

**EASTAMPTON TOWNSHIP COUNCIL  
REGULAR SESSION MINUTES  
October 22, 2007  
7:30 p.m.**

**Call to Order.** Mayor Nagler called the meeting to order at 7:30 p.m.

**Pledge to the Flag.** Everyone participated.

**Opening Statement**

Notice of this meeting was published in the Burlington County Times on January 9, 2007. Notice was posted on the Municipal Bulletin Board and sent to the Courier Post for information.

**Roll Call**

PRESENT: Mr. Maroccia, Mr. Renzulli, Mr. Hartman, Mr. Tafe and Mr. Nagler

ALSO PRESENT: Township Manager Scott Carew, Township Solicitor Eileen Fahey, Township Clerk Linda Lovins and Township Engineer Nancy Jamanow

**Appointment of Class II Special Officer Krista Shields and Oath of Office administered by Clerk Lovins.**

**Township Manager's Report**

Manager Carew has a meeting later in the week with the Compliance Officer for Green Acres regarding possibly leasing space to the motorcross association. The JIF will be providing something in writing regarding their assessment of the liability, and Scott will then forward it to Council.

Manager Carew spoke to the JIF regarding covering the health insurance and leaving the State Health Benefits Plan. Unfortunately, according to JIF, there isn't much interest from other Townships, however, they will poll other Townships again.

BGIA is also putting together numbers to see where the Township would be if the Township goes out on their own. Councilman Tafe gave a name of another company to Scott and they are also compiling the same information.

Manager Carew advised that because the Township is small, the cost savings may not be that great. Manager Carew also advised Council that there is a cost for leaving the State Health Benefit Plan. However, the State is overhauling their program next year. Manager Carew further advised that if the Township were to leave the State Health Benefit Plan and go private, any increase is not cap-exempt. State Health Benefit increases are cap-exempt.

Scott will also look into shared services for a higher participation level.

The fence is not up at the recreation building yet. Rich Parks had met with the Larges at the site to discuss placement of the fence. There is a property line disagreement and also a disagreement regarding how much fence is being put up. The fence will now go on the fence line. There was an issue of how far the fence extended toward the sidewalk as well.

Jerry and Scott attended the meeting with the County Engineer regarding truck traffic and the proposed ordinance. Jerry now, does not think Council should approve the ordinance until and unless the municipalities along Woodlane Road are prepared to do a similar ordinance. Or similarly, introduce the ordinance with a provision that Eastampton can revoke the ordinance if traffic on Woodlane Road is, in fact, aggravated.

Councilman Tafe asked why Jerry advised first to adopt the ordinance and is now suggesting against it. Councilman Tafe felt that if the Township got an answer from the County as to why they want this done, it would be helpful. Manager Carew stated the County said that the County advised that they are suggesting the ordinance because Mount Holly wants it.

Councilman Renzulli asked what happens to the traffic coming from Mount Laurel. Manager Carew stated that he did not know.

Eileen and Scott will be meeting with George Hueber regarding Harry Renwick announcing his retirement effective January 1 of next year. He is retiring as a Township Assessor but his private sector business will still continue.

November 5 will be the date for the budget workshop here at 7:30 p.m. Mayor Nagler asked if the Department Heads will have their budgets in by that date. Manager Carew said no. Manager Carew advised that this is to go over where the Township stands now and what the Township has to improve next year. Mayor Nagler would like to see what the Department Heads think before Council's time is wasted.

Councilman Tafe thought that this budget workshop was strictly to review budget procedures and determine what Council would like to see done differently for the 2008 budget.

Councilman Tafe thought that this particular workshop was to discuss procedures as they may relate to how the department heads submit their budgets to Scott. Councilman Renzulli believes that suggesting how the department heads submit their budgets to Scott would be overstepping Council's bounds.

Manager Carew met with Jeff Lucas. Scott will be meeting with one of our redevelopment area land owners and their developer to go over what the possibilities and options are for redevelopment as well as what the Township would like to see.

Councilman Renzulli asked if Scott sent the letter to the School regarding their possible use of Jeff Lucas as well to market the school and what date Mr. Carew asked the school to respond to him by. Scott stated that he didn't specify a date in the letter. Councilman Renzulli felt that writing the letter was a waste of time then.

Manager Carew advised that Al Riley, in the construction office, is leaving to tend to his sick wife.

Manager Carew advised that there is a lack of communication between the Planning Board and the Construction Office as it relates to at-risk permits and denial letters. Mr. Carew will be speaking with Mr. Blair to get his opinion on how to rectify the situation. Clerk Lovins, then advised Council that at-risk authorizations are forwarded to Mr. Murray the very next day and doesn't know how much more efficient that procedure can be.

Manager Carew advised Council that placing the Tax Collector and Treasurer's office on first floor would be difficult due to the size of the office that is vacant. Manager Carew is speaking to the Finance Department regarding moving that office to the second floor. Manager Carew advised that Doris is overworked and needs help. He is going to contract the local schools to see if they have intern programs. Councilman Hartman asked if this intern would work full-time. Manager Carew doesn't know the answer to that question, maybe 15 hours a week.

Councilman Renzulli asked why Doris is overworked since Council approved new software that was supposed to make her job easier and more efficient. Manager Carew stated that it makes some people's job easier but Doris struggles with it.

Councilman Tafe stated that there is a university that offers an internship. Councilman Tafe will put Manager Carew in touch with that university.

Councilman Renzulli contacted Scott regarding accepting credit cards for recreation programs. Jerry is going to look into it. Councilman Renzulli provided Scott with a cost analysis. Mr. Renzulli believes that the recreation committee can absorb the cost of approximately 2% plus \$100 per machine.

Mayor Nagler asked if the Township ever thought about accepting debit cards. Councilman Renzulli believes that those are more costly.

Public Works attended the snow rodeo last week. They, once again, took 1st and 2nd place in the CDL class and non-CDL class and once again Harry beat Rich.

Manager Carew passed along correspondence from Gina Berg regarding County acquisition of properties and flooding along the creek. There will be a meeting and Gene Blair will be attending with Scott.

Manager Carew advised that there is a second bill list that was not in the packet. Doris bumped her head on Thursday and went home a little early.

### **Acceptance of Minutes.**

Motion by Councilman Renzulli, seconded by Councilman Tafe to accept the July 18, 2007 and September 19, 2007 Land Use Planning Board Minutes. All voted in the affirmative.

**Approval of Current Year Minutes**

Motion by Councilman Hartman seconded by Councilman Maroccia to approve the October 9, 2007 Regular Session Minutes. All voted in the affirmative.

Councilman Tafe asked that the record reflect that Resolution 2007-89 regarding veteran’s exemption that was adopted at the last meeting, he should have abstained because he is involved in that process. Eileen stated that is sufficient to address the issue this time as it has already been sent to the Assessor’s Office.

**Acceptance of Reports**

Motion by Councilman Renzulli seconded by Councilman Maroccia to accept the following reports for September 2007:

- |                |                                |
|----------------|--------------------------------|
| Township Clerk | Tax Collector                  |
| Treasurer      | Public Works                   |
| Assessor       | Construction Official - August |
| Court          | Police                         |
| CCO            |                                |

All voted in the affirmative.

**Resolutions - Roll Call**

Motion by Councilman Hartman, seconded by Councilman Renzulli to adopt the following Resolutions:

- |         |  |
|---------|--|
| 2007-95 | RESOLUTION TO APPROVE CHANGE ORDER NO. 1 FOR STUDENT DRIVE IN THE AMOUNT OF \$11,337.97 FOR WIDENING OF THE ROAD FOR THE NEW BIKE LANE |
|---------|--|

Councilman Tafe asked if the change order was the result of an oversight or if it was an afterthought. Ms. Jamanow stated that the more the Chief thought about it the more he thought about installing the bike lane. Councilman Maroccia asked if it was an on-the-spot decision. Ms. Jamanow stated “no” there were a couple of meetings regarding this issue and the roadway was the first priority and funding was the priority. Councilman Maroccia asked if it was a requirement. Ms. Jamanow stated “no” it was for accessibility and safety for the children.

Upon roll call vote, all voted in the affirmative with Councilman Maroccia abstaining.

Motion by Councilman Renzulli, seconded by Councilman Hartman to adopt the following resolution:

2007-96            RESOLUTION TO APPROVE CHANGE ORDER NO. 1 FOR KNIGHTSBRIDGE ROAD IN THE AMOUNT OF \$19,219.31 FOR REPAIRING 20 INLETS

Ms. Jamanow advised that funding for this road was applied for approximately a year and a half ago and during that year and a half. Public Works was filling in holes that she was not aware of. ERI had to lessen the length of road that was improved.

Councilman Tafe asked if this situation was a communication problem. Nancy stated that she will communicate more with Public Works. Manager Carew stated that the engineer line is spent and there is no need for Nancy to fill minor holes, but Public Works should notify her. Manager Carew feels that she should not have to come out every time they fill a hole. Ms. Jamanow agreed and stated only on the roads that Environmental Resolutions is improving should she come out.

Councilman Hartman asked how far down Knightsbridge is the Change Order for. Ms. Jamanow stated that it is only amending the original contract.

Ms. Jamanow stated that there were meetings between herself, Jerry and Scott. They were all aware of these issues as well as Eileen. Mayor Nagler asked where the additional money was coming from. Ms. Jamanow stated that there was funding left over from the job that Arawak did.

Upon roll call vote, all voted in the affirmative with Mr. Maroccia abstaining.

**Introduction and set Public Hearing for Ordinance for December 10, 2007**

Motion by Councilman Maroccia, seconded by Councilman Hartman to introduce the following ordinance and set the public hearing for December 10, 2007:

2007-14            AN ORDINANCE OF THE TOWNSHIP OF EASTAMPTON TO AMEND THE TOWNSHIP CODE AT SECTION 103 - "ZONING" IN PARTICULAR, THE PROVISIONS OF SECTION 103-21 ADDRESSING THE BP-BUSINESS PARK DISTRICT AND PO-PLANNED OFFICE DISTRICT TO ADD CONTINUING CARE RETIREMENT COMMUNITY (CCRC) USE

Ms. Jamanow spoke briefly regarding the ordinance. Councilman Maroccia asked if there was a conflict with a BP district and CCRC. Ms. Jamanow stated there was not.

Ms. Fahey advised that the ordinance needs to be referred back to Planning Board for

further comments after their November 17 visit to the facility.

All voted in the affirmative.

### **Public Hearing and Final Reading of Ordinance**

Mayor Nagler opened to the public. There being no comments, Mayor Nagler closed to the public.

Motion by Councilman Hartman, seconded by Councilman Tafe to adopt the following Ordinance:

2007-12            AN ORDINANCE OF THE TOWNSHIP OF EASTAMPTON  
AWARDING TENURE TO RICHARD L. PARKS PURSUANT TO  
N.J.S.A 40A:9-154.6

Upon roll call vote, all voted in the affirmative.

### **Approval of Bill List**

Motion by Councilman Hartman, seconded by Councilman Tafe to approve the September 2007 Bill List.

Councilman Renzulli asked if the cost of the fence was appropriated to the correct line as it was previous appropriated to recreation trust and should not be. Mayor Nagler believes he did in fact see it. Manager Carew will look at it to make sure it was re-appropriated.

All voted in the affirmative.

### **Old Business**

Motion by Councilman Hartman, seconded by Councilman Tafe to adopt the following resolution:

2007-93            RESOLUTION TO AMEND THE 2007 CAPITAL BUDGET

Upon roll call vote, all voted in the affirmative.

Motion by Councilman Hartman, seconded by Councilman Maroccia to table the following ordinance until the November 12, 2007 meeting and there is further information from the County.

2007-11            AN ORDINANCE OF THE TOWNSHIP OF EASTAMPTON  
AMENDING CHAPTER 96- "VEHICLES AND TRAFFIC" OF THE  
CODE OF THE TOWNSHIP OF EASTAMPTON TO EXCLUDE  
TRUCK TRAFFIC FROM MONMOUTH ROAD (CR537)

Councilman Renzulli suggested that the Council vote it down and force their hand.

Councilman Hartman suggests that Council go with the Chief's recommendation. Councilman Tafe asked again, why the Township is even doing this. Manager Carew advised that the County Engineer believes it will lessen the truck traffic through town. The question was asked when is the study going to be done on how much truck traffic down 537? Manager Carew did not know.

Upon roll call vote, all voted in the negative.

Motion by Councilman Renzulli, seconded by Councilman Hartman to withdraw 2007-11. Upon roll call vote, all voted in the affirmative.

Motion by Councilman Renzulli, seconded by Councilman Tafe to table the following ordinance until November 12, 2007:

2007-13            AN ORDINANCE OF THE TOWNSHIP OF EASTAMPTON IN THE COUNTY OF BURLINGTON AND STATE OF NEW JERSEY TO UTILIZE NINETY-THOUSAND DOLLARS (\$90,000.00) FROM THE CAPITAL SURPLUS FOR THE PURPOSE OF THE INSTALLATION OF A SIDEWALK ON STUDENT DRIVE.

OR

2007-13            AN ORDINANCE OF THE TOWNSHIP OF EASTAMPTON IN THE COUNTY OF BURLINGTON AND STATE OF NEW JERSEY TO UTILIZE SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00) FROM THE CAPITAL SURPLUS FOR THE PURPOSE OF POLICE WEAPONS, BODY ARMOR AND RELATED MISCELLANEOUS EXPENSE.

Ms. Fahey stated Council can table again or proceed to introduce. The first priority is the sidewalk. Mr. Tafe asked if it had to go out for public bid. Ms. Jamanow said yes. It has to be advertised at least 10 days prior and then she would need a week to review the bids. Mr. Tafe was concerned about the weather. Ms. Jamanow would not recommend it be done in the dead of winter and suggested that it would probably be done in the Spring. With that being said, Councilman Renzulli suggested tabling it.

All voted in the affirmative.

Ms. Fahey explained that the corrective action plan that was originally given to Council may not have included the first page of the plan and Council should reaffirm the resolution.

Motion by Councilman Renzulli, seconded by Councilman Tafe to reaffirm Resolution 2007-76 acceptance of the Corrective Action Plan. All voted in the affirmative.

### **New Business**

- Public Hearing on Russo's Place to Place and Person to Person liquor license - Ms. Fahey explained that they are not ready to proceed and suggested continuing the public hearing.

Motion by Councilman Hartman, seconded by Councilman Renzulli to continue the public hearing on Russo's Liquor Application for a person-to-person and place-to-place transfer. All voted in the affirmative.

Atlantic City Conference Fee - Clerk Lovins asked for clarification on what Council agreed to pay for and not pay for this year for Council Members as far as the NJLM conference. It was agreed to pay conference fees but not hotel fees for councilman.

Recreation and Open Space Standards - Mayor Nagler turned the floor over to Rich Renzulli to discuss the recreation building and why Sharbell donated the recreation building as opposed to any other project.

Mr. Renzulli advised that there was an Ordinance adopted in 1988 specifically stated what the builder could legally donate the money to. Councilman Renzulli stated that having said that, the ordinance is outdated. Councilman Renzulli stated that the ordinance should be looked at to expand it to the needs that the Township now has. Ms. Fahey will look into it because there are a lot of limitations. Eileen will report back at the November 12 meeting and next year this Ordinance will be updated.

Councilman Renzulli asked about progress on court consolidation and wanted to know the status if this were to take effect January 1. Scott is waiting to hear from Judge Sweeney.

Manager Carew stated he is working on consolidation of the construction office as well.

Councilman Renzulli asked how Scott is going to look into what the school's feedback was on using Jeff Lucas since he did not specify a date for them to get back to the Township. Manager Carew will follow-up with a letter or, in the alternative, have Mr. Lucas follow-up with the school directly.

Councilman Hartman asked if Jerry has submitted his papers yet. Manager Carew stated no.

### **Public Comments**

John Geary, 6 Knotty Oak. Mr. Geary noted that there are new signs on Student Drive. He would like a definition of the sign on the speed limit "when children are present". Ms. Fahey stated that they left it as broad as possible so as to mean during school hours and when the school is being used for activities. Mr. Geary inquired about a machine that sits on Student Drive. Mayor Nagler stated it is for counting how many people are traveling Student Drive. Mr. Geary would like Nancy to remember that there is a drain that goes across the street when installing the sidewalk. He asked them to also consider what side of the road they are putting the sidewalks on.

Peter Ulyette, 19 Chelsea Road. Mr. Ulyette advised that the answer that was given to the question he asked last week totally took out of context the question that he asked. His question was not why the Township is spending the money and what is the Township using it for? He also asked why the school isn't being used and stated that he believed the money

would have been better spent on the sidewalk.

Ms. Jamanow stated that the donation was for \$150,000 for the recreation building and whatever was left over was to go towards the re-paving of Student Drive.

With regard to Resolutions 2007-91 and 2007-92, Mr. Ulyette asked if the Township had a windfall. Ms. Fahey stated that the money was designated for a project in the year that the funds were realized. Mr. Ulyette stated that it appears that there is a \$348,000 windfall to this year's budget. Councilman Renzulli stated that the money goes into surplus and next year the Township can spend it if they desire. Councilman Renzulli stated that there are additional hoops to jump through to deem something an emergency.

Mayor Nagler closed to the public at 9:13 p.m.

### **Comments**

Ms. Fahey has a couple items for closed.

Ms. Jamanow said she was glad to be here to answer questions.

Motion by Councilman Hartman, seconded by Councilman Renzulli to adopt Resolution 2007-97 to enter into closed session to discuss litigation with respect to a pending claim, a potential claim and employment relationship regarding need for appraisal services. All voted in the affirmative.

Motion by Councilman Hartman, seconded by Councilman Tafe to enter back into regular session at 9:29 p.m. All voted in the affirmative.

### **Adjournment**

Motion by Councilman Renzulli, seconded by Councilman Tafe to adjourn at 9:30 p.m. All voted in the affirmative.

Respectfully submitted,

Linda M. Lovins, RMC  
Township Clerk

CLOSED SESSION MINUTES  
OCTOBER 22, 2007

**Waste Management Tax Appeal.** Ms. Fahey advised that the specialist thinks there is room to reduce the costs. He doesn't believe that Waste Management is in a position to move forward at this point. He would like to at least bring Mount Holly on Board.

Councilman Renzulli asked about the assessment. Ms. Fahey advised that Eastampton assessed the property at \$45,000 per acre and Mount Holly has them assessed at \$4,000 per acre.

**Town Center Parcel.** Ms. Fahey asked if Council wanted to take the property out of the deed restriction? She advised that one way to do it is to issue an RFP. That would be for engineering costs and attorney fees.

Councilman Renzulli stated that there is a negative cash flow on the property and if the deed restriction could be lifted, there would be a positive cash flow with a possible sale.

Scott suggested a Capital Bond to create a report on the property for possible uses engineering reports, etc.

**Employment Relationship.** Mr. Renwick will need the appraisal services for consulting for large commercial as well as expert for litigation regarding tax appeals. Harry will bid. Scott asked, if as an individual, can he represent someone in the private sector against us. Ms. Fahey stated that wouldn't be good because the numbers would be his numbers.

Respectfully submitted,

Linda M. Lovins, RMC  
Township Clerk