

SEPTEMBER 1, 2011, GENERAL MEETING MINUTES
BOARD OF COMMISSIONERS OF THE BOROUGH OF MT. EPHRAIM

MEETING CALL TO ORDER

Mayor Wolk called the meeting to order at 8:00pm.

SALUTE TO THE FLAG

All present pledged their allegiance to the Flag of the United States of America.

ROLL CALL

PRESENT

ABSENT

Commissioner Gilmore	_____X_____	_____
Commissioner Greenwald	_____X_____	_____
Mayor Wolk	_____X_____	_____

OTHER OFFICIALS PRESENT

Borough Solicitor – Eric Riso
Borough Engineers – Doug Akin
Borough Clerk – Terry Shannon
Tax Collector/Dep. Clerk – Marie Darlington
Police Chief—Ed Dobleman

“OPEN PUBLIC MEETINGS LAW” ANNOUNCEMENT

This Meeting has been advertised and notices posted in accordance with the “Open Public Meetings Act.”

PROCLAMATIONS

None.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

1. July 26, 2011, Caucus Meeting
2. August 4, 2011, General Meeting

A motion was made by Commissioner Greenwald and seconded by Commissioner Gilmore to approve the aforementioned minutes. All were in favor.

VOUCHER APPROVAL

Mayor Wolk read the voucher list total for the month is \$1,643,032.56. On a motion by Commissioner Greenwald, seconded by Commissioner Gilmore, the bill list was approved with the following poll vote: Gilmore-yes; Greenwald-yes; Wolk-yes.

PUBLIC HEARING AND SECOND READING OF ORDINANCES:

Mayor Wolk announced that Ord. 12-11 and 14-11 have to be moved as they have not yet been reviewed and approved by the Planning Board. The Solicitor explained that both deal with Chapter 99, Zoning and require planning board approval. They need to be moved to the October 6 meeting. On a motion by Commissioners Greenwald and Gilmore, Ordinances 12-11 and 14-11 were moved from the agenda.

The Mayor read the following ordinance for public hearing and adoption:

Ordinance 13-11, Establishing Public Contracting “Pay to Play” Reform.

The Mayor then opened the public hearing. Hearing no public comment, on a motion by Commissioner Greenwald and second by Commissioner Gilmore, the public hearing was closed.

On a motion by Commissioner Greenwald, seconded by Commissioner Gilmore, the ordinance was adopted with the following poll vote: Gilmore-yes; Greenwald-yes; Wolk-yes. The ordinance is adopted.

INTRODUCTION OF ORDINANCES

The Clerk read the following ordinance for introduction by title:

Ord. 15-22, Repealing Chapter 66 and Section 66b-1(l) of the Code of the Borough of Mount Ephraim.

On a motion by Commissioner Greenwald, seconded by Commissioner Gilmore, the introduction of the ordinance was approved with the following poll vote: Gilmore-yes; Greenwald-yes; Wolk-yes. Mayor Wolk announced that these ordinances would be considered for adoption following a public hearing at the October 6 regular meeting.

RESOLUTIONS:

The Clerk announced that the following resolutions would be approved as a Consent Agenda:

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| RESOLUTION 77-11 | Approving Change Order No. 6 to Increase the Contract Amount for the Bell Road Firehouse Project |
| RESOLUTION 78-11 | Appropriating an Item of Revenue and Expense for Clean Comm. Grant Received |
| RESOLUTION 79-11 | Awarding a Contract to GWP Enterprises for the Hartka Avenue Project |

- RESOLUTION 80-11 Endorsing the Submission of a Grant Application and Execution of Agreement for Municipal Aid from the New Jersey Department of Transportation for Resurfacing and Safety Improvements to Idora Avenue
- RESOLUTION 81-11 Endorsing the Submission of a Grant Application and Execution of Agreement for Municipal Aid from the New Jersey Department of Transportation for Resurfacing and Safety Improvements to Grant Avenue
- RESOLUTION 82-11 Authorizing the Cancellation of Taxes for a Totally Disabled Veteran
- RESOLUTION 83-11 Authorizing Completion of the Best Practice Public Meeting Certification Form
- RESOLUTION 84-11 Calling on all People and Institutions of the United States to Observe a Moment of Remembrance on September 11, 2011
- RESOLUTION 85-11 Authorizing a Closed Session to Discuss a Legal Matter

Mayor Wolk commented on the resolution commemorating September 11 and the Clerk explained that at 1:00pm everyone is to pause for a moment of silence.

On a motion by Commissioner Greenwald, second by Commissioner Gilmore, the consent agenda was approved with the following poll vote: Gilmore-yes; Greenwald-yes; Wolk-yes.

BINGO/RAFFLE LICENSES:

- RA-364 Emmaus Catholic Community (Monte Carlo night, Oct. 1)
RA-366 Emmaus Catholic Community (50/50, Oct. 1)
BA-365 Oaklyn Cougars Athletic Assoc. (Bingo, Sept. 17)

On a motion by Commissioner Greenwald, second by Commissioner Gilmore, the bingo and raffle licenses were approved with all in favor.

REPORTS:

Commissioner Gilmore read highlights from the Police Department and Fire Department monthly reports for August. He welcomed back Officer Schaffer and reminded everyone that school opens next week and to obey traffic laws and crossing guards. He closed by stating that the efforts put forth by the Office of Emergency Management, the Police Department, the Fire Department, EMS and DPW, during the weekend of Hurricane Irene were outstanding. The command center was manned from 2pm Saturday until 6pm Sunday afternoon. There were a minimum of 25 people at the command center and they responded to many calls for service. He asked Jay Vilardo to provide highlights.

Jay stated they began monitoring the weather reports in the middle of the week. They had the school do reverse notifications on Wednesday to notify the residents to prepare. They had a meeting Thursday night to brief everyone. At the end of the storm they conducted a damage assessment. 40-50 homes had water in the basement. We had a major issue at the Budget Inn as their basement was filled with water. We began pumping out the water. We took the County around today to survey the damage. The County met the threshold so we should be getting our costs reimbursed. He thanked all departments and said that the residents were prepared and cooperative during and after the storm. Chiefs Gilmore and Dobleman echoed Jay's comments and spoke about how they prepared as well.

Commissioner Gilmore extended thanks to all for a job very well done.

Commissioner Greenwald read the highlights from the Construction Department monthly report. Again this month there were no accidents or injuries in DPW. He reported that single stream recycling for the prior month was 95,000 pounds. DPW have been maintaining vacant properties in town and responded to six sewer calls. They also set-up the stage for the free concert. They assisted with the water removal at the Budget Inn. He added that he wanted to personally thank all departments for putting the safety of the town first during the hurricane. They were very prepared and it was a tremendous success. He added that during hurricanes, we should have the same parking restrictions as during snowstorms. We should consider that in a future Messenger.

Engineer Joe Federici reported that we awarded the contract for the Hartka Avenue project and just need DOT concurrence. We initiated applications for the 2012 DOT Municipal Aid funding. Submitted were Idora and Grant Avenues. The grant packages will be submitted this month and hopefully we will get funding for one of these projects.

Mayor Wolk read the receipt totals from the Tax Collector report for the month of July, 2011. He also extended his thanks to all the volunteers who stepped up during the hurricane. He said that he was thinking about the fact that these volunteers were not with their families while the rest of us were with our families. Thank you from the bottom of my heart to all the volunteers. The townspeople really appreciate it and he called for a round of applause.

PUBLIC PARTICIPATION:

Mayor Wolk opened the meeting to the public and asked that residents state their name and address for the record.

Mr. Arechavala, 708 Cedar Avenue, noticed the pump stations have problems when there are heavy rains. He owns a plumbing business and knows that many homes have stormwater going into the sanitary sewer due to the way the homes were built. He suggests that these be required to be disconnected when homes are sold.

Stan Witkowski, 106 Fourth Avenue, asked if there is a set schedule for inspection of multi-family rental properties. Commissioner Greenwald stated it is once every 24 months or upon change of tenant. Mr. Witkowski said the property at the corner of Fourth and New Jersey appears to be in poor condition and he is concerned about the impact on his property. Commissioner Greenwald said he would pass the concern onto the building inspector. Mr. Witkowski added that there is a large property across the street from him that went up for auction. He asked if there would be an inspection to make sure the property is safe before it is sold. Commissioner Greenwald replied that we have a CO resale inspection on all home sales. Mr. Witkoswki wanted to make sure the property is deemed to be safe before occupied as it appears to be leaning and he thinks there are also problems with the foundation. Mayor Wolk asked Mr. Witkowski to leave his e-mail with Commissioner Greenwald so we can follow-up.

Stan Alcavage, 15 Remington Avenue, said he thinks there is a water leak on Kings Highway near Remington that needs to be looked into. Also, there is a gully there that needs to be repaved. He added that he has been having a theft of utilities by his neighbor. He did sign a complaint against the neighbor. This neighbor has actually been running cords to neighbors' homes and stealing electricity. He claims to be out of work. Mr. Alcavage gave him a break for a few days but then he had enough. He just wanted to bring the situation to the governing body's attention.

Diane Vilardo, 11 Lincoln Avenue, asked how much is the increase for the firehouse project? Chief Gilmore explained that it is not technically an increase. There have been several change orders but overall the contract amount is still \$13,000 below the original figure.

Seeing no further public comment, Mayor Wolk asked for a motion to go into closed session. On a motion by Commissioners Greenwald and Gilmore, the public portion of the meeting was closed. On another motion by Commissioners Greenwald and Gilmore, the meeting was adjourned to closed session at 8:42pm.

Respectfully submitted,
Terry Shannon,
Borough Clerk