

**MINUTES
TOWNSHIP OF PENNSAUKEN
TOWNSHIP COMMITTEE MEETING
OCTOBER 5, 2016 (5:30PM)**

A Meeting of the Pennsauken Township Committee was held on Wednesday, October 5, 2016, 2016 in the caucus room at the Pennsauken Township Municipal Building, 5605 N. Crescent Blvd. Pennsauken, NJ 08110.

The Meeting came to order at 5:30 PM by Mayor Kneib who called for roll call which was recorded as such:

PRESENT: Committeeman John Figueroa, Committeewoman Betsy McBride, Committeeman Jack Killion and Mayor John Kneib

ABSENT: Deputy Mayor Rick Taylor

Also present were Township Administrator Edward Grochowski, Township Clerk, Gene Padalino, Deputy Clerk Pamela Scott-Forman; in the absence of Township Attorney Michael Joyce, Attorney Frank Piarulli was present.

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

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

APPROVAL OF MINUTES-
Meeting-September 28, 2016

Committeeman Figueroa made a motion to approve the minutes on the agenda; which was seconded by Committeeman Killion

An affirmative 4/0 voice vote was recorded

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

2016: 271 A Resolution Granting A Person to Person Transfer of Plenary Retail Distribution License # 0427-44-026-007 from JAI AMBE Corporation To SAI SHIPRA, LLC with No Conditions

WHEREAS, SAI SHIPRA, LLC (the "Applicant") has applied for a Person-to-Person transfer of Plenary Retail Distribution License #0427-44-026-007 now held by JAI AMBE Corporation

WHEREAS, consent to transfer has been received from the current owner together with the proper application fees and a completed Affidavit of Qualifications for Ownership form the transferee along with a background check by the Pennsauken Police Department for the principals of the transferee, Chandrakant M. Patel; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Pennsauken, in the County of Camden and State of New Jersey, that Plenary Retail Distribution License # 0427-44-026-007 be transferred to SAI SHIPRA, LLC with no conditions:

Township Clerk Padalino commented this had been previously been tabled for tax clearance, which has been received.

No public wished to comment

ADOPTED: October 5, 2016

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Figueroa</i>			√			
<i>Killion</i>	√		√			
<i>McBride</i>		√	√			
<i>Taylor</i>						√
<i>Kneib</i>			√			

2016:289 RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN AUTHORIZING THE SALE OF LAND OWNED BY THE TOWNSHIP OF PENNSAUKEN

Township of Pennsauken County of Camden State of New Jersey ***NOTICE OF LAND SALE***

Notice is hereby give that the Township of Pennsauken has authorized exposure to sale of certain Township owned property whereas, N.J.S.A. 40a:12-13 authorizes the sale of real property not needed for public use; and

WHEREAS, the Governing Body of the Township of Pennsauken has determined that Block 5216, Lot 64 (4614 La Fayette Ave.), is not necessary for public use and that said property would be of better value to the Township as a privately owned tax property and;

WHEREAS, the Governing Body of the Township of Pennsauken has further determined that the minimum fair market value for said lots is \$10,000.00;

NOW, THEREFORE BE IT RESOLVED that Block 5216, Lot 64 be sold to the highest bidder on Tuesday, October 25, 2016 at 10:30 AM at Pennsauken Municipal Building 5605 North Crescent Boulevard, Pennsauken, New Jersey 08110, pursuant to N.J.S.A. 40A:12-13, and

BE IT FURTHER RESOLVED, that the minimum price for said lots shall be \$10,000.00; and

BE IT FURTHER RESOLVED, as follows;

1. Said property shall be used only for a use permitted in the zone.
2. Said property are being sold with the condition that the municipality is issuing no representations or warranties as the permissibility or advisability of building.
3. The Township reserves the right at any time prior to confirmation of the sale made hereunder to reject any and all bids.
4. In addition to the bid amount, the successful bidder shall pay the cost of legal and engineering fees; ad services for the preparation of the necessary ordinances, notices, deeds, maps, descriptions and costs of advertisement. These costs shall be paid in addition to the prices bid at the time of transfer of title.
5. A bargain and sale deed will be the document of conveyance and no warranties or representations as to title are made by the Township of Pennsauken. If, however, the township is unable to convey marketable title, any deposit monies received a pursuant to the bidding will be returned.
6. The confirmation of the sale by the governing body shall be a complete acceptance of the bid and, thereafter, within 60 days from said confirmation, settlement must be completed. In the event of default by the successful bidder to complete within the time allowed, the down payment shall be forfeited.
7. The successful bidder, at the conclusion of the sale shall be required to pay 20 percent of the bid, in cash, certified check, or other acceptable check or instrument as down payment.
8. Said sale and conveyance shall be subject to all covenants, conditions, easements and restrictions whether of record or not, as well as subject to all existing municipal rules, regulations and ordinances, including the zoning ordinance and amendments thereto of the Township. The sale shall in no way bind the Township of Pennsauken to provide access to or improve presently existing accesses, whether there be public roads or not, nor is there any representation, in fact, that accesses do exist to the parcel named herein.
9. In the event the successful bidder shall fail to pay the balance as herein provided, the payment made at the time of sale shall be retained by the Township as liquidated damages for the non-performance of said bidder.
10. No representation is made by the Township of Pennsauken as to the marketability of, or insurability of title to said parcel. In the event that the title of the Township of Pennsauken to said parcel or portion thereof is not marketable or insurable at regular rates by a reputable title insurance company licensed to do business in the State of New Jersey, the successful bidder's

sole remedy shall be the right to demand the return of any deposit paid to the Township of Pennsauken.

11. At least 15 days prior to the date of settlement, the successful bidder will provide the Township attorney with the following:

(a) Preliminary report of title with legal description; and (b) Current survey

12. The Township solicitor, mayor and township clerk are hereby authorized and directed to execute and deliver any documents necessary to effectuate the subject conveyance.

Administrator Grochowski, commented on the location of the property and stated it is 4614 Lafayette Street which was bank owned and that the bank gave it back to the Township plus \$10,000.

Mr. Piarulli commented that there should be additional wording to notice it being beneficial to the Township

No public wished to comment.

ADOPTED: October 5, 2016

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Figueroa</i>		√	√			
<i>Killion</i>	√		√			
<i>McBride</i>			√			
<i>Taylor</i>						√
<i>Kneib</i>			√			

CONFERENCE /ITEMS OF DISCUSSION-

Discussion of Businesses in Redevelopment Areas

Larry Cardwell and Terry Carr presented the following to Committee:

Foam Outlet – 6030 South Crescent Blvd, 3,500 square feet (Kings Row Billiards) perspective purchaser would use this property for retail sales of sofa cushions and other items utilizing foam cut to order

*****Committee approved to move forward

IvyStone Senior Living – 7999 North Crescent Blvd (Bentley Senior Living) This application is for a name change only. We are waiting to see approval from state department of health.

*****Committee approved to move forward

Frank Paulsworth – 7533 South Crescent Blvd (Village Thrift Parking Lot) This application is for Christmas Tree and decorative holiday item sales

*****Committee approved to move forward

LSI Controls – 7300 North Crescent Blvd (across from the Penn Queen Diner) This location would be used by an electrical engineering company for circuit board assembly.

*****Committee approved to move forward

Evolution Automotive – 2181 Haddonfield Ave (old Haddonfield road) this company does auto repair which is the same use as the previous tenant.

*****Committee approved to move forward

Vietnamese Restaurant – 4204 Westfield Ave (corner of Westfield & 42nd) this is a change of ownership application for an existing restaurant

*****Committee approved to move forward

Mr. Cardwell commented that the owners of the property - previously JAN Communications. Photos were distributed at a previous meeting of another location they are currently at; you denied the request of a used auto sales business. They are willing to give a rendering of the upgrades planned for the location.

***** Committee denied the request again.

Committee then asked about Auto Depot and suggested they look into that location.

Discussion of Best Practices Inventory CY 2016.

Administrator Grochowski went over the Best Practices questionnaire received from the State and explained the types of questions asked (#of shared services contracts, availability of the budget to the public, etc.) He commented that the questionnaire decreased in number from 50 questions to 30. He further explained that the state would hold off the last quarter stipend if it was not completed. He was happy to report that of the Thirty questions Pennsauken Township complies with Twenty-six of them. The report would be signed off by the Administrator, Chief Financial Officer and the Township Clerk.

Discussion of 125th Anniversary of Pennsauken in 2017 (Committeewoman McBride)

Committeewoman McBride commented that 2017 would be the 125th Anniversary of Pennsauken and suggested highway signs for Westfield, Maple and Rt. #130 both North and South Bound to stay up all year. She suggested funds be added to the budget for a big public events ceremony and the Public Events committee work on it.

Mayor Kneib stated that he and Frank Sinatra would sit down to put together an article for the *All Around Pennsauken* and ask for suggestions from the residents for input.

AGENDA ITEMS

UNFINISHED BUSINESS/ORDINANCES ON SECOND READING:

Ordinance No. 2016:14

ORDINANCE AMENDING CHAPTER 39 OF THE CODE OF THE TOWSHIP OF PENNSAUKEN ENTITLED "FIRE DEPARTMENT" (Second Reading/Public Hearing October 19)

PAYMENT OF BILLS-

Budgeted Items-September	\$7,684,989.62
Statutory Expenditures-September	\$ 14,823.52
Section 8-September	\$ 48,175.02
Rehab-September	\$ 346.50

Name	Motion	Second	Aye	Nay	Abstain	Absent
<i>Figueroa</i>	√		√			
<i>Killion</i>		√	√			
<i>McBride</i>			√			
<i>Taylor</i>						√
<i>Kneib</i>			√			

PUBLIC COMMENT

Arleen Torres of Eden Lane commented that their neighborhood is "trashy" with a lot of disabled cars and residents working on cars in yards and in the street. She commented that she's made several call to the Code Enforcement department and was told the have to receive 4 citations before anything could be done. She commented that she's been calling for years. The home behind hers on Balfour has a pool with green stagnant water and it's a "pig sty"

Mayor Kneib responded that in no way should she not be getting a response from any department and the no response would be taken care of immediately.

She further complained that she wanted the cars that do not move for the street sweeper to be ticketed and commented that on 40th & High Street it's done. "Other towns do it"

Mayor Kneib replied that a lot of her complaint as far as leaf pick up, street sweeping, etc. is weather driven and that the Township doesn't give specific dates because of that fact.

Joseph Scavuzzo, Public Works commented that all streets in the Township are swept 4 times per year. He also commented that the location she is speaking of at 40th & High Street, is only 1/3 Pennsauken. As far as leaves our compost only holds so many pounds and when residents bag their leaves the Township actually gets compensated for the off-set. Every month there is an article in *All Around Pennsauken* concerning public works, leaf pick up, composting, street sweeping, etc. and up on the website.

She commented that her taxes keep going up and her property value is down, "Camden must be doing better than us" she continued that the home on the corner of Balfour & Bridgeview has more than one family living in the location and they don't take care of the place and that she believes it's a rental.

At 8423 Eden Lane there's a jeep truck with no wheels and a tarp around it in the yard another car is being worked on in the street replacing a motor.

Nydia Torres of Balfour Road commented that she's lived here for 28 years and that her street is un-kept and that the sweeper doesn't get down the street. She's scared to walk at night the teenagers hang out at the park and children can't get to the park. Sidewalks are uneven, un-kept with weeds and tree roots; "vigilance is needed." It was at one time a nice neighborhood.

Maria Rodriguez of Edan Lane commented that the value of her property is down and that she has safety concerns. Her daughter's bike was stolen and how unsafe it is at the train station. "It was safer for me to live in New York."

Mayor Kneib commented that the police patrols have not been decreased in any area of town, they have all been enhanced.

Ruiz Flores of Eden Lane commented that he agrees with all the previous comments made by his neighbors, but that he has a concern about speeding.

Mayor Kneib stated that Committee will have the police department do a speed study and that most of the time after the police monitor the street they find cars are not speeding, it's the perception because of the parking and street configuration. The police traffic division will be called tomorrow.

Joanne Young of Park Avenue commented that they should continue to come to the meetings because this Committee is fair and will help if you feel as though you haven't received a favorable reply. She then jokingly commented she'd be happy to send her Code Enforcer to their area.

Mayor Kneib asked if there was any other public wishing to comment; there was none.

Committeeman Killion moved to close the floor to public comment, which was seconded by Committeeman Figueroa with a 4/0 affirmative voice vote.

COMMENTS FROM TOWNSHIP COMMITTEE & COMMITTEE REPORTS

Committeewoman McBride commented the Harvest Festival will take place on Saturday, October 8th and if there is any chance of rain she, hope to have a robo call activated the night before; the rain date is Sunday, the 9th.

Mr. Piarulli, Esq. commented that the revision of the Master Plan as done by the Planning Board should have the Development Regulations reviewed prior to the plan coming back before the Committee.

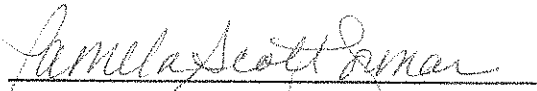
Mayor Kneib agreed.

ADJOURNMENT

Committeeman Killion moved to motion to adjourn, which was seconded by Committeeman Figueroa with a 4/0 affirmative voice vote.

Meeting adjourned at 6:17 pm

Respectfully submitted


Pamela Scott-Forman
Deputy Clerk

ADOPTED: OCTOBER 19, 2016