

WorkSession Meeting  
April 4<sup>th</sup>, 2012

Meeting was opened by Mayor Theresa Branella at 6:00pm. Those present were G. Gilbert, J. Granstrom, R. Boulden, M. Mevoli and T. Branella. The Solicitor was Timothy Higgins, Esq.

This Meeting was advertised in accordance with the Open Public Meetings Act, and complies with all the laws therein

Resolutions:

- # 81-12 Authorizing the Application for Open Space Grant
  - # 82-12 Authorizing Change Order No. 1 for Automated Access Systems
  - # 83-12 Appointment of Class II Officer – John Stires III
- Motion – R. Boulden  
2<sup>nd</sup> – G. Gilbert  
All in Favor: Carried.

**Engineer's Report** – Updated of ongoing projects by Greg Fusco, Kei Associates.

1) CDBG - Year 33 project of converting entry doors to the municipal building so they are automatically controlled and manually as well. We should begin construction by mid April.

2) Camden County Open Space Grant – We are ready to award for the construction of the Batting Cages at the Barth Baseball Field. We are waiting for the materials to be shipped and then construction can begin. We think this project will be completed by the end of April. We have a meeting setup this week that will tell us if we can use the extra money of the grant to do the netting on the backstop and grading for the drainage problem. We put in an application for this grant for the current year. M. Mevoli helped get this together. If awarded again, it will be used for the Girls' Softball field.

3) Railroad Grading - We submitted a grant to cover the extra cost of the railroad grading. We also met with C&L Machinery to let them know what part of the land would be used for the grading. This will give the shop a better understanding of what property is available for expanding their building in the future.

4) We receive a \$140,000 DOT grant to repave Community road and Christiana Street. We will coordinate with the R. Giles to get the total cost together for this project so we can start a bond ordinance.

5) Redevelopment at Shopping Center – We did a preliminary investigation of the property and we have sent out the public notices to the affected businesses. Planning/Zoning will be meeting on April 11<sup>th</sup> to discuss if the properties are in need to be redeveloped.

6) M. Mevoli asked G. Fusco about the bridge project on Broadway and when it is suppose to start. He stated he was not sure of an exact date. R. Giles informed council that he and the Police Chief attended a meeting that had a start date of April 15<sup>th</sup>. M. Mevoli asked how we are addressing the traffic of trucks heading to and from Gloucester along Broadway since no trucks over 8 tons are allowed to use the bridge. R. Giles stated that the project engineer stated that they are aware of the issue and are placing signs along 295 North Bound to use a detour so they do not use exit 21 and come down Route 130 only to get stuck turning around. The engineer also asked the businesses in Gloucester that receive daily deliveries to tell the drivers the new suggested routes. M. Mevoli said we should ticket the ones who avoid the signs cause it will create a nightmare of traffic in Brooklawn if they ignore the signs. T. Branella says that she feels it might be a problem early on but the drivers will learn the new routes. The said project is supposed to be completed by July of 2013.

Everyone thanks G. Fusco for his time.

### **Open to Public**

No questions or comments.

### **Committee Reports**

Motion to approve reports – G. Gilbert

2<sup>nd</sup> – M. Mevoli

All in favor: Carried.

### **Discussion/Committee Updates**

1) T. Branella:

a) Recycling night – We spoke previously about having a night for people to come and get educated on our recycling program. After speaking with D. Domico, the Mayor suggested that we use a public meeting in the future for the people from Recycle Bank to come out and explain the program. We are still looking for a date that works best.

b) Sign Ordinance – Planning and Zoning are revising the sign ordinance at the May P/Z meeting. T. Branella suggested we send a memo out to all the local businesses for them to come out and give their input on the ordinance. She asked the clerk to send a memo.

c) Welcome Brooklawn – She wants to make up a little booklet for all new residence of Brooklawn. It would be an informational packet of all the things Brooklawn has to offer

2) M. Mevoli:

a) Easter Egg Hunt – We have our Easter egg hunt this Saturday, April 4<sup>th</sup>, 2012 at 11am. We invite everyone to come and have some fun.

b) Risk Management Checklist – We have an insurance checklist that must be submitted by May 1<sup>st</sup>. The clerk has been working on the list and should be done shortly.

When done, our solicitor must sign that we are in compliance. The list is to be completed for the insurance companies to show compliance to safety and be proactive in preventing claims. We have to do this list every couple years to keep our deductible down for claims. It's a \$50,000 difference in the deductible.

c) M. Mevoli received information that we need a hold harmless established for firehouse rentals. He thanked for quick resolution to fixing of the girls softball fields' snack stand. Had a couple of issues that required quick fixing. He thanked M. Branson for finally getting into contact with the owners of the Flower Shop. We have outstanding taxes and water bills that need payment. We now have someone to hold accountable the property maintenance. The owner was very difficult to find and cite the numerous code violations. He thanked M. Hagerty of Public Works for help in setting up the net behind the backstop at the Jimmy Cerrone field. He thanked Police Officer J. Gundle and Fire Chief S. Cilurso for preventing the fire at a house on Timber Boulevard to spread prior to the Fire Department getting to the house. Their quick action probably saved the house, says J. Granstrom. T. Branella suggested we do a proclamation for both of them. J. Granstrom says we have a lot of good employees in this town and maybe we should do an employee appreciation day for them. M. Mevoli thanked everyone again.

3) J. Granstrom:

a) Pastor Amey of the Methodist Church is organizing a town wide cleanup day on April 14<sup>th</sup>. He wanted to know if we could help with marketing and payment of the lunch for the volunteers. T. Higgins suggested the clerk find out if we could use money to pay for food. J. Granstrom asked if we could advertise on the website. R. Giles said he would get back to him about the lunch payment. J. Granstrom asked council to let him know of any problem areas that are in need of cleaning.

4) G. Gilbert:

a) Shorter Borough Home leases – He asked if we could have short-term leases, so we could renew the problem tenants faster. T. Higgins say that no matter how many days someone lives in the house, they are entitled to the same eviction laws as a person who lives there for 5 days. If we have a renter who had a month-to-month lease and filed for bankruptcy in their first week, you must keep them there for the entire process. He says it can be done but remember that New Jersey has strong Anti-Eviction Laws. A consensus was not made on the issue and would be discussed further.

b) We have two tenants that are habitually late and one of them has a pet. We should have a discussion on renewing their lease. T. Branella suggested we keep them in the house, since we are having trouble finding tenants for our other homes. J. Granstrom says for many years he lost in voting to keep people in the homes cause of hardships/code violations and council as a whole voted to evict. J. Granstrom goes on to say that he was told they were not following the towns' code. We have a tenant who is violating a no pets allowed rule. We should tell them to abide by the rule or face an eviction/lease non-renewal. G. Gilbert suggested that we have a meeting with the two problem tenants. We can tell them that we are not renewing the lease unless they follow the rules or pay more promptly. T. Branella asked for the meeting to be held the following Thursday and to call the tenants for the meeting.

5) R. Giles: Borough Clerk

a) Water Rates – The water rates were discussed at a committee meeting the previous week. It was determined that the water would be increased by \$20 per quarter and sewer be increased by \$5 per quarter. This is a \$100 a year increase per household. Those who qualify for the Senior deductions will be exempt from the increase. Council said to have the ordinance ready for the next meeting.

b) Salary Ordinance – We had given every part timer last year a 2 % raise. Council agreed to have another 2% increase and have an ordinance ready for the next meeting.

c) Advertising on the Trestle – It was brought to our attention that the advertising lease is up for the trestle in June. We renewed it last year but we did nothing. G. Gilbert say we renewed last year so we could paint it black and get the graffiti off of it. We could then let the lease go. G. Gilbert would like to see if we could get it painted by June. The clerk is going to reach out to Public Works.

**Adjournment:**

Motion to Adjourn – G. Gilbert

2<sup>nd</sup> – R. Boulden

All in favor: Adjourned.

Ryan Giles  
Borough Clerk