

MINUTES
COUNCIL MEETING
FEBRUARY 06, 2008
7:00 p.m.

In compliance with N.J.S.A. 10:4, Open Public Meetings Law, notice was given to two newspapers and posted, that a council meeting of the Mayor and Council was scheduled for Wednesday, February 06, 2008 at 7:00 P.M. The Municipal Clerk took the roll call and showed that all were present. The Engineer Mr. Basehore was also present.

A motion was made by Councilwoman Martz to open this portion of the meeting to the public. Councilwoman D'Amico seconded. All Council voting aye.

The Mayor explained this would be for items on the agenda only, that items other than agenda items would be discussed at the 8:00 PM session. No one spoke from the public. Motion made by Councilman Whalen to close the meeting to the public, seconded by Councilwoman Martz, with all Council voting aye.

A review of the Agenda was done by Mayor and Council for the 8:00 p.m. meeting.

Peter Rhodes was present and introduced himself as the attorney representing Liquor Mill. He explained the recent State ABC inspection which revealed hard liquor being sold after the allowable 10:00 PM time. After 10:00 PM only beer and wine is to be sold. He stated he was working with the State on this finding, and the owner has been made aware of the correct practice.

Motion was made to go into Executive Session (Resolution 2008:35) by Councilman D'Amico, seconded by Councilwoman Martz, with all Council voting aye.

Council left the Room to enter into Executive Session.

Motion was made by Councilman D'Amico to come out of Executive Session, seconded by Councilwoman Bonamassa, with all Council voting aye.

The 8:00 Regular Session began.

Motion made by Councilman Whalen, seconded by Councilwoman Bonamassa to open the meeting to the public, all Council voted aye.

The Solicitor explained to the Public that there would be a limit to 2 minutes per person for speaking. He also explained the flyer that was circulated had mis-statements and also confirmed there was vandalism recently which is under investigation regarding a traffic counting device. He did explain the Planning Board process, and how Mayor and Council is not the Board that makes planning decisions.

John Schmidt, 316 Sunset Road, Runnemede stated he lived behind the DPW garage and questioned the site for the over 55 housing, if it was Green Acres. He was answered no, it was not Green Acres.

Mr. Tom Cavallaro, 281 Evergreen Road inquired if there was a PILOT agreement. He was told yes. He also had concerns to environmental issues.

Ann Muller, 604 Davis Road stated she lived across the street from the proposed site for 53 years, and her builder told her when she bought that nothing could be built on this site across from her. She also stated when she moved in, the road had only about 9 cars driving by her home. She stated she gets no benefit from this development. The Borough Solicitor stated in the last 53 years a lot of development has occurred.

Mr. Schmidt commented again that the basin size stated at the meeting was 2 acres.

Mr. Cavallaro stated again, the retention basin on Clements Bridge Road, which was stated as a comparison was a dry basin, not wet.

Dan Stuart, 226 Williams Road, stated he was sorry the traffic box was stolen, and he had no part in it. He had questions regarding rentals vs. condos.

Andrea Hobbs of Runnemede spoke of her concerns.

Jennifer Stuart, 226 Williams Road, questioned the PILOT program, and Councilman Whalen explained how a PILOT works. She also stated she would like to see the proposed space preserved as Open Space. The Mayor responded that that idea was being discussed.

There was discussion about Hidden Pond and the 24 single family homes and how they have access to Evesham Avenue. One comment was regarding older people having more cars.

Ron Opperman, 5 Ashley Court, Barrington commented about the access road. He would like to have an access road leading the proposed new residents to Magnolia, rather than Davis. It was explained that the access road would be used by DPW and emergency personnel. The Solicitor responded about the DEP issues, and there was no viable access that DEP would allow but Davis Road.

Councilman DePrince explained the storm water design and guidelines, and if it meets the design requirements it has to be accepted.

Joan Lay, 221 E. Williams Road, was concerned with the high density of dwellings. The Borough Clerk responded the density requirements are part of the redevelopment plan and the developer has not exceeded the allowable number of units. He also commented about the rental vs. the condos.

A gentleman from 510 Center Street in Barrington inquired if an alternate access had been filed to DEP.

Melissa Girondi, 708 Harrison Ave. had concerns and Councilman DePrince explained how the site was zoned light industrial, and how redevelopment opens up the site for other uses.

Joe Opperly, 233 Sunnybrook, Runnemede stated he would like to see the space used as open space. He was concerned over 55 could change later.

Mr. Cavallaro inquired to how the residential use was allowed on the site. The Borough Clerk explained the redevelopment planned allowed this use.

John Schmidt thanked all for allowing the public to speak. He stated Magnolia should not create a satellite community. There should be a mandate to make the street connect to Otterbranch. The Mayor reminded them of Runnemede's satellite community.

Mrs. Muller stated again she was concerned with traffic.

Ron Opperman inquired about ice rescue when the basin is frozen. Councilman DePrince explained how the municipalities depend on those departments from other towns to assist in this type of rescue when there is no water rescue equipment in one town, another town will assist. This is how Mutual Aid Agreement works between towns.

Ann Spencer of Davis Road who is Mrs. Muller's neighbor stated she was concerned with toxic waste. It was explained to her the developer has put on record at the Planning Board Meeting that he has done the required NJ State studies.

Mike Spencer 1031 Crest Road, Pine Hill, son of Mrs. Spencer stated the soil should not be disturbed.

Mike Cutter, 296 Sunset, Runnemede stated he lives behind DPW garage, and asked if this was a done deal. The Council explained the testimony was not finished yet at the Planning Board Meeting, and the end result is with the Planning Board.

Kelly Stout of Magnolia stated she was happy with the development, and would not want the traffic in her neighborhood.

A gentleman from Sunset Road, Runnemede spoke about the access road being paved, and that there was another access road from Tavener Park that was paved, and that road should be used for access.

Motion by Councilman DePrince to close the public session, seconded by Councilman Whalen, with all Council voting aye.

Motion made by Councilman D'Amico to approve the following minutes in one motion: December 05, 2007, December 28, 2007, January 02, 2008 Reorganization, January 17, 2008. Seconded by Councilwoman Bonamassa, with all Council voting aye.

OLD BUSINESS:

Motion made by Councilman D'Amico to open the Public Hearing for Ordinance 2008:02 for 2008 Salary Ranges for Employees, seconded by Councilwoman Bonamassa, with all Council voting aye. No comments from the public. Motion by Councilwoman Bonamassa, seconded by Councilwoman Martz to close the Public Hearing. All Council voted aye. Motion made by Councilman D'Amico to adopt, seconded by Councilwoman Bonamassa. All Council voted aye by roll call vote.

Motion made by Councilman DePrince to open the Public Hearing for Ordinance 2008:04 which would prohibit left turns into the new Arby's site, as well as prohibiting left turns out of the site, seconded by Councilwoman Bonamassa, all Council voted aye. No one from the public spoke.

Motion made by Councilwoman Bonamassa, seconded by Councilman DePrince to close the Public Hearing, all Council voted aye.

Motion made by Councilman D'Amico, seconded by Councilwoman Bonamassa to adopt. All Council voted aye by roll call vote.

NEW BUSINESS:

Motion made by Councilwoman Bonamassa, seconded by Councilman DePrince to adopt Resolution 2008:26 Designating CDBG Year 30 Project for the 100 Block of Jackson Avenue. All Council voted aye.

Motion by Councilman Whalen, seconded by Councilwoman Bonamassa to adopt Resolution 2008:37 to Authorize the Execution of the Gloucester Twp. Material Certification for Leaves Dumped at the Glo. Twp. MUA site. All Council voted aye.

Motion made by Councilwoman Martz to introduce Ordinance 2008:07 to amend the Planning/Zoning Code regarding the number of copies of the application and plans to be increased, seconded by Councilman D'Amico, with all Council voting aye by roll call vote.

Motion made by Councilman DePrince, seconded by Councilman D'Amico to introduce Ordinance 2008:08 to Amend the Zoning Appeal Process. All Council voted aye by roll call vote.

Motion made by Councilman Wilson, seconded by Councilwoman Bonamassa to appoint Harry Hoch as Part Time DPW Laborer at the rate of \$10. an hour. All Council voted aye.

Treasurer's Report: Councilman Whalen stated he submitted the report in writing. Public Evenst & Facilities, Councilwoman Bonamassa stated she will submit her report in writing. Councilwoman Martz stated the new lights are to be installed soon at the community center by PSE&G. The balance of her report for construction was submitted in writing. Councilman DePrince stated his reports for his departments were submitted in writing. Councilman Whalen stated his finance report was submitted in writing. Councilman D'Amico stated the new email system was up and running.

The Engineer Mr. Basehore stated he has received word from the State the Safe to School Grant was available now, but the guidelines have changed from last year. He would be meeting with Councilman DePrince and the Police Chief to review the application.

The Solicitor stated he had nothing to report.

Motion to open the meeting to the public to open the Public Hearing, seconded by Councilman D'Amico with all Council voting aye.

No one from the public spoke.

Motion from Councilwoman Bonamassa to close the public portion, seconded by Councilman DePrince, with all Council voting aye.

Motion by Councilman Whalen, seconded by Councilwoman Martz to pay the bills as listed from the Treasurer. All Council voted aye by roll call vote.

Motion made by Councilman DePrince, seconded by Councilman Whalen to enter another Closed Session (Resolution 2008:39). All Council vote aye.

Motion made by Councilman Wilson, seconded by Councilman D'Amico to come out of Closed Session. All Council voted aye.

Motion made by Councilman Whalen, seconded by Councilman DePrince to appoint a part time office worker (Resolution 2008:40), Brenda McKenna for a maximum of 20 hours, at a rate of \$11.00 an hour. All Council voted aye by roll call vote.

Motion made by Councilman Whalen, seconded by Councilwoman Martz to adjourn the meeting. All Council voted aye.

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