

**WEDNESDAY, JULY 9, 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 7:00pm 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.

ROLL CALL

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

APPROVAL OF MINUTES

Mayor Carney announced that the May 29, 2024, caucus meeting minutes and the June 5, 2024, commission meeting minutes 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 \$841,398.82 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

ORDINANCE FOR PUBLIC HEARING AND ADOPTION

The Clerk read the following ordinance by title:

Ord. 2024-06 Amending the Zoning Code with Regard to the Permitted and Conditional Uses in the Commercial District

Mayor Carney opened the public hearing on this ordinance. Seeing no 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, Ordinance 2024-06 was approved with the following poll vote: Carney-yes; Marrone-yes; Wolk-yes.

ORDINANCES FOR PUBLIC HEARING AND ADOPTION

Ord. 2024-07 Amending, Supplementing and Revising the Code of the Borough of Mount Ephraim to Establish Chapter 412 Entitled, “Yard Sales”

Mayor Carney opened the public hearing on this ordinance. Seeing no 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, Ordinance 2024-07 was adopted with the following poll vote: Mayor Carney-yes; Commissioner Marrone-yes; and Commissioner Wolk-yes.

On a motion by Mayor Carney, second by Commissioner Marrone, Ordinance 2024-08, Amending Chapter 512, Adopting Revised Stormwater Management Control Regulations, was tabled pending review by the Land Use Board.

ORDINANCE FOR INTRODUCTION ON FIRST READING

Ord. 2024-09 Establishing the 2024 Salaries of Non-union Employees and Officials of the Borough of Mount Ephraim

On a motion by Commissioner Marrone, second by Commissioner Wolk, the first reading of Ordinance 2024-09 was approved with the following poll vote: Mayor Carney-yes; Commissioner Marrone-yes; Commissioner Wolk-yes. Mayor Carney announced that the public hearing on this ordinance will be held during the August 7 commission meeting.

RESOLUTIONS FOR APPROVAL BY CONSENT AGENDA

Mayor Carney read the following Resolutions by title for approval by Consent Agenda:

- 24-72 Approving Change Order No. 1, Adams Avenue Project
- 24-73 Authorizing Approval of a Mercantile License for 2024
- 24-74 Authorizing the Signing of a Shared Services Agreement with Camden County for Provision of Street Sweeping Services

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

REPORTS AND COMMENTS BY COMMISSIONERS

Commissioner Marrone read highlights from the June monthly report Public Works reporting that trash tonnage was 156.95 tons and single stream recycling was 63,240 pounds for a cost of \$14,439.40. The Construction Office issued 16 permits for a total of \$3,652.00 and vacant property registrations there were two for a total of \$1000.00 and five resale CO's for a total of \$505.00. Property maintenance issued 27 violations for June for high grass, landscaping items, trash/debris, unsanitary pool and other violations.

Commissioner Wolk read the Tax Collector's report for June reporting total collections for the month were \$176,32.56 and we collected \$3400.00 in parade donations. He thanked Conner Strong, Platt Law, KEI Engineers, Democrat Club, Black Horse Diner, Spread Eagle, Bert's Auto, Conte's Auto, Tony Irons, Canal's, Cabana Water Ice, Nancy Mulford and Forest Park Apartments. Thanks to all who contributed to the parade and to the folks who worked on the parade.

Commissioner Marrone added that the microphones for the meeting will be installed soon.

Engineer Greg Fusco reported the concrete work on Adams Avenue was finished and they will return on July 22 to mill and pave, weather permitting. On July 1, our office submitted for NJDOT funding for phase 2 of E. Buckingham.

Mayor Carney thanked everyone for coming out in this heat. She read highlights from the June police report. They responded to 612 calls, and she read highlights of the calls. They made 117 traffic stops and issued 128 motor vehicle summonses and also served 22 warrants. They had 42 adult arrests, and she read highlights of the charges. She asked Chief Conte to address the rash of car thefts we have had, and he responded telling everyone to make sure you keep your car locked and if you have a KIA, make sure it is in your driveway. Mayor Carney then read highlights from the June report from the Fire Department. Chief Frankowski and OEM Coordinator Jay Vilardo are reviewing logistics for a possible move of OEM to the firehouse. She thanked the fire volunteers for their dedicated service.

Mayor Carney then reported that we had five new families move into town and she welcomed them to town. She also thanked the Celebrations Committee for the wonderful job on the July 4 parade

and festivities. Special thanks to Teresa Mallon for all the work she did and to Jerry Kappatos for use of the vehicle in the parade.

Mayor Carney reported that the solicitor and she met with the developers for an update on the redevelopment project. She also reported that we were informed that the funds for the senior program will not be available until October 1. Mayor Carney talked about all of the people and programs that she already has lined-up. We are looking for additional town volunteers to help with various programs.

PUBLIC PARTICIPATION

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

Stan Witkowski complained about the vehicle that rides around and is extremely loud. Mayor Carney added there have been other complaints as well. Witkowski then asked if the developer has been reimbursing us for costs regarding the Sacred Heart project and solicitor Stuart Platt said yes, they are current on their escrow. They are to reimburse us for all other professional costs at closing on the sale of the property. Mayor Carney added they are close to the end of the current redeveloper's agreement and we cannot discuss what we talked about with the developer at the June 20 meeting but more to come.

Angelique Copsetta asked for an update on a possible Air B&B ordinance. Mayor Carney responded that we are discussing this and are exploring all possibilities. It is on our radar and is on the record. Copsetta said she suspects they are planning to add a second driveway. How far do they have to be off of her property to put in a second driveway? Stuart Platt responded that we have sample short term rental ordinances for the governing body to consider. Also, if they are operating a business in a residential zone, that could be a zoning violation. They have to come in for any zoning permits. Your complaint will be passed along to the appropriate officials.

Ralph Ferrick thanked the governing body for taking care of the issue with the property behind his house and the abandoned swimming pool. We can sit in our backyard now without being attacked by mosquitoes.

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 7:39pm.

Approved: Terry Shannon
Terry Shannon, Borough Clerk