

Executive Session 2018:231

BE IT RESOLVED by the Mayor and Council of the Borough of Lindenwold that the Mayor and Council are now going into closed session to discuss legal matters, 2019 Professional Services, and personnel

Motion was made by Councilman Strippoli, second by Councilman DiDomenico that Resolution 2018:231 be adopted as read. Voice vote was unanimous in the affirmative. Motion carried.

Motion was made by Councilman Strippoli, second by Councilman DiDomenico to go out of executive session. Voice vote was unanimous in the affirmative. Motion carried.

Sunshine Law - Notice of this meeting has been duly advertised in compliance with the provisions of the open public meetings law. Please be advised that this meeting will be audio and video recorded for possible later playback.

Flag Salute

Roll Call of Council Members Present: DiDomenico, Hess, Jackson, Sinon, Strippoli, and Mayor Roach  
Excused absence: President Randolph-Sharpe,

CONSENT AGENDA: The items listed below are considered routine by the Borough of Lindenwold and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

Motion was made by Councilman Strippoli, second by Councilman Jackson that Ordinance 2018-07 to Ordinance 2018-115, with Ordinance 2018-08 tabled be adopted on first reading, published according to law, with second reading being held at next regular scheduled meeting. Roll call vote was unanimous in the affirmative. Motion carried.

CONSENT AGENDA: The items listed below are considered routine by the Borough of Lindenwold and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

Motion was made by Councilman Strippoli, second by Councilman Jackson that Resolution 2018:232 to 2018:238 be adopted as read. Roll call vote was unanimous in the affirmative. Motion carried.

Resolution 2018:232 Authorize Procedure for Unsafe Properties

WHEREAS, the Borough of Lindenwold has been notified by the Construction Official of potential violations of Chapter 160 of the Fire Prevention Code that prohibits dangerous, damaged, and unfit structures; and

WHEREAS, the Borough of Lindenwold has set forth the procedure for such properties, consistent with the requisites of Chapter 160; and

WHEREAS, the Borough of Lindenwold wishes to resolve the potential violations of Chapter 160 in respect to the properties recommended by the Construction Official as dangerous, damaged, and unfit structures;

NOW THEREFORE, be it resolved by the Mayor and Council of the Borough of Lindenwold, County of Camden, State of New Jersey on this 24th day of October, 2018 authorizing the Borough Solicitor, David Capozzi, to begin the proceedings on properties considered dangerous, damaged, and unfit according to the as set forth in the Borough of Lindenwold Code under Chapter 160, Section 42-45.

Resolution 2018:233 Award Sodium Chloride Pricing with Camden County

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration, and

WHEREAS, the County of Camden hereinafter referred to as the Lead Agency originally offered voluntary participation in a Cooperative Pricing System for Sodium Chloride and Pre-treated Liquid Enhanced Sodium Chloride as awarded to various vendors as listed under the Camden County Cooperative Pricing System #57-CCCPs for the first year with an option to renew in the second year, and

WHEREAS, Riverside Construction is the lowest responsible bidder for Sodium Chloride at the price of \$53.25 per ton for the first year and \$55.75 for the optional second year, and

WHEREAS, Chemical Equipment Labs of DE is the lowest responsible bidder for Pre-treated Liquid Enhanced Sodium Chloride at the price of \$54.59 per ton for the first year and \$67.12 for the optional second year, and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Lindenwold as follows:

1. This resolution shall be known and may be cited as the Cooperative Pricing Resolution of the Borough of Lindenwold.
2. Pursuant to the provisions of N.J.S.A. 40A:11-11(5) the Mayor is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency
3. The Lead Agency shall be responsible for complying with the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq) and all other provisions of the revised statutes of the State of New Jersey.
4. This resolution shall take effect immediately upon passage.

Resolution 2018:234 Authorize Contract for Police Captain

WHEREAS, the contract for Police Captain between Michael McCarthy Jr. and the Borough of Lindenwold expires December 31, 2018, and

WHEREAS, a new contract was negotiated for the years of 2019 and 2020 for Michael McCarthy Jr. as Captain of Police for the Borough of Lindenwold, and

WHEREAS, the Borough of Lindenwold has agreed to this new contract and the terms set forth, and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Lindenwold accepts the contract for the Captain of Police and hereby authorizes the Mayor’s signature.

Resolution 2018:235 Property Maintenance Liens

WHEREAS, the following property in the Borough of Lindenwold had property maintenance work done by the Lindenwold Public Works for Code Compliance, and

WHEREAS, lien should be put on the following property for the cost of performing this work:

Date	Block	Lot	Address	Amount
10/18/2018	223	3.01	517 Tenth Ave. (grass)	\$225.02
10/22/2018	200	4	427 Chews Ldg. Rd (grass)	\$275.04

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Lindenwold that lien be put on this property.

Resolution 2018:236 Authorize Joint Land Use Board for Study

RESOLUTION OF THE BOROUGH OF LINDENWOLD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY DIRECTING AND AUTHORIZING THE LINDENWOLD JOINT LAND USE BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO ASCERTAIN WHETHER CERTAIN PROPERTIES AND AREAS WITHIN THE BOROUGH OF LINDENWOLD ARE IN NEED OF REDEVELOPMENT

WHEREAS, in the Master Plan Re-examination Report, adopted by Resolution on December 18, 2017, the Planning Board of the Borough of Lindenwold recognized that certain areas and properties within the Borough of Lindenwold might qualify as “redevelopment areas” or “areas in need of redevelopment” as defined in N.J.S.A. 40A:12A-3; and

WHEREAS, the said Borough Council of the Borough of Lindenwold desires to commence a course of action to investigate and determine whether certain properties and areas within the Borough of Lindenwold are in need of redevelopment; and

WHEREAS, the said Borough Council of the Borough of Lindenwold recognizes that under New Jersey’s Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Joint Land Use Board of the Borough of Lindenwold must conduct a preliminary investigation to determine whether said properties and areas are in need of redevelopment; and

WHEREAS, the Borough Council of the Borough of Lindenwold now desire to authorize the Joint Land Use Board of the Borough of Lindenwold to undertake a preliminary investigation to determine whether certain properties and areas within the Borough of Lindenwold, as more particularly described as Lot 1 and 12, Block 299.06 of the Borough of Lindenwold Tax Map, more commonly known as 2007-2009 and 2015 White Horse Pike, Lindenwold, New Jersey, are in need of redevelopment; and

WHEREAS, the redevelopment area determination shall authorize the Borough of Lindenwold to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”);

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Borough Council of the Borough of Lindenwold, that the Joint Land Use Board of the Borough of Lindenwold be and hereby is directed and authorized to undertake a preliminary investigation, pursuant to N.J.S.A. 40A:12A-6, to ascertain whether certain properties and areas within the Borough of Lindenwold, as more particularly described in Exhibit A, attached hereto and made a part hereof, are in need of redevelopment; and

BE IT FURTHER HEREBY RESOLVED by the Borough Council of the Borough of Lindenwold that the Joint Land Use Board of the Borough of Lindenwold redevelopment area determination, if appropriate, shall authorize the Borough of Lindenwold to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”); and

BE IT FURTHER HEREBY RESOLVED by the Borough Council of the Borough of Lindenwold that the Joint Land Use Board of the Borough of Lindenwold is authorized to utilize a New Jersey licensed professional planner to assist the Board in undertaking any and all actions that may be necessary to accomplish the purpose and intent of this Resolution.

Resolution 2018:237 Authorize Joint Land Use Board for Study

RESOLUTION OF THE BOROUGH OF LINDENWOLD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY DIRECTING AND AUTHORIZING THE LINDENWOLD JOINT LAND USE BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO ASCERTAIN WHETHER CERTAIN PROPERTIES AND AREAS WITHIN THE BOROUGH OF LINDENWOLD ARE IN NEED OF REDEVELOPMENT

WHEREAS, in the Master Plan Re-examination Report, adopted by Resolution on December 18, 2017 , the Planning Board of the Borough of Lindenwold recognized that certain areas and properties within the Borough of Lindenwold might qualify as “redevelopment areas” or “areas in need of redevelopment” as defined in N.J.S.A. 40A:12A-3; and

WHEREAS, the said Borough Council of the Borough of Lindenwold desires to commence a course of action to investigate and determine whether certain properties and areas within the Borough of Lindenwold are in need of redevelopment; and

WHEREAS, the said Borough Council of the Borough of Lindenwold recognizes that under New Jersey’s Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Joint Land Use Board of the Borough of Lindenwold must conduct a preliminary investigation to determine whether said properties and areas are in need of redevelopment; and

WHEREAS, the Borough Council of the Borough of Lindenwold now desire to authorize the Joint Land Use Board of the Borough of Lindenwold to undertake a preliminary investigation to determine whether certain properties and areas within the Borough of Lindenwold, as more particularly described as Lot 8, Block 299.01 of the Borough of Lindenwold Tax Map, more commonly known as 2137-2139 White Horse Pike, Lindenwold, New Jersey, are in need of redevelopment; and

WHEREAS, the redevelopment area determination shall authorize the Borough of Lindenwold to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”);

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Borough Council of the Borough of Lindenwold, that the Joint Land Use Board of the Borough of Lindenwold be and hereby is directed and authorized to undertake a preliminary investigation, pursuant to N.J.S.A. 40A:12A-6, to ascertain whether certain properties and areas within the Borough of Lindenwold, as more particularly described in Exhibit A, attached hereto and made a part hereof, are in need of redevelopment; and

BE IT FURTHER HEREBY RESOLVED by the Borough Council of the Borough of Lindenwold that the Joint Land Use Board of the Borough of Lindenwold redevelopment area determination, if appropriate, shall authorize the Borough of

Lindenwold to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area"); and

BE IT FURTHER HEREBY RESOLVED by the Borough Council of the Borough of Lindenwold that the Joint Land Use Board of the Borough of Lindenwold is authorized to utilize a New Jersey licensed professional planner to assist the Board in undertaking any and all actions that may be necessary to accomplish the purpose and intent of this Resolution.

Resolution 2018:238 Award Chews Landing Road Pedestrian Improvements

WHEREAS, the Borough Clerk did advertise for and receive bids on October 17, 2018 at 10:30 p.m. for the FY2018 DOT Trust Fund Chews Landing Road Pedestrian Improvements, and

WHEREAS, the Certificate as to Availability of Funds is annexed hereto, and

WHEREAS, Addendum A is a list of the bidders, and

WHEREAS, Remington & Vernick Engineers has recommended that the contract for the FY2018 DOT Trust Fund Chews Landing Road Pedestrian Improvements be awarded to Charles Marandino LLC, lowest responsive bidder for Base Bid #2 with the amount of \$112,215.00. This contract is to be awarded contingent upon the approval of the solicitor and the monies being available.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Lindenwold that:

1. The contract for the FY2018 DOT Trust Fund Chews Landing Road Pedestrian Improvements be awarded to Charles Marandino LLC, PO Box 20, Milmay, New Jersey lowest responsive bidder for Base Bid #2 with the amount of \$112,215.00. This contract is to be awarded contingent upon the approval of the solicitor and the monies being available.

2. The exact title of the appropriation to be charged to FY2018 DOT Trust Fund Chews Landing Road Pedestrian Improvements

3. This resolution shall take effect immediately.

RESOLUTION 2018:239

WHEREAS, Brian S. Penilla and Mark Poulton were hired as Part-Time/Seasonal Code Enforcement Officer Trainees under Resolution 2018:201, and

WHEREAS, there is a need in the Code Enforcement Department for these positions to be Full Time, and

WHEREAS, it was recommended that Brian S. Penilla and Mark Poulton be hired as Full Time Code Enforcement Officer Trainees starting October 29, 2018 at a salary of \$35,000.

THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Lindenwold that Brian S. Penilla and Mark Poulton, be hired as Full Time Code Enforcement Officer Trainees.

Motion was made by Councilman Strippoli, second by Councilman DiDomenico that Resolution 2018:239 be adopted as read. Roll call vote was unanimous in the affirmative. Motion carried.

Matters for Discussion

Councilwoman Sinon announced the Medicare Seminar on November 1 at the Lindenwold Senior Building. A representative will be answering any questions. Reservation required. Light refreshments will be served.

Business Administrator announced the 2018 Best Practice Inventory. The state is requiring 61 questions to be completed by the Municipality.

Mayor Roach opened the meeting to the public.

Lynne Diclaser, resident, informed Council of the problems at Summit Place. She listed numerous complaints including emergency maintenance calls that are not answered and lock outs. She related an incident with a neighbor that fell as well as poor repairs. The Mayor will have Code Enforcement to look into this matter.

Jamie Porter, resident, complained about the trees falling and the branch that fell where she parks her car.

Maintenance did not remove until she asked. The resident continued to express her displeasure over the conditions at her complex. Mayor responded that he has been working on her complaints and recommends contacting Code Enforcement.

John McGill, resident, expressed the traffic concerns on his street, Columbia Avenue. One car was hit. Mayor recommends resident discuss with the Police Chief after the meeting. The resident questioned the list of properties on the agenda. The Solicitor informed the resident that the properties were listed were the Arborwoods and listed for condemnation. The resident informed Council of the former Borough Clerk.

Representatives from Neighbors Who Care submitted their request for hosting a Senior Event.

There being no one desiring the floor, Mayor Roach closed the meeting to the public.

Motion was made by Councilman Strippoli, second by Councilman Jackson that the meeting be adjourned. Voice vote was unanimous in the affirmative. Motion carried.

DATED: November 28, 2018

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Deborah C. Jackson, RMC  
Borough Clerk