

**MINUTES**  
**COUNCIL MEETING**  
**OCTOBER 19, 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, October 19, 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 and Councilwoman Martz. The Engineer Mr. Basehore was present.

A motion was made by Councilman D'Amico to open this portion of the meeting to the public. Councilman DePrince seconded. All Council voting aye. At this time Lisa Fralantuono was present for her Vendor License. She applied for going door to door for the Kirby Cleaning System. The application was approved by the Police Chief. The Governing Body questioned her on hours, people working for her, what the product was, and how do they promote the product. Ms. Fralantuono stated her group had worked in Willingboro and Washington Township recently. The hours would be restricted from 2-7 PM, the sales people would have Kirby ID, and would possess a NJ driver's license as well. They would be in Magnolia in October and November 2006. They would be leaving door hangers which would ask residents for a free trial to have their carpet cleaned to show them how well Kirby works. It was requested by the Governing Body as a condition of approval that all people working for Kirby be given to the Police Chief, as well as phone numbers for emergency purposes. Also a valid insurance certificate would be given for the Solicitor to review. A motion was made by Councilwoman Bonamassa, seconded by Councilman DePrince to approve the Vendor License with the above conditional approvals. All Council voted aye.

Motion made by Councilman D'Amico, seconded by Councilman Wilson to close the Public Portion of the meeting, all Council voted aye.

Old Business: Motion made by Councilman DePrince, seconded by Councilman Wilson to adopt:

**ORDINANCE 2006:16**  
**ORDINANCE OF THE BOROUGH OF MAGNOLIA,**  
**COUNTY OF CAMDEN, STATE OF NEW JERSEY,**  
**APPROVING THE APPLICATION AND THE FINANCIAL**  
**AGREEMENT WITH SCANNELL URBAN RENEWAL-MAGNOLIA, L.L.C.**  
**FOR A LONG TERM TAX EXEMPTION.**

**WHEREAS**, the Council of the Borough (the "Borough Counsel") of Magnolia (the "Borough"), County of Camden, State of New Jersey by Resolution adopted on July 6, 2005, designated, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., certain properties of the Borough known as Block 6, Lot 2.02 and Block 7, Lots 2, 2.03 and 2.04 on the tax map of the Borough as an "area in need of redevelopment" (the "Redevelopment Area"); and

**WHEREAS**, on July 21, 2005, the Borough Council by Ordinance adopted a Redevelopment Plan for the Redevelopment Area; and

**WHEREAS**, in order to implement the development, financing and renovation of the Redevelopment Area, the Mayor and Borough Council determined to negotiate and enter into a Redevelopment Agreement (the "Redevelopment Agreement") with Scannell Properties, L.L.C. (the "Redeveloper"), which Redevelopment Agreement specifies the rights and responsibilities of the Borough and Redeveloper with respect to the Block 6, Lot 2.02 and provides for a Financial Agreement between the Borough and Scannell Urban Renewal-Magnolia, L.L.C. (the "Financial Agreement") for Block 6, Lot 2.02. The Financial Agreement authorizes a long term tax exemption pursuant to N.J.S.A. 40A:20-1, et seq. (the "Long Term Tax Exemption Law") and the Redevelopment Area Bond Financing Law, N.J.S.A. 40A:12A-64 et seq. ("RABFL"); and

**WHEREAS**, prior to the execution of the Redevelopment Agreement, the Redeveloper formed an urban renewal entity, Scannell Urban Renewal-Magnolia, L.L.C., and provided the Borough with the information required by Section 8 of the Long Term Tax-Exemption Law in the form of an application for long-term tax exemption (the "Application"); and

**WHEREAS**, such information provided the Borough with the basis for determining to execute the Financial Agreement; and

**WHEREAS**, the Mayor and Borough Council find that the relevant benefits of the redevelopment of the Redevelopment Area outweigh the loss, if any, of property tax revenue in granting the long term tax-exemption; and

**WHEREAS**, the Borough Council has determined that the assistance provided to the project pursuant to the Financial Agreement are a significant inducement for the Redeveloper to proceed with the Project; and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Borough and the Redeveloper have agreed to execute the Financial Agreement.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Borough Council that the Financial Agreement with Scannell Urban Renewal-Magnolia, L.L.C. be approved; and

**BE IT FURTHER ORDAINED** by the Mayor and Borough Council that the Application for Long Term Tax Exemption filed by Scannell Urban Renewal-Magnolia, L.L.C. hereby be granted; and

**BE IT FURTHER ORDAINED**, by the Borough Council that this Ordinance shall take effect in accordance with law.

All Council voted aye by roll call vote.

New Business:

Motion made by Councilman DePrince, seconded by Councilman Wilson to adopt:

Resolution 2006:165 Chapter 159 – Buckle Up South Jersey Grant \$2,000.

All Council voted aye by roll call vote.

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

**RESOLUTION #2006-166**  
**BOROUGH OF MAGNOLIA**  
**COUNTY OF CAMDEN**

**WHEREAS**, the Inter Local Agreement for Snow Removal with the County of Camden for the next 12 months is being offered to the Borough of Magnolia; and

**WHEREAS**, the Borough has had a similar contract in previous years for Snow Removal; and

**WHEREAS**, the Agreement details the material for service exchange being offered;

**NOW, THEREFORE BE IT RESOLVED**, by Mayor and Council to authorize the execution of the Inter Local Agreement with the County of Camden for Snow Removal for the next 12 months.

All Council voted aye by roll call vote.

Motion made by Councilman DePrince, seconded by Councilman Wilson to adopt:

**RESOLUTION 2006:167**

**WHEREAS**, the Governing Body of the Borough of Magnolia feels it is in the best interest of the Borough to have proper office coverage; and

**WHEREAS**, they are in need of some assistance in the front administrative offices; and

**WHEREAS**, they have interviewed applicants for the position for part time temporary work in the front office for a maximum time of 20 hours a week;

**NOW, THEREFORE, BE IT RESOLVED**, by Mayor and Council of the Borough of Magnolia to appoint Christina Rauer as temporary office help for \$10.40 an hour for a maximum of 20 hours a week.

All Council voted aye by roll call vote.

Motion made by Councilman DePrince, seconded by Councilman Wilson to adopt:

**RESOLUTION 2006-168**

**APPOINTMENT OF S.L.E.O. II OFFICER**

**WHEREAS**, the request has been made to by the Chief of Police for the appointment of a S.L.E.O. II officer; and

**WHEREAS**, this appointment will be effective from October 19, 2006 through December 31, 2006; and

**WHEREAS**, the officer to be appointed is Phillip J. Marino as S.L.E.O.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council for the Borough of Magnolia, Camden County, New Jersey that this S.L.E.O. II Officer is hereby appointed through December 31, 2006.

**ADOPTED** at a regular meeting of the Borough Council of the Borough of Magnolia held on October 19, 2006.

All Council voted aye.

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

**RESOLUTION 2006:169**

WHEREAS, the 3<sup>rd</sup> quarter taxes were paid by both the homeowner and the mortgage company for B. 5.02, L. 6; and  
WHEREAS, a refund is being sought by the homeowner Denise Still for the payment of the 3<sup>rd</sup> quarter taxes in the amount of \$1,149.09,  
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council to refund the amount of \$1,149.50 for the 3<sup>rd</sup> quarter taxes to B.5.02, L. 6 to the owner of Denise Still.

All Council voted aye.

Motion made by Councilman Wilson, seconded by Councilman DePrince to adopt:

**RESOLUTION 2006-171**

**AWARD OF BID – BRYANT AVENUE RECONSTRUCTION**

WHEREAS, the Governing Body has authorized the Borough Engineer to design plans and specifications, as well as advertise and bid for the Bryant Avenue Reconstruction Project; and

WHEREAS, on October 19, 2006 bids were received for the Project; and

WHEREAS, the bids received were within the Engineer's estimate as well as within the allocated funding for the project,

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council for the Borough of Magnolia, Camden County, New Jersey to award the bid received for the Bryant Avenue Reconstruction Project to the low bidder DeMeglio Construction Company in the amount of \$75,578. since the CFO is able to certify the funding for the project.

**ADOPTED** at a regular meeting of the Borough Council of the Borough of Magnolia held on October 19, 2006.

All Council voted aye.

Motion made by Councilman Wilson, seconded by Councilman DePrince to approve the minutes of the September 21, 2006 meeting. All Council voted aye.

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

Motion made by Councilman DePrince to go into Closed Session, seconded by Councilman D'Amico, all Council voted aye.

Motion made by Councilman DePrince to come out of Closed Session, seconded by Councilwoman Bonamassa, all Council voted aye.

Roundtable:

Mr. Basehore explained the status of the NJDEP Trust Grant. Mr. Basehore was to get the contact person at DEP who was most familiar with the finances of the Grant and direct the name to the Borough CFO so the Borough could get the details on the long term financial impact. Mr. Basehore also went over the status of the updated Megan's Law Map which copies were given to Mr. Keenan, and the Police Chief for review. Gloucester Avenue Contracts were signed and a preconstruction meeting set. He stated a light test has been set up for FedEx for Tuesday at 7 PM to test the wall packs on the side of the building with the shield. Councilman D'Amico would be present. The issue of the emergency exit was discussed. FedEx did not give complete information to Bach Associates regarding the roll down door's ability to withstand the exterior weather conditions.

Motion was made by Councilman DePrince, seconded by Councilman D'Amico for Resolution 2006:172. This resolution was to set a deadline for the FedEx site to have their lighting shields in place and tested, and the lights on the sound wall removed. Also the emergency door issues to be resolved. A deadline of October 31 was set. All Council voted aye.

The Mayor reported the ramp for the handicapped student had begun. The footings were in place. The ramp would be built this week and be completed by Sunday. Lots of businesses and residents were assisting.

Councilman DePrince thanked all who made the Fire Prevention Night last night a success. It was very well attended. The Ambulance Shared Service was moving forward in planning for the future. Court security plan is in place. Over to participants attended the Written Hazard Communication Plan meeting. Next one is set for Monday morning.

Councilwoman Bonamassa stated Movie in the Park was set for October 27, 2006 and the Halloween Parade was set for October 30, 2006. Refreshments and prizes are to take place at the school. There were some electrical wiring problems regarding the lights at Albertson Park which were being addressed. Holiday Tree Lighting was set for December 01, 2006. Hay ride is set for Movie Night as well.

Councilman Wilson stated the sewer camera bid came in. Somerdale received the bids, and the low bid was \$68,000. with our share to be \$34,000. Since we did not fund this amount possibility of Magnolia offering the old fire van as part of the funding was considered. Council decided it was best not to use the old fire van, but to utilize the DPW Jeep instead. He also stated the premanufactured steel building for the recreation center had been delivered to the site.

Councilman D'Amico stated he was still working on the cameras for the park security. The train station and Albertson Park were two park areas that probably could be done. He stated the Planning Board was to have their final meeting with Mr. Bach this month on the amendment to the Atlantic Redevelopment Plan. The Rossi completeness review application would also be heard this month for the Rossi site on Davis Road. The White Horse Pike Coalition meeting was held and no Magnolia businesses were present.

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