

**WEDNESDAY, APRIL 3, 2024, MOUNT EPHRAIM COMMISSION MEETING MINUTES  
MEETING HELD IN BOROUGH HALL MEETING ROOM**

**MEETING CALL TO ORDER/OPEN PUBLIC MEETINGS STATEMENT**

Mayor Carney called the meeting to order at 7:03pm with the “Pledge of Allegiance”. She announced that this meeting was posted in accordance with the “Open Public Meetings Act” and proper notice of this meeting was made. Mayor Carney asked all to remain standing in memory of Carl Beebe who passed away tragically this past Easter Sunday due to a senseless event. Please keep his family and friends in your thoughts and prayers.

**ROLL CALL**

The Clerk called the roll with Mayor Carney, Commissioner Marrone and Commissioner Wolk all present. Also on the dais for the Borough were Clerk Terry Shannon, Solicitor Stuart Platt and Engineer Greg Fusco.

**APPROVAL OF MINUTES**

Mayor Carney announced that minutes from the February 7, 2024, commission meeting and the February 27, 2024, caucus meeting were submitted for review and approval. On a motion by Commissioner Marrone, second by Commissioner Wolk, the minutes were approved with all in favor.

**APPROVAL OF VOUCHERS**

Mayor Carney announced that vouchers in the amount of \$1,012,454.70 were submitted for approval. On a motion by Commissioner Marrone, second by Commissioner Wolk, the vouchers as submitted were approved with the following poll vote: Carney-yes; Marrone-yes, Wolk-yes

**ORDINANCES FOR INTRODUCTION ON FIRST READING**

Clerk Shannon read the following ordinances by title:

- Ord. 2024-03 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank (N.J.S.A. 40A:4-45.14) for Calendar Year 2024
- Ord. 2024-04 Repealing and Replacing Ordinance 2023-14, Amending the Code of the Borough of Mount Ephraim, to Include New Chapter 404, Entitled, “Tree Removal and Replacement”
- Ord. 2024-05 Repealing and Replacing Ordinance 2023-13, to Include New Chapter 307 Entitled “Privately-owned Salt Storage”

On a motion by Commissioner Marrone, second by Commissioner Wolk, the first reading of these ordinances was approved with the following poll vote: Carney-yes; Marrone-yes; Wolk-yes.

Clerk Shannon announced that these ordinances will be considered for adoption after proper notice and a public hearing to be held during the May 1, 2024, commission meeting.

**RESOLUTIONS FOR APPROVAL BY CONSENT AGENDA**

The Clerk read the following Resolutions by title for approval by Consent Agenda:

- 24-44 Resolution Approving Mercantile Licenses for 2024
- 24-45 Resolution to Create the Coalition to Combat Community Hunger
- 24-46 Resolution to Create an Economic Development Advisory Committee

- 24-47 Awarding a Contract to Landberg Construction for the NJDOT Project Known as “Improvements to Adams Avenue”
- 24-48 Cancelling State Checks Drawn on the Municipal Court Account
- 24-49 Authorizing Issuance of a Cannabis License to Brotherly Bud
- 24-50 Revising the Terms for Members of the Mount Ephraim Land Use Board
- 24-51 Resolution to Establish a Mount Ephraim Green Team Advisory Committee
- 24-52 Authorizing the Purchase of Leach Refuse Collection Vehicle and a Schwarze A4 Storm Street Sweeper through the Sourcewell Contract

On a motion by Mayor Carney, second by Commissioner Wolk, the resolution consent agenda was approved with the following poll vote: Carney-yes, Marrone-yes, Wolk-yes.

- 24-53 Introduction of the 2024 Municipal Budget for the Borough of Mount Ephraim

On a motion by Commissioner Marrone, second by Commissioner Wolk, the resolution was approved with the following poll vote: Carney-no; Marrone-yes; Wolk-yes.

### **MAYOR’S APPOINTMENTS TO THE LAND USE BOARD**

Clerk Shannon announced that the following two individuals are being appointed to the Land Use Board by Mayor Carney:

Tiffany Ferrara, Class IV Member, unexpired term expiring December 31, 2026

Michael Rossano, Alt. No. 2 Member, unexpired term expiring December 31, 2025

Mayor thanked Michael Rossano, who was present, for being willing to serve on the Land Use Board.

### **REPORTS AND COMMENTS BY COMMISSIONERS**

Commissioner Marrone read highlights from the March monthly report from the Construction Office reporting they issued 20 permits for a total of 8,238, three vacant property registrations for \$1500 and two CO inspections for a total of \$240.00. For Public Works, they collected 58,500 pounds of recycling and 170.37 tons of trash for a cost of \$15,674.04. They installed a new welcome sign on Black Horse Pike; had new lights installed on the municipal building; installed a new stop sign at Linwood and Davis; painted trash cans at the Little League field; installed new street signs at Grant, Linwood and Hill; and installed new mulch at our parks. He added that the welcome sign was donated by Advantage Roofing.

Commissioner Wolk read the Tax Collector’s report for March reporting total collections for the month were \$155,055.45 and \$1,542.46 in lien redemptions.

Greg Fusco reported on resolution 24-47 you approved the awarding of a contract for the reconstruction of Adams Avenue and that is being funded by NJDOT 2023 Municipal Aid and we hope to schedule the pre-construction meeting so they can get started. Just a reminder that April 30 is the due date for Camden County Open Space Grant applications.

Mayor Carney then reported highlights from the Police Department report from March reporting they had 661 calls for service, and she read highlights of the charges for adult arrests and one juvenile. They issued 131 motor vehicle summonses and served 40 warrants. For the Fire Department, they had 38 calls for service, and she read highlights of the calls. They have been manning the house with volunteer hours in conjunction with support from Audubon volunteers. They had 288 volunteer man hours, conducted five drills totaling 85 hours and held their bi-annual installation dinner. Anthony Stagliano, Sr. was awarded the Firefighter of the Year award for 2022 and Brian Gilmore for 2023. The John D. West award went to Pioneer Pipe for 2022 and CPR Restoration for 2023. They

also recognized Rich Holmes for his years of service. They will have a hoagie sale on Saturday, April 13. She then reported that we are waiting to hear about our grant for the senior program. Joanne Wright, who has been running some programs for the seniors, will continue to offer programs for seniors and she reported on the programs that are upcoming.

Mayor Carney then reported that she and Commissioner Marrone attended the Kings Highway meeting with Camden County. The project is expected to start in August. The project will be in three phases—sewer lateral lines, concrete work and then roadway reconstruction. They hope to be done by the end of 2025. One lane of traffic will remain open with alternating traffic. There will be additional meetings so we can keep our residents posted on road closures and detours. The only trees that will be impacted will be dead ones—through the help of Greg Fusco, we will actually gain trees. Commissioner Marrone added that Mike Hunter is in talks with businesses in town to come up with alternate parking for teachers and staff.

Mayor Carney added that we did hold our first meeting on the community coalition to fight hunger and the resolution on tonight's agenda confirms our commitment to this. The same applies to our commitment to starting a Green Team. We really want to reach out to our high school youth in town to get them involved as well. We are also looking forward to getting the economic redevelopment committee up and running. We know we have folks in town who can bring expertise to this committee.

### **PUBLIC PARTICIPATION**

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

Terri Armbruster from 4<sup>th</sup> Avenue asked about the newsletter--she has not received one. Mayor Carney responded that we have not done one yet but will be working on that soon. Terri then said she has been working with Officer May and Chief Conte to get abandoned vehicles removed and that has worked out well. Regarding traffic on her street, she still believes there is speeding and people using our street as a cut-through and she thinks more needs to be done. Painting 25 MPH in the street, crosswalks, more signage, etc. Mayor Carney responded that the speed signs cost \$4500 so we put the brakes on that. We may borrow one for the month. She added that Chief Conte did provide her with the results of the speed study that was done and although there is high volume, there is not a speeding problem. Terri said she just wants to see everything that can be done to try to slow the traffic.

Stan Witkowski from 4<sup>th</sup> Avenue asked for an update on the Sacred Heart project and a potential Lidl. Mayor Carney responded that the redevelopment agreement is still in force. We are obligated to bargain in good faith. If time runs out on the current agreement, we have the option of terminating.

Donna Walker from Thompson Avenue and her neighbor, Jeff Bowen, provided photos of neighboring commercial property that is very unkempt. Bowen said it is a machine shop located at 29 Thompson Avenue and the property is not being maintained. Mayor Carney asked if this has been reported to the borough before. Walker said she believes so but cannot confirm. Commissioner Marrone explained that we send out a letter and they have seven days to comply so we would have a record. He will make sure he gives this address to our property maintenance so he can look into it. Walker added she cannot even sit in her sunroom because this is what she has to look at. Jeff Bowen added that he is at the dead-end and a lot of cars come down and have to turn around and sometimes they do so aggressively. He would like more signage warning motorists that it is dead-end. Mayor Carney responded that Commissioner Marrone will look into this matter.

Mike Cianchetti from Gloucester Avenue provided the governing body with a write-up about incidents and problems with Bobby Ray's. Mayor Carney explained that she had already met with five families in that area during the open hours with the Mayor, to hear their complaints about Bobby Ray's. The complaints included noise disturbances, parking, fights, etc. Captain Siefert also attended, and he committed to having more of a presence in that vicinity as time and work allows. He also told the residents that they need to call the police when there is a problem. They will have as many eyes on it as possible. But you have to pickup the phone and call the police. Chief Conte said he put out a patrol directive today that we will be keeping watch on the bar as much as is possible. Nick Salamone from Gloucester Avenue added that he hopes the borough commissioners realize they have a problem business there. They have only been open for six months and there have already been serious incidents there. He added that it is great to see the new lighting in front of the borough hall and the lighted flag.

George Ollek from the Mt. Ephraim Democrat Club presented the governing body with a check for the July 4 parade. The commissioners thanked him for the donation.

Seeing no further public comment, on a motion by Commissioner Marrone, second by Commissioner Wolk, the public hearing was closed.

On a motion by Commissioner Marrone, second by Commissioner Wolk, the meeting was adjourned at 8:01pm .

Approved: Terry Shannon  
Terry Shannon, Borough Clerk