

Commission Chamber, City Hall
 Millville, New Jersey
 July 5, 2011 6:00 p.m.

The Board of Commissioners met in an agenda session with Mayor Shannon presiding. Members present: Shannon, Finch, Quinn Derella and Vanaman. Absent: None.

Mayor Shannon made the statement required by the Open Public Meeting Act of 1975.

"This meeting is being conducted in accordance with the Open Public Meetings Act of 1975", was advertised, posted and made available to the public as required by Statute. The Municipal Clerk is directed to include a statement in the minutes of this meeting.

The City Clerk/Administrator reviewed the following addition and deletion to the agenda:

Deletion:

Ordinances 1st Reading:

Item No. 1 Ordinance amending Section 2-69 of the Municipal Code to reflect the following title and range of compensation for the respective title:

<u>Title</u>	<u>Range of Compensation</u>
Chief Financial Officer	\$25,000.00 - \$112,553.27

Addition:

New Business:

Item No. 6 Motion to approve Memorandum of Understanding with the City of Millville, the City of Bridgeton, the City of Vineland and the County of Cumberland for joint application to be submitted for Edward Byrne Memorial Justice Assistance Grant (JAG) funds in the total amount of \$109,871.00 with the City of Millville's portion of \$25,270.00

The City Clerk/Administrator had no further additions or deletions to the agenda.

Mayor Shannon asked if the Commissioners had any comments regarding the agenda.

There being none Mayor Shannon declared a public comment portion open regarding agenda items only and asked if any person present wished to be heard.

There being no response the agenda session was adjourned subject to the call of the chair, by the following vote. Yeas: Finch, Quinn, Derella, Vanaman and Shannon.

Commission Chamber, City Hall
Millville, New Jersey
July 5, 2011, 6:30 p.m.

The Board of Commissioners met in a regular session with Mayor Shannon presiding. Members present: Shannon, Finch, Quinn Derella and Vanaman. Absent: None.

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

Mayor Shannon made the statement required by the Open Public Meeting Act of 1975.

"This meeting is being conducted in accordance with the Open Public Meetings Act of 1975", was advertised, posted and made available to the public as required by Statute. The Municipal Clerk is directed to include a statement in the minutes of this meeting.

Resolution No. R165-2011 authorizing transfers in the FY2011 Budget Appropriations was adopted, by the following vote: Yeas: Finch, Quinn, Derella, Vanaman and Shannon.

The following bills were ordered paid, when properly certified, by the following vote. Yeas: Finch, Quinn, Derella, Vanaman and Shannon.

COPY OF BILLS SEE PAGES

THROUGH

Correspondence received from Wolfgang Skacel, Assistant Commissioner of the State of New Jersey, Department of Environmental Protection, Compliance and Enforcement regarding an inspection which took place on June 13, 2011 at the Millville City Compost Program Interest ID #132095 which has been deemed in Compliance with applicable Department regulations and/or conditions was ordered received and filed, by the following vote. Yeas: Finch, Quinn, Derella, Vanaman and Shannon.

Reports of Commissioners

Director Finch stated at 5:30 p.m. this date there was a dangerous and unfit structure hearing for 713 S. Second Street.

The governing body ordered the owner demolish the building within 7 days. The City of Millville has acquired bids for the demolition and will proceed with demolition after July 12, 2011 if the owner has not demolished the structure.

Mayor Shannon called upon Marianne Lods, who reported on the successful Go4th of July Celebration and thanked all those who participated the entire day beginning with the parade in the morning through the Fireworks in the evening. She thanked the Millville citizens for supporting the veterans and thanked the community for their support of the entire event.

Marianne Lods stated they will definitely have a Go4th of July Celebration next year and was very proud of the respect shown for our Nation and our City. She also thanked the sponsors for the event and challenged everyone to double the donations next year.

Mayor Shannon congratulated and thanked the committee for all their hard work in planning this event over this past year and for a job well done.

Director Derella stated the MDC Website has a list of the corporate sponsors and congratulated the volunteers for a successful event.

The following proposed ordinance was read on second and final reading:

Ordinance No. 10-2011

Ordinance Amending the Municipal Code of the City of Millville

Chapter 11, Bureau of Inspections

Article V - Nuisance Properties

Article VIII - Residential Rental Properties

Article X - State Uniform Construction Code

Article XVIII - Foreclosure Properties

Director Finch moved for the adoption of the proposed ordinance on second and final reading.

Director Quinn seconded the motion.

Mayor Shannon declared a public hearing open and asked if any person present wished to be heard.

Ed Einhaus, AHOME, Incorporated, urged the Commissioners to adopt the ordinance and stated the goal of the Center City Group is to enhance code enforcement and this will help with improving the quality of life. He also offered assistance with notification and enforcement.

Paul Porreca, Jr., 2439 West Main Street, stated he has a problem with holding the owner responsible for the tenant and suggested the City should pursue the people who are actually in violation of the Ordinance. He stated there is not enough effort to eliminate problems by police and inspections enforcing the ordinances the City already has in place.

Mr. Porreca suggested the City should adopt an Ordinance to charge for excess use of all municipal services such as; repetitive leaf collection, repetitive trash collection and municipal services provided to commercial properties.

Emma Andrews, Millville resident, stated that she agrees with Mr. Porreca that this Ordinance will be punishing the wrong people.

Mayor Shannon stated this Ordinance is a result of suggestions from neighborhood meetings along with collaboration with the Millville Police Department.

Richard McCarthy, City Attorney, stated the City has an internal process to send a notice prior to the 12 month probation and reminded that the City needs to be mindful of the fact that it is important to give early warning to the landlord. He stated there is no perfect solution; however, this incorporates reasonable efforts and is a solution to reach inappropriate behavior at an earlier time that affects the

quality of life. He stated local landlords have been more diligent than those that live outside of the County and this addresses the several gaps in the current Ordinance and the City will continue to observe how these regulations work.

Paul Porreca, Sr., Porreca Drive, stated there is a problem that this addresses qualifying calls and not convictions and the City will be punishing the wrong people and must convict the person committing the offense. He stated this Ordinance applies to all residential properties, not just rentals; however, it does not apply for excessive use of all municipal services.

Richard McCarthy clarified that a qualifying call is a call to a municipal employee for a municipal employee to respond to a location and referred Mr. Porreca to Article V, Section 11-42, which is all about employees responding, which does not include who made the call.

Bob Tesoroni, Howard Street, stated that possibly the City could get rid of out-of-town landlords by buying property from them when they leave court.

There being no further comments Mayor Shannon declared the public comment portion closed and asked for comments by the Commissioners.

Director Quinn stated the key to this issue is the Superior Court Judge and it is important that landlords advise the judge of the amount of complaints they have actually filed.

Director Vanaman stated changes will be made to this Ordinance if it is determined they are needed.

There being no further comments Mayor Shannon asked for a roll call on the motion.

The motion was passed, by the following vote. Yeas: Finch, Quinn, Derella, Vanaman and Shannon.

Resolution No. R-166-2011 authorizing adjustments to the City of Millville Tax and Utility Records was adopted, by the following vote. Yeas: Finch, Quinn, Derella, Vanaman and Shannon.

Resolution No. R-167-2011 authorizing application to the NJ Department of Community Affairs for a loan in the amount of approximately \$60,000.00 to demolish four unsafe structures as follows:

- a) Block 98, Lot 7, 404 W. Main Street
- b) Block 422, Lot 9, 213 N. 3rd Street
- c) Block 429, Lot 11, 131 N. 3rd Street
- d) Block 579, Lot 21, 2408 S. 2nd Street was adopted, by the following vote. Yeas: Finch, Quinn, Derella, Vanaman and Shannon.

A motion was made to approve the following Bingo and Raffle Licenses:

- a) Bingo License No. 227 on behalf of Parish of All Saints to hold a Basket Bingo on September 24, 2011 at 2 Hillcrest Avenue, 5:00p.m.-11:00p.m.
- b) Bingo License No. 228 on behalf of the BPOE Millville Elks Lodge #580 to hold a Basket Bingo on October 22, 2011 at 1815 E. Broad Street, 6:00p.m - 11:00p.m.

c) Raffle License No. 937 on behalf of Parish of All Saints to hold an off Premise Merchandise Raffle on November 13, 2011 at 630 Buck Street, 1:00p.m.

d) Raffle License No. 938 on behalf of Parish of All Saints to hold an on Premise Merchandise Raffle on September 24, 2011 at 2 Hillcrest Avenue, 5:00 p.m. - 11:00p.m.

The motion was passed, by the following vote. Yeas:
Finch, Quinn, Derella, Vanaman and Shannon.

A motion was made to authorize Utility Easement Agreement regarding Block 489, Lot 1.

The motion was passed, by the following vote. Yeas:
Finch, Quinn, Derella, Vanaman and Shannon.

The motion was passed to authorize Utility Easement Agreement regarding Block 123, Lot 1.

The motion was passed, by the following vote. Yeas:
Finch, Quinn, Derella, Vanaman and Shannon.

A motion was passed to authorize Petition to Extend Licensed Premises Application for the New Jersey Motorsports Park, LLC, 47 Warbird Drive to hold a Grand Am and AMA Spectator Event on Saturday, July 23, 2011, Sunday, July 24, 2011, Saturday, September 3, 2011 and Sunday, September 4, 2011, distributing alcoholic beverages in a secured location during the events.

The motion was passed, by the following vote. Yeas:
Finch, Derella, Vanaman and Shannon. Abstained: Quinn.

A motion was made to authorize the City Clerk to advertise for Request for Proposals (RFP) for Information Technology Services.

The motion was passed, by the following vote. Yeas:
Finch, Quinn, Derella, Vanaman and Shannon.

A motion was made to approve Memorandum of Understanding with the City of Millville, the City of Bridgeton, the City of Vineland and the County of Cumberland for joint application to be submitted for Edward Byrne Memorial Justice Assistance Grant (JAG) funds in the total amount of \$109,871.00 with the City of Millville's portion of \$25,270.00.

The motion was passed, by the following vote. Yeas:
Finch, Quinn, Derella, Vanaman and Shannon.

There being no further business, Mayor Shannon stated we have now reached the public comment portion of our meeting. Anyone who would like to address the commission, please go to the podium, state your name, and address your concerns. Please limit your comments to approximately 5 minutes.

Donna Phrampus, 224 Fowser Road, submitted a petition signed by residents of Fowser Road and by employees of Garden State Highway Services. She stated two new homes were built on Fowser Road in the fall of 2010 and are owned by Human Services Housing Corporation, LLC of Lafayette Hills and stated both have handicapped ramps; however, insufficient space was left for employee parking. This creates a safety hazard when vehicles

are parked on both sides of the road with traffic going to the Fowser Road Boat Ramp and trucks going to the Wastewater Treatment Plant. Ms. Flanders submitted pictures taken in March 2011 through July 2011 for review by the Board of Commissioners and Traffic Safety. She stated this parking problem occurs all day and night and not just during the changing of shifts.

Mayor Shannon stated he would review with Traffic Safety and the Planning and Zoning Board and would follow-up with Ms. Phrampus.

Emma Andrews, Millville resident, stated that no one is against the group home; however, the plans were not examined thoroughly, further noting there are two vans parked at each home.

Paul Porreca, Jr., West Main Street, inquired where the clause is in the Ordinance on second reading that does not fine the landlord for excessive use of services.

Richard McCarthy responded Section 11-79A4 in the Residential Rental Section. This takes into consideration that there is difficulty that landlords may have in Superior Court, therefore possibly a landlord would not be charged the reimbursement for excessive use of consumption.

There being no further comments the meeting was adjourned subject to the call of the chair, by the following vote. Yeas: Finch, Quinn, Derella, Vanaman and Shannon.

Approved: August 2, 2011

James T. Shannon
Mayor

Joseph J. Derella

James F. Quinn

David W. Vanaman

Dale L. Finch
Commissioners

Attest:

Susan G. Robostello
City Clerk/Administrator

BILL LIST
CITY OF MILLVILLE

MEETING JULY 5, 2011

AAA SOUTH JERSEY INC.	24.50
ADAMS, REHMANN & HEGGAN ASSOC.	4,312.60
ADVANCE TREADS INC	2,066.56
ALL CLEAN BUILDING SERVICES	3,400.00
ALL INDUSTRIAL SAFETY PROD INC	1,380.56
ALARM SECURITY GROUP LLC	170.00
ATLANTIC CITY ELECTRIC	40,552.04
ATLANTIC CITY ELECTRIC	22,677.85
BRIDGETON PLUMBING & HEATING	29.76
SPORT SUPPLY GROUP, INC.	239.96
JOHN BUTSCHKY	40.00
CITY OF MILLVILLE	5,301.06
CITY MILLVILLE PAYROLL DED ACC	331,578.74
COBRA ELECT	73.82
BRIAN LONG, LTD	5,440.00
CUSTODIAN OF SCHOOL	885,029.00
GANNETT SATELLITE INFORMATION	322.66
DELL MARKETING LP	2,510.00
DIRECT ENGERY	49,951.81
DMC SUPPLIES INC	125.00
EBROADBURL REALTY CORP.	9,676.33
EIC INSPECTION AGENCY CORP.	4,178.00
THE FLOWER FARM, INC.	918.00
DEARBORN NATIONAL	1,688.85
GENERAL SALES ADMINISTRATION	5,850.46
PAUL J. GILLESPIE, INC.	25.00
GIORDANO VINELAND SCRAP, LLC	1,153.68
GOVERNMENT FINANCE OFFICER ASN	75.00
W.W.GRAINGER, INC.	112.32
GREG L. ERBER, SR.	238.80
HYDROQUAL, INC.	1,386.66
ITS NEOPOST INC	1,487.75
JCI JONES CHEMICALS, INC.	1,287.00
JOHN DEERE LANDSCAPES, INC	311.92
LANDIS TITLE CORPORATION	1,895.00
ANTHONY LOTECK	40.00
MARLEE CONTRACTORS, LLC	5,225.79
RICHARD C MCCARTHY ESQ	7,233.34
KEVIN MCLAUGHLIN	120.00
MGL FORMS-SYSTEMS, LLC	548.50
MUSCO CORPORATION	586.31
NATIONAL FIRE PROTECTION ASSN	150.00
VERIZON	15,812.43
PACE & ASSOCIATES, INC.	6,265.00
PEDRONI FUEL CO, INC.	396.00
PENNONI ASSOCIATES, INC.	12,827.98
BILLY J. PERRYMAN	400.00
JACQUELINE D PETTIT	1,216.91
PINE ENVIRONMENTAL SERVS, INC.	325.00
PRINT O STAT, INC.	123.00
QUALITY CONTROL LABS, INC.	1,334.00
BROCK D. RUSSELL, LLC	1,009.00
SJ GAS COMPANY	754.95
WILLIAM F. SMITH	150.00
SNAP-ON INDUSTRIAL	690.00
SPIRIT ENVIRONMENTAL SERVICE	240.00
STAPLES, INC.& SUBSIDIARIES	437.51
DALE E. WETTSTEIN	255.10
JOSEPH SUTHERLAND	1,200.00
JAMES R. SWIFT	200.00
TELEDYNE ISCO, INC.	625.50
TREASURER, STATE OF NJ	34,401.00
TREASURER, STATE OF NJ	17,001.84
TRI-CITY PAPER & JAN. SUPPLIES	370.69

UNIVAR USA INC.	2,689.16
HD SUPPLY FACILITIES MAINT LTD	1,202.83
NATHAN VAN EMBDEN, ESQ.	4,250.00
THOMAS A. WALKUP	1,790.96
W. B. MASON COMPANY, INC.	16,688.48
WEST PUBLISHING CORP.	2,030.00
WHEATON ARTS & CULTURAL CENTER	910.00
WOODRUFF ENERGY COMPANY, INC.	36.75
WPCS INTERNATIONAL INC.	464.35
WYBLE ADVERTISING, INC.	1,528.05
RONALD J HARVEY	296.94
CLARENCE W. HOFFMAN	188.90
LEON WILLIAMS	146.87
TOTAL VOUCHERS FOR 07/05/11	1,527,673.83
ST OF NJ-PWT DIV PUB WTR TAX WIRE	3,549.20
CITY OF MILLVILLE SALARY ACCOUNT	384,911.07
CITY OF MILLVILLE SALARY ACCOUNT	110,834.13
TOTAL SALARY FOR 07/05/11	495,745.20
TOTAL VOUCHERS&SALARY 07/05/11	2,026,968.23