

**MINUTES
TOWNSHIP OF PENNSAUKEN
TOWNSHIP COMMITTEE MEETING
JULY 5, 2017**

A Meeting of the Pennsauken Township Committee was held on Wednesday, July 5, 2017 in the caucus room at the Township of Pennsauken Municipal Building, 5605 N. Crescent Blvd. Pennsauken, NJ 08110.

Mayor McBride called the meeting to order at 5:30 pm, the roll was recorded as such:

PRESENT: Committeeman Figueroa, Committeeman Orth, Committeeman Taylor, Deputy Mayor Killion and Mayor McBride

Also present were Township Administrator John Kneib, Township Clerk Gene Padalino, Deputy Clerk Pamela Scott-Forman, Township Attorney Michael Joyce and Terry Carr and Larry Cardwell of the Economic Development Office.

Roll call was followed by the Pledge to the Flag with a moment of silence.

Mayor McBride announced that the Meeting was being held in compliance with the "Senator Byron M. Baer Open Public Meetings Act".

APPROVAL OF MINUTES-

Meeting-June 21, 2017

Meeting-June 28, 2017

Committeeman Figueroa moved a motion to accept the minutes on the agenda as submitted
Committeeman Taylor seconded the motion
An affirmative 5/0 voice vote was recorded

RESOLUTION(s)- Public May Comment -The Following Resolution(s) will be considered by individually

2017:220 RESOLUTION DESIGNATING RECIPIENTS FOR THE CAMDEN COUNTY IMPROVEMENT AUTHORITY HOUSING REHABILITATION PROGRAM AND AUTHORIZING CAMDEN COUNTY IMPROVEMENT AUTHORITY AS ADMINISTRATIVE AGENT

WHEREAS, the Pennsauken Housing Rehabilitation Agency hereinafter referred to as "Agency" has received and reviewed applications by certain homeowners specified herein for rehabilitation of their dwellings under the Camden County Improvement Authority Block Grant Program; and

WHEREAS, said Agency has determined that said homeowners are eligible under the guidelines of said program; and

WHEREAS, the County of Camden Improvement Authority has been authorized by Cooperation Agreements between the County of Camden and the various participating municipalities to administer the Housing Rehabilitation Program from funds received under the Community Development Block Grant Program.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Pennsauken, County of Camden and State of New Jersey, that the following homeowners are hereby determined eligible for assistance under the Camden County Improvement Authority Home Improvement Program:

1. FILE 31-H-548
2. That the Camden County Improvement Authority HIP is hereby authorized to process the aforementioned homeowners' application for rehabilitation of their dwellings as specified herein.
3. That the Camden County Improvement Authority HIP is further authorized to do the following:
 - a) Execute any all documents and perform all administrative functions which may be required or desired in order to carry out

the terms and conditions of the Community Development Block Grant Program.

- b) Make payments to the homeowners and contractors in amounts determined by the Community Development for services performed in rehabilitating the dwellings specified herein.

BE IT FURTHER RESOLVED, that the Township Clerk is hereby authorized to forward a certified copy of this resolution to the Camden County Improvement Authority.

No public wished to comment

Name	Motion	Second	Aye	Nay	Abstain	Absent
Figueroa			√			
Orth			√			
Taylor		√	√			
Killion	√		√			
McBride			√			

CONFERENCE /ITEMS OF DISCUSSION-

Mr. Cardwell and Mr. Carr presented the following to Mayor & Committee
 Mr. Cardwell commented that the check list will be completed before the next meeting.

Lyons & Sons – 455 37th Street. Intends to purchase 158k square foot Bill Steck warehouse building

Mr. Cardwell commented this is a new location and that they are selling their Sherman Avenue location.

***Mayor & Committee approved*

The Atrium – 4721N. Crescent Blvd. Husband and wife Mr. & Mrs. Rodriquez intend to purchase the building and the dance studio from the current owner. (Ms. Rodriquez is a former student of Barbara Capaldi)

Mr. Cardwell stated this will only be a change in ownership

***Mayor McBride & Committee approved*

HJ & EC Properties LLC – Plans to purchase a portion of the Forman Mills Building. The building is co-owned by Bloom Properties and Stevens Management. The Stevens Management area which is to be sold totals just over 14k square feet.

Mayor & Committee suggested both Mr. Carr and Mr. Cardwell follow this closely.

***Mayor McBride & Committee approved*

Auto Auction – 6601 S. Crescent Blvd. The owner would like approval to sell Auto accessories i.e. aftermarket wheels, radios, alarms etc. This would be an additional use as the building is currently utilized for internet auto sales with 3 licenses.

Mr. Vinny Belone of Manalapan, NJ owner of the property was present and spoke on his behalf.

Mayor McBride thanked Mr. Belone for coming in and stated that she had had a meeting with Mr. Belone and Mr. Adams (Planning & Zoning Officer) because Mr. Adams had visited the building and found Mr. Belone had begun another business of selling Auto Accessories. At that meeting Mr. Belone was told he would need to come before this authority and would need to obtain a change of use from the planning board. She also stated “your taxes have not been paid.”

Mr. Belone commented that he was preparing to do the change of use and that the meeting fell through. Mr. Belone stated that he would like to have the sales of Auto

Accessories and commented "we always offered accessories & extended warranties, radio install and tinting."

Mayor McBride commented that he had been before the Committee several times before to ask for some type of relief and that "with in the past two years you've been allowed to have two tenants in your space.

Mr. Belone stated that the two small businesses haven't been a lot of help, but that he wants his building to be the best it can be. He also commented that he could have his 1st quarter taxes paid within the next 30 days or so and the second quarter 30 days after that.

Deputy Mayor Killion commented that the procedures need to be followed the correct way

Township Attorney Joyce reminded everyone that the issue is to the owner not the tenants

Committee made several comments about the concern of the upkeep of the outside of the building and that over the past 10 years he's been asked to do certain things that have not been completed. They stated he hasn't complied with anything and that his current taxes haven't been paid and he doesn't have his current Used Auto License.

***Mayor McBride polled Committee and it was unanimous that his business be suspended until his taxes have been paid and the Used Car license obtained.*

PUBLIC COMMENT

Mayor McBride opened the floor to the public for comment

Susan Bryant of Cedar Avenue began with personal comments to Committeeman Taylor and Mayor McBride. Ms. Bryant continued with concerns about the Library and the problem with the air conditioning. She commented that the Library is the most important building in Pennsauken and most widely used. She stated that she was told the Library had been closed and that she is outraged it has come to this.

Administrator Kneib replied that the library was closed for 4 hours on one day. He also commented that \$365,000 has been put aside for the Library AC.

Mayor McBride stated that the Library Board and Director were told they could get units when the AC broke. Two weeks later the Township Administration was told they still had not been purchased. Mr. Kneib stepped in and purchased 10 AC units within a couple of hours to keep the building open. Mayor Kneib commented she didn't believe the Committee should be criticized for it; means were given to the Library to correct the problem.

Ms. Bryant stated she felt it was still unacceptable. She commented that when she was Director 16 years ago the AC was on its last leg then. She spoke about a bill that was passed by the Assembly and the Senate and on the Governor's desk to be signed to give Municipalities a 50/50 match strictly for Libraries. She suggested Mayor & Committee look into it right away so that the Carpet, AC etc. can be replaced. She then commented that the building is the Townships responsibility.

Deputy Mayor Killion commented that the Library building has short comings and that the biggest ticket item is the AC. The roof needs to be checked before the AC is installed and that the carpet would be the last thing to be replaced.

Administrator Kneib responded that the Township is paying attention and that the Municipality has increased the Capital fund for the library again this year by 15% and "we are well above the State requirement."

Ms. Bryant commented that the Municipal Agenda's and Minutes are not on the website.

Township Clerk Padalino replied they are on the website and that the only minutes not on the website are those that have not been approved.

Diane Johnson of 45th Street asked about resolution 2017:220 and what it means and why it's on the Townships agenda.

Township Administrator replied that it's a county program and that the recipient is a Pennsauken resident. It's a loan to that resident.

Vincent Squire of Rogers Avenue questioned why the library is in dire repairs if the Township has exceeded funding for the library.

Mr. Kneib replied it's only as good as the Library Board and its Director

Mayor McBride took this time to inform Mr. Squire that he made a film clip on abandoned/vacant property and that it could not be done. A ticket could had been issued for trespassing and arrested and that this will serve as a warning.

She explained the long process of identifying the houses and the owners who could and would press charges.

Mr. Squire asked which property she was speaking of.

He was told the one with the pool. Mr. Kneib then commented that the process needs to be followed.

No others from the public wished to comment.

Committeeman Taylor moved a motion to close the floor to the public for comment

Deputy Mayor Killion seconded the motion

An affirmative 5/0 voice vote was recorded

Committeeman Taylor moved to adjourn

Committeeman Figueroa seconded the motion

An affirmative 5/0 voice vote was recorded

Meeting adjourned at 6:25 pm

Respectfully submitted



PAMELA SCOTT-FORMAN
DEPUTY CLERK

APPROVED: July 19, 2017