outreach to realtors who sell homes regularly in town to be able to reach new residents soon after they are settled here.

Thank you
Chairman of Human Service Committee
Anthony Fini



Public Buildings & Grounds

Jonathan Barbato, Chair

Committee Members: Peter Fu, Susan Mayer

Month: September 2020

- Wenonah Lake – Financial Summary Report (Draft) – 2020
 - Revenue: \$31,181.00 Firm
 - Payroll Expenses: \$39,820.81 Firm
 - Other Expenses: \$11,200.00 Pending

 - Tags Sold:
 - Resident 317 (104 Families)
 - Non-Resident 108 (17 Families)

Note: The Wenonah Lake organization overall had a successful swimming season this year despite our setbacks with restrictions due to Covid-19. I would like to thank Public Works, Sue Mayer, Laurie Christinzio and Erica Walker for a great team effort in making sure we were able to have a swimming season. The Public Buildings and Grounds committee will work hard this year to review expenses and implement creative ideas to improve membership and boost our revenue stream.



THE PETTIT GROUP, LLC
Engineering • Architecture • Planning

VIA E-MAIL ONLY

September 23, 2020

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

**RE: Monthly Engineering Report
Borough of Wenonah
Public Meeting: Thursday September 24, 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. Design work is 90% complete. Upon completion, we will forward the design plans and specifications to the NJDOT for their review and subsequent authorization to place the project out for Public Bid.
 - A. It should be noted that the terms of the NJDOT 2019 Municipal Aid Grant Agreement for South Marion Avenue require that the project be awarded by March of 2021 or otherwise jeopardize funding.

2021 NJDOT MUNICIPAL AID PROGRAM:

1. No Change Since Last Report.

2020 NJDOT LOCAL AID INFRASTRUCTURE PROGRAM:

1. A 2020 NJDOT Local Aid Infrastructure (LAIF) Program Application for Drainage Improvements and Reconstruction of North Jefferson Avenue, from Mantua Avenue to Buttonwood Street has been submitted electronically.
2. A Resolution in support of the Application will have to be adopted at the September 24th Meeting. Once adopted, our office will forward the Resolution to NJDOT to complete the application process.

2020 TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM:

1. Our office has investigated the Transportation Alternatives Set-Aside Program and have identified a potential and eligible Environmental Mitigation project for the addressing the following erosion problems that are the result of highway runoff:
 - A. West Cherry Street drainage ditch/bridge bulkhead.
 - B. Shawnee Drive Storm Sewer Easement.
 - C. Comeys Lake Earthen Dam
 - D. Existing ravine located within Block 13.
 - E. Intermittent stream in northeast quadrant, parallel with Synnot Avenue

It should be noted that the Grant funds are provided on a reimbursement basis and are available for both construction and engineering design.

2. The Grant is similar to that which was used to fund the Mantua Avenue Streetscape Improvements and therefore, the application process is both lengthy and costly as it requires the following:
 - A. Letters/Resolutions of Support from various organizations, departments, and businesses throughout the Borough.



- B. Maintenance Commitments from the Stakeholders, i.e. Borough.
 - C. Detailed Project Narrative, including description of public benefits
 - D. Cost Estimate
 - E. Schedule for Completion.
3. It should be noted that the Borough has already met the Federal Eligibility requirements. However, one item of concern is the "Equity Considerations" which are similar to those that are used in the CDBG Grant Evaluations for which the Borough has not been successful in recent years. Therefore, the decision to pursue this Grant should be carefully considered as the costs for the preparation of the application are somewhat substantial.
 4. The Grant Applications are due on November 24, 2020 and therefore, we must begin the application process as soon as possible. Accordingly, we ask if Council would like to pursue this grant opportunity

NJ ENVIRONMENTAL INFRASTRUCTURE FINANCING PROGRAM

1. It is our understanding that Suburban Consulting Engineers (SCE) is coordinating NJIB funding for both CCTV Inspections and the rehabilitation of certain sanitary sewer infrastructure.
2. As a result of the historically low interest rates, the Borough will be bonding for all other utility infrastructure improvements including Sanitary Pump Station upgrades, Water Tower Rehabilitation, Well #1 repairs/upgrades, and water main replacements.

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 have obtained a quote for completing a topographic survey of the improved portions of the Lake property and have forwarded to the Borough Clerk and Councilman Cox for consideration. It is our understanding that various Borough funds must be re-appropriated before the survey is authorized and therefore, the work is being placed on hold until November.



COMEYS LAKE:

1. Our office met on site with the Public Works Department to review the work to be performed in order to prevent any future damage to the existing dam, inclusive of the following:
 - A. Clear the debris from the primary and secondary overflow structures to ensure that they are operating at full capacity.
 - 1) May require partial reconstruction of the dock.
 - B. Backfill the tree roots in the eroded slope to help stabilize the tree, place rip rap on the backfilled slope, cover the rip-rap with soil, and plant woody vegetation atop the rip rap to help prevent future erosion should the dam be overtopped in the future.
2. Regarding the clogged inlet pipe, it was confirmed that there is approximately 3-4 feet of silt atop the pipe and therefore, rather than permanently seal and disable the inlet pipe and eliminate any possibility of lowering the lake in the future, Public Works will borrow a camera from a neighboring municipality and perform a video inspection of the pipe. Based upon the results of the video, a course of action will be formulated.
3. The long term/permanent solution would be to build a new dam structure with new inlet pipe, overflow weir, etc. as well as the reconstruction of the dock. However, we question the viability of the project given the fact that a new dam would have to obtain permit approval from NJDEP and the NJDEP has not acted favorably on similar types of projects in the past, i.e. reconstruction of un-regulated dams.

LIGHT RAIL

1. No change since last report.

CONRAIL

1. No change since last report.

SANITARY SEWER SYSTEM

1. Now that bonding has been secured for Borough-wide utility upgrades, we recommend that consideration be made for the installation of a new sewer between Pine St./Clinton Ave and Cedar St./Southeast Ave. for the purposes of abandoning the existing and partially collapsed sewer mains that are located within the heavily wooded area between Langston Field and Southwest Avenue.

Should Council concur, our office will coordinate this potential infrastructure improvements with SCE.
2. Pursuant to a resident inquiry regarding public sewer service for the residents on North Woodbury-Glassboro Road, we have obtained a cost estimate from a Contractor for the



necessary sewer system improvements and have confirmed that the project will require NJDEP Treatment Works Approval.

- A. We recommend that a meeting be arranged with the Public Works Committee to review the scope and cost of the potential project.
3. The construction contract for the replacement of the sanitary sewer in S. Marion Avenue shall be coordinated by SCE. It is anticipated that construction will be completed prior to the start of the 2020-2021 Infrastructure Improvement Project which entails the paving of South Marion Avenue, from Mantua Avenue to Willow Street.
4. It is our understanding that SCE will be letting a contract for additional sewer video inspections in the near future. 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 updated by SCE.

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 August 2020 was almost identical to that from 2017, which projects to the Borough being under the annual allocation limit by almost 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.



- A. It should be noted that the Borough is required to provide NJDEP with a GIS Map of the Borough-wide Outfalls by December 21, 2020. It is assumed that the Borough will retain SCE for this work and our office will provide SCE with the outfall coordinates upon authorization of the work.

NJPDES STORMWATER DISCHARGE PERMIT

1. The NJDEP has recently reached out to our office regarding the following:
 - A. Confirmation of compliance with the web posting requirements.
 - B. Reminder to prepare and adopt an amended Stormwater Control Ordinance by March 3, 2021 (see #2, below).
 - C. Reminder to prepare and submit an electronic copy of the Borough's Outfall Pipe Map by December 21, 2020 (see STORM SEWER SYSTEM, above).
2. The Borough's original Stormwater Ordinance was based upon a "Model" Ordinance that was prepared by the County. That Ordinance differs in many ways from the "Model" Ordinance that was prepared by the NJDEP and therefore, we recommend that the Borough not take any action until we confirm whether the County will be providing a "Model" Amendment for use by the county-wide municipalities.
 - A. Our office has reached out to both the County Engineer and County Planner but have yet to receive a response.

NORTH WEST AVENUE PAVING

1. No Change Since Last Report.

ON-STREET ADA PARKING STALL FOR 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. Our office has prepared and submitted an NJDOT Grant Application which would address the roadway improvements required to divert the runoff into the Borough's Storm sewer system and away from the eroded ravine.
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.

CONSERVATION AREA EROSION PROBLEMS

1. Our office recently performed a site inspection of the following erosive areas within the Borough's Conservation Lands with a local resident from the NJ State Department of Agriculture.
 - A. West Cherry drainage ditch/bridge bulkhead.
 - B. Comey's Lake Dam.
 - C. Existing ravine located within Block 13 (see above).
 - D. Eldridge Trail entrance @ Pine Street.

We have collectively developed solutions for addressing the erosion problems cited above and will work with both Public Works and the Environmental Commission on their implementation.

IV. PLANNING BOARD ACTIVITY:

1. There have been no Board Meetings since the last Report.
2. The Board received the first variance application from the new Solar Energy Ordinance. Said application is on the September 28th Board Agenda.



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Mayor and Council
September 23, 2020
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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)

