



Borough of Swedesboro Council Meeting  
Swedesboro, NJ 08085

COUNCIL MEETING MINUTES  
September 6, 2005

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**APPROVED MINUTES**

A regular meeting of Borough Council was held on the above date in Council Chambers with the Honorable Thomas W. Fromm presiding. Councilman Flaherty was absent, all others present.

A moment of silent prayer was followed by the flag salute.

Mayor advised that the meeting was being held in accordance with the Open Public Meetings Law.

Ms. Churchville moved to open the meeting to the public, seconded by Mr. Murray. Vote all yes.

No one from the public spoke.

Mr. Murray moved to close the public portion, seconded by Ms. Churchville. Vote all yes.

Committee Reports

Economic Dev. – Mr. Murray stated that Economic Dev. Committee met and reviewed the video and that changes are being made. The video will be divided into 2-3 videos and will schedule a presentation to Council or anyone else who would like to view it. Mayor requested that he be done at a Council meeting so the public can see it. Mr. Murray stated that it could be shown at the next Council meeting scheduled for 9/16/05.

Mr. Daley remarked that the video is great and that the first group is about tourism and the second group are the businesses.

Parks & Recreation – Mrs. Gage reported that there will be a Movie Night on 9/126/05 and 9/30/05.

Mrs. Gage stated that she asked Public Works Supt. to repaint the crosswalk by the Clifford School.

Garbage & Recycling – Mr. Dryden went over the recycling report submitted by Bill Teter. The Borough currently has a 20.14% recycling rate for this year.

Mr. Dryden stated that the 2006 bid specs have been completed and there will be several options listed.

Mr. Murray asked if we looked into the recycling bank. Mr. Dryden stated that it has been looked into but there are a lot of stipulations with it. Mayor stated that Clayton is



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doing it and going through the pit falls. Mr. Dryden stated that once the red tape is squared away we will look into it again. Mayor stated that we are not ready for it this year.

Mayor asked Mr. Dryden to check with Mr. Teter to find out what the status is of the County regionalization plan for trash and recycling.

Public hearing was held on the following ordinance: 2005 SALARY ORDINANCE, AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED "SALARY ORDINANCE 1976 BOROUGH OF SWEDESBORO" WHICH WAS ADOPTED AT A REGULAR MEETING OF BOROUGH COUNCIL ON MARCH 15, 1976.

Mr. Daley motioned to open the public hearing, seconded by Ms. Churchville. Vote all yes.

No one from the public spoke for or against the ordinance.

Mr. Daley motioned to close the public hearing, seconded by Ms. Churchville. Vote all yes.

Mrs. Gage motioned to adopt the ordinance, seconded by Mr. Daley. Roll Call Vote- Flaherty absent, all others yes.

Public hearing was held on the following ordinance: ORDINANCE IMPLEMENTING A REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-7 FOR AN AREA IN NEED OF REDEVELOPMENT

Mr. Murray motioned to open the public hearing seconded by Mr. Daley. Vote all yes.

Mrs. Gage asked if eminent domain is included and Mr. Dryden asked if Council would be the one to decide the eminent domain.

Mayor stated that Jon Corzine stated that anyone with viable property would not be taken under eminent domain. Mr. Dryden asked that the ordinance be amended regarding the eminent domain clause and that it would only be exercised if the majority of Council approves. Mayor stated that this is not the time to discuss amending the ordinance. The Planning Board has made their recommendations to Council and now Council will approve the recommendations.

Frank Lusch, 8 Maybrook Ave. asked if there are any stipulations for eminent domain other than public good. Mayor stated that the US Supreme Court ruled that you can use eminent domain for economic development but he feels that it will be a State Law that you can not take a viable property.



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Mr. Lusch asked if Council will consider to limit stipulations in the ordinance. Mayor stated that it could be listed as an option but that there is no reason to do it in Swedesboro and is very confident that it won't happen.

Mr. Lusch stated that his concern is that if there are not stipulations in place, another elected Council could come in and handle it differently than the Council who adopted this.

Mr. Daley stated that anyone could change any stipulation that would be put in this. Mayor stated that he is confident that this is an excellent ordinance and plan and that it protects the people of Swedesboro.

Mr. Lusch asked to categorize what conditions eminent domain would be used. Mayor stated that he is not interested in reopening the ordinance. Mr. Dryden stated that a mans home is his castle and your home is yours until you decide to sell it and asked that eminent domain be held to a higher standard. Mayor stated that the ideas are not new and all the ideas had been discussed in depth for over a year. Mr. Murray stated that his points are valid but that the time has passed to bring up changes.

Mr. Daley motioned to close the public hearing, seconded by Mrs. Gage. Vote all yes.

Mr. Daley motioned to adopt the ordinance, seconded by Mr. Murray. Roll Call Vote-Gage, Dryden, no, all others yes.

Clerk read the following resolution: (App. For Munici. Alliance)

Mrs. .Gage moved to adopt the resolution, seconded by Mr. Dryden. Roll Call Vote-Flaherty absent, all others yes.

Clerk read the following resolution: (Rej. Bids for sidewalk ramps)

Mr. Daley moved to adopt the resolution, seconded by Ms. Churchville. Roll Call Vote-Flaherty absent, all others yes.

Clerk read the following resolution: (Auth. Mayor to sign CDBG Agree)

Mr. Daley moved to adopt the resolution, seconded by Mr. Dryden Roll Call Vote-Flaherty absent, all others yes.

Clerk read the following resolution; (Auth. Mayor execute Deed for Harris)

Mr. Dryden moved to adopt the resolution, seconded by Mrs. Gage. Roll Call Vote-Flaherty absent, all others yes.

Mrs. .Gage motioned to appoint Bonnie Heitzelman to the P/T position of Public Works Secretary effective 9/12/05 pending the outcome of the criminal background check, seconded by Mr. Dryden. Vote all yes.



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Mrs. Gage motioned to appoint Pauline Higgins to the P/T position of Deputy Court Clerk effective 9/12/05 pending the outcome of the criminal background check, seconded by Mr. Daley. Vote all yes.

Clerk read the letter from D & D Properties regarding the billing of the units on Auburn Ave. Mayor explained the billing for double units.

Mr. Daley moved to accept the arrangement for the billing for the units on Auburn Ave., seconded by Mr. Dryden. Vote all yes.

Clerk reminded Council of the Community Memorial Service on 9/11/05 at 7 PM at Trinity Square and also the concert sponsored by the Swedesboro-Woolwich Business Assoc. in Trinity Church at 6 PM.

Mrs. Gage motioned to close Church St. from 6:45 PM to 7:45 PM during the service, seconded by Mr. Daley. Vote all yes.

Mr. Daley moved to approve sick pay benefits to Carl Bagby, 8/16/05, John Gangemi, 8/8-8/9-8/19/05, Ken Hunt, 8/11/05, Charles Simmerman Jr., 8/16/05, ½ of 8/19/05 seconded by Ms.Churchville. Vote all yes.

Clerk read the following ordinance: AN ORDINANCE REQUIRING THE REGISTRATION AND LICENSING OF ALL RENTAL PROPERTY WITHIN THE BOROUGH OF SWEDESBORO, GLOUCESTER COUNTY, NEW JERSEY; REQUIRING CERTAIN INSPECTIONS ON A PERIODIC BASIS TO QUALIFY FOR SUCH LICENSE; ESTABLISHING FEES; AND PROVIDING PENALTIES FOR VIOLATION THEREOF

Mrs. .Gage stated that she had emailed 9 questions to Borough Solicitor, Tim Chell , regarding the licensing of rental property ordinance and had not gotten a response. Mayor stated that he received the email from Mr. Chell and it was also sent to Mrs. Gage. Mayor went to print the email.

Mr. Daley left at 8:15 PM.

Mrs. Gage and the Mayor went over her concerns and the responses from the Borough Solicitor and Council agreed to add the Building Maintenance Code Official and members of Council to Section 17, B, 1..

Mrs. Gage moved to adopt the ordinance and based on comments by Council to add the Building Maintenance Code Official and members of Council to Section 17, B, 1., with a public hearing to be held on the ordinance on September 19, 2005, seconded by Ms. Churchville. Roll Call Vote- Flaherty, Daley absent, all others yes.



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Mr. Dryden remarked that it is a good idea to have rentals inspected yearly.

OLD BUSINESS

Mr. Murray stated that Council is all volunteers and that we need to have a professional decorum followed. It is okay to disagree but it needs to be done professional manner and give respect to one another. Mr. Dryden admitted that it was wrong for him to lose his temper but asked that to look into discussing proposals in advance of the Council meeting. Mayor also apologized for his remarks.

NEW BUSINESS

Mrs. Gage thanked Officer Borden for responding to an incident at the senior housing.

Mr. Dryden moved to open the meeting to the public, seconded by Mrs. .Gage. Vote all yes.

Chief Dupper reported to Council that Kathy Rode who had been approved as a crossing guard has declined due to getting another job but he does have two other applications. One applicant can only work in the PM and the other will be a substitute.

Mrs. Gage moved to appoint Shirley Bundy as a crossing guard in the PM for Glen Echo Ave. and Sharon Vierdeck as a substitute crossing guard, seconded by Ms. Churchville. Vote all yes.

Mayor suggested putting an ad in the New Town Press for crossing guards. Mayor informed Chief Dupper that if he does get an application to hire them and not wait for Council approval.

Ms.Churchville thanked Mr.Orbanus for notify Westrum Development regarding the clean up of their property.

MR. Murray moved to pay all duly authorized bills, seconded by Ms. Churchville. Vote all yes.

Ms. Churchville moved to adjourn the meeting, seconded by Mrs. Gage. Vote all yes.

Mayor adjourned the meeting at 8:52 PM.

Dolores M. Connors,  
Borough Clerk