

**MINUTES**  
**COUNCIL MEETING**  
**NOVEMBER 16, 2006**  
**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 Thursday, November 16, 2006 at 7:00 P.M. The Municipal Clerk took the roll call and showed that all were present, with the exception of Councilman Whalen. The Engineer Mr. Basehore was present for Steve Bach.

A motion was made by Councilwoman Martz to open this portion of the meeting to the public. Councilman Wilson seconded. All Council voting aye. No public spoke.

Motion made by Councilwoman Bonamassa, seconded by Councilwoman Martz to close the Public Portion of the meeting, all Council voted aye.

Old Business: Motion made by Councilman D'Amico, seconded by Councilman DePrince to open the Public Hearing for Ordinance 2006:17, all Council voted aye. John D'Anastasio was present and extended his gratitude for this Ordinance. Motion by Councilwoman Bonamassa to close the Public Hearing, seconded by Councilman DePrince, with all Council voting aye. Motion made by Councilman D'Amico, seconded by Councilwoman Martz to adopt:

ORDINANCE 2006-17

AN ORDINANCE AMENDING A REDEVELOPMENT PLAN PURSUANT TO NJSA 40A:12A-7

WHEREAS, the Governing Body of the Borough of Magnolia received a request to investigate Block 6, Lot 1&2 and Block 7, Lot 2, along West Atlantic Avenue for redevelopment and has referred same to the Planning Board; and

WHEREAS, the Planning Board held a hearing on June 29, 2005 and determined that this delineated area is in need of redevelopment and referred the matter for redevelopment to the Borough; and

WHEREAS, the Borough has adopted resolution 2005:120 on July 06, 2005 designating this area as a redevelopment area; and

WHEREAS, the redevelopment plan has been presented to Mayor and Council and has been adopted by ordinance 2005:13;

WHEREAS, the Mayor and Council has now received a request to investigate the same parcels for an amendment to the original redevelopment plan, and has referred same to the Planning Board; and

WHEREAS, the Planning Board held a hearing and determined that this area is in need of being amended on October 25, 2006 and referred the matter to the Borough Governing Body; and

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Magnolia, that it hereby adopts the amended redevelopment plan prepared by Bach Associates for Block 6, Lots 1&2, and Block 7, Lot 2 along West Atlantic Avenue, pursuant to NJSA 40A:12A-7 as this area is in need for an amendment to the original redevelopment plan; and

FURTHERMORE, is referring Ordinance 2006:17 to the Planning Board for review and acceptance at their meeting on November 15, 2006;

BE IT FURTHER ORDAINED, that this ordinance will take effect after adoption and publication to law.

All Council voted aye by roll call vote.

Motion was made by Councilman D'Amico, seconded by Councilwoman Martz to open the Public Hearing, with all Council voting aye. No one from the public spoke. Motion was made by Councilwoman Bonamassa, seconded by Councilman Wilson to close the Public Hearing with all Council voting aye. Motion made by Councilman DePrince, seconded by Councilwoman Bonamassa to adopt:

ORDINANCE 2006-18

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN PURSUANT TO NJSA 40A:12A-7

WHEREAS, the Governing Body of the Borough of Magnolia received a request to investigate Block 3.02, Lots 14,18 and 19;Block 3.10, Lot 14 and Block 4.06, Lot29, 10, 19, 20, 21, and 22, known as Lion's Head Plaza for redevelopment and has referred same to the Planning Board; and

WHEREAS, the Planning Board held a hearing on June 29, 2005 and determined that this delineated area is in need of redevelopment and referred the matter for redevelopment to the Borough; and

WHEREAS, the Borough has adopted a resolution designating this area as a redevelopment area; and

WHEREAS, the redevelopment plan has been presented to Mayor and Council and requires adoption by ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Magnolia, that it hereby adopts the redevelopment plan prepared by Bach Associates for Block 3.02, Lots 14,18 and 19;Block 3.10, Lot 14 and Block 4.06, Lot29, 10, 19, 20, 21, and 22 known as Lion's Head Plaza, pursuant to NJSA 40A:12A-7 as this area is in need for redevelopment; and

BE IT FURTHER ORDAINED that Mayor and Council hereby authorizes the redevelopment plan is forwarded to the Borough of Magnolia Planning Board for its review; and

BE IT FURTHER ORDAINED, the Planning Board shall provide a report within 45 days to the Borough Council containing its recommendations concerning the redevelopment plan;

BE IT FURTHER ORDAINED, that this ordinance will take effect after adoption and publication to law.

All Council voted aye by roll call vote.

#### New Business:

Motion made by Councilman DePrince, seconded by Councilwoman Martz to adopt:

Resolution 2006:180 for the Camden County Rehab Recipient at 409 E. Atlantic Avenue for the Camden County HUD Rehabilitation Grant.

All Council voted aye by roll call vote.

Motion made by Councilman D'Amico, seconded by Councilwoman Bonamassa to adopt:

**RESOLUTION 2006:181**

WHEREAS, the 2nd quarter taxes were over paid by the homeowner for B. 1.02, L. 3; and

WHEREAS, a refund is being sought by the homeowners Joseph and Margaret Cairns for the payment of the 2nd quarter taxes in the amount of \$300.18,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council to refund the amount of \$300.18 for the 2nd quarter taxes to B.1.02, L. 3 to the owner of Joseph and Margaret Cairns.

All Council voted aye by roll call vote.

Motion made by Councilman Wilson, seconded by Councilwoman Martz to adopt:

**RESOLUTION 2006-182**

**RESOLUTION APPROVING ALCOHOLIC  
BEVERAGE LICENSE**

**BE IT RESOLVED** by Mayor and Council of the Borough of Magnolia, County of Camden, State of New Jersey that the following Alcoholic Beverage License be approved by Special Ruling Docket #09-06-4804 by the Director of the NJ ABC Division for renewal for July 1, 2006 through June 30, 2007 license term.

L & R Niebish, LLC

#0423-33-003-004

200 S. White Horse Pike

Magnolia, New Jersey 08049

All Council voted aye. Noted there was no one from the Public in attendance to speak of this application renewal.

Motion made by Councilman DePrince, seconded by Councilwoman Martz to adopt:

**RESOLUTION 2006:183**

WHEREAS, the Borough of Magnolia has begun work on the new Community Center located at Albertson and Brooke Avenues; and

WHEREAS, the Clerk advertised and received bids for the plumbing phase of the project: and

WHEREAS, only one bid was received for the plumbing phase in the amount of \$75,000.

NOW, THEREFORE BE IT RESOLVED, BY Mayor and Council to reject the one bid and authorize the Clerk to advertise and receive bids for the plumbing phase again.

All Council voted aye.

Motion made by Councilman Wilson, seconded by Councilwoman Martz to approve the minutes of the November 01, 2006 meeting. All Council voted aye.

Motion made by Councilman DePrince, seconded by Councilwoman Bonamassa to approve payment of the bills listed on the bill list. All Council voted aye by roll call vote.

Motion made by Councilwoman Martz, seconded by Councilman Wilson to open the meeting to the public, with all Council voting aye. No one from the public spoke.

Motion made by Councilwoman Martz, seconded by Councilman D'Amico to close the meeting to the public, with all Council voting aye.

Roundtable:

Councilwoman Bonamassa had nothing to report.

Councilman Wilson stated leaves are being picked up. Refer to your calendar for the holiday trash schedule. A water leak was found in the Borough Hall, one of the toilets was running which was driving up the water bill.

Councilman D'Amico stated the Daycare was approved at the Planning Board meeting. A condition of approval was to have the employees park on site. The application for a front and rear yard deck was heard with only the rear deck being approved. The COAH plan will not be heard until 2007. He is still working on meeting with the camera vendors for the parks. The Lion's Head application was submitted for completeness review, and it was deemed complete.

Councilwoman Martz stated the Construction Office was doing fine. The plumbing inspection for FedEx is not ready yet. The new employees Tina and Dory are doing fine.

Councilman DePrince stated he was working with Assemblyman Joe Roberts' office on a shared service grant for the ambulance since Magnolia works with the adjoining towns with the ambulance. Joe Roberts' office as well as DCA was very happy and positive regarding this grant application. The grant will include cooperation from the 5 Sterling towns, and the amount applied for is \$50,000. in grants. The fire company is getting ready to start replacing the roof over the generator area of the building. The borough is waiting for funds to be moved from one project to another to finalize the payment for the generator work. Court personnel took the first part of a three part test to become certified. Police office is getting a new fax/copy machine.

The Solicitor had nothing to report.

The Clerk stated the 2007 calendar is being completed and sent to be printed.

The Engineer stated the Tax Maps are complete and will be delivered. The preconstruction meeting for Gloucester Avenue was completed. The door drawings are to be done for the emergency entrance door in the sound wall for FedEx. The lights on the FedEx building are to be turned on since they past their test prior.

It was decided to have the year end Special Meeting on December 28, 2006 at 6:00 PM.

Motion made by Councilman D'Amico, seconded by Councilman Wilson to adjourn the meeting, with all Council voting aye.