

Regular Meeting
March 10, 2022
7:30 PM

Due to the absence of Mayor Sullivan, Council President, Michael Carrow, called the meeting to order with a flag salute. This meeting was duly advertised in accordance with the Open Public Meetings Law, PL 1975, Chapter 231.

Call of the Roll: Mr. Carrow, Mr., Miller, Mr. Corwonski, Mrs. Pierce, Mr. Grova and Mr. Linton. Absent: Mayor Sullivan. Also present was Solicitor Rybeck.

Committee Reports

Public Safety Chair-Mr. Grova distributed January's police report statistics to council. Mr. Grova advised that he and Mrs. Pierce attended the JIF Webinar last night and noted it was very beneficial. The Borough receives \$250 dollar credit for each elected official that attends the course. The course is very informative and includes different types of lawsuits that municipalities face. It explains how our money is being spent and what the JIF does to try and prevent these lawsuits.

Mr. Grova also reported that the Borough purchased several sets of turn out gear from Minotola Fire Department. He thanked everyone that helped accomplish this purchase reminding everyone of the cost savings to the Borough. Mr. Carrow noted that we planned a budget of \$12,000 dollars for turn out gear and purchased all of the turnout gear for \$ 2,100 dollars. Great job!

Finance Chair- Mr. Carrow reported that the Finance committee will meet next meet to discuss the proposed budget. He noted that he will keep council apprised.

Grants/Economic Development/ Communication and Information Technology Chair-Mrs. Pierce reported with the approval of council that the Recreation Commission has scheduled an Easter Egg hunt for April 10 from 1:00 to 3:00 p, with a rain date of April 16. The Recreation Commission also requests Council approval for the town yard sale to be held June 4. Mr. Corwonski made a motion to approve the Easter Egg Hunt 4/10 and rain date of 4/16 and the Town yard sale of 6/4. Mrs. Pierce seconded the motion. AIF.

Mrs. Pierce reported that the senior freeze information is posted on the website. Applications will also be on the website along with the eligibility requirements.

Mrs. Pierce advised that she along with Toni Van Camp will be meeting with Anthony Coffee to discuss updates to the website.

Mrs. Pierce advised that she is still waiting to hear from FEMA regarding the Fire Department grant. Mrs. Pierce advised that she would contact them again tomorrow.

License & Inspection/Health& Welfare – Mr. Linton reported that 12 permits were issued for the month of February which totaled \$1585.

Mr. Linton noted that he has been reviewing ordinances with the Borough Solicitor and the amendments are on the agenda this evening. Mr. Linton advised that he discussed parking issues with some officers. The officers advised that signage is very important to assist them to help them enforce an ordinance and if they have to go to court on a matter. Also, the painting of the curbs is another way in which to enforce the new ordinances. Mr. Linton advised he discussed the painting of the curbs with Roads and Grounds Chairman and Mr. Miller agreed it would get done. It was also agreed that the turn around and Bowman's creek would also be posted.

Recycling and Trash/ Building-Mr. Miller reported that the recycling facility will be open. April 2. A shred event will be held April 8th from 9 am until noon. According to public works, they will begin Spring cleanup in two weeks. A one call will be made to the residents to inform them of the exact date. A

cutoff date for collection of branches will be announced in the Spring newsletter.

Solicitor's Report- Solicitor Rybeck made reference to Ordinance 2022-8, which we are amending. The Recreation Commission is being amended to a Special Events Committee, which shall consist of at least seven but no more than nine members, one of whom shall be a borough council member appointed by the mayor, who shall be the Council Liaison between the committee and Mayor and Council. The remaining eight members shall be appointed by the mayor. The Chairperson and presiding officer of the community Events Committee shall be appointed by majority vote of committee members. The Council Liaison shall report to mayor and council the status of events and recommend any improvements.

Engineer's Report Engineer's Report - Mr. Johnson updated council on the proposed Rena Street Construction. He discussed the water service lines with lead service tails. Mr. Johnson explained further that if the Borough wanted to receive funding from the state, we have to inventory every home owner inside pipes and possibly replace the galvanized pipes. Letters and questionnaires will be sent to the residents, but we have to change the service laterals to the main on Rena Street and we know that six definitely need to be replaced. Mr. Nicholson was present and explained that the state is requiring this of every water department in the state that the we will have to do an inventory of each home for galvanized lines and if found, they need replacement. He explained that Jersey City is the model and every town is modeled after them. Mr. Johnson advised that we had a yearly compliance with storm water permit and were found to be deficient in signage and curb sweeping. We contacted Gloucester County and asked if we could **through a shared service agreement utilize their street sweeper for the short section of roadway along the North East Boulevard, the first sweeping was done. We were also sited for not having the most recent SPPP on the web site, this was done the week following the NJDEP inspection.** We have 90 days to comply.

Mr. Johnson advised that Columbia Avenue is not finalized yet. NJDOT had completed a final inspection and had comments on several curb ramps, South State was contacted however had not responded, Mr. Johnson advised he would complete a field inspection to determine if the ramps were acceptable.

Mr. Miller asked about the different contracts for water remediation. Mr. Nicholson advised that we should consider contracting with the City of Vineland for water remediation when our contract has expired.

Public Participation- Mr. Grova made a motion to open the meeting to the public and Mr. Corwonski seconded the motion. AIF.

Loretta Williams , 310 Oakwood Drive addressed council regarding Ordinance 2022-9. Ms. Williams asked if we save money by joining a joint court with Franklin Township. Solicitor Rybeck noted we are still in negotiations and all three parties have to agree, the other municipality is Buena. There was an agreement in place for \$15,000. And we have paid in the past \$40,000 to Elk., but we are still in negotiations and we have to have all three parties be in agreement to determine if there is a cost savings.

Ms. Williams asked what the problems are chickens in Newfield. Solicitor Rybeck advised that we have had an excessive number of complaints about chickens running free, which were technically illegal to have in town. Being they are here, we had to develop an ordinance that sets safety and health regulations. The chickens need to be contained and regulations need to be implemented for all concerned.

Diane Dorney- Rena Street addressed council regarding issues she has been having concerning her neighbor for the past two (2) years. She first discussed a vehicle issue, i.e., her neighbor towed a disabled vehicle from behind his barn to his front yard, which Ms. Dorney was advised by her neighbors was behind the barn for about three (3) years. She advised the vehicle has been in the front yard which in two (2) weeks will be six (6) months that the vehicle has been sitting in the front yard. Ms. Dorney further advised she knows the vehicle registration is "no good". Ms. Dorney expressed concern that the vehicle is parked dangerously close to a huge pine tree on her property. Ms. Dorney further advised her neighbor also has a registered and insured vehicle which he is rotating between his back, front, and side yard.

Ms. Dorney also advised her neighbor has various items in his yard which she described as garbage, rubbish, unused, unwanted, toys, benches, picnic tables.

Councilman Linton stated this issue has a come up a couple of times and he is working with the Borough Solicitor to address property issues and rentals.

Ms. Dorney said the neighbor is not a tenant because he is not legally registered to be there; and he is a Realtor that has been harassing her continuously for two (2) years that wants her to put up a fence which Ms. Dorney will not do. Instead, she would plant more trees. Ms. Dorney wants to deal with the owner, who she said it at the property every weekend but has done nothing about the items in the yard.

Council President Carrow advised Ms. Dorney that the only way the Borough can become involved is if she filed a complaint which the Borough would then investigate.

Ms. Dorney represented she has to sue her neighbor in Civil Court because the police do not have to enforce Civil Court Orders.

The Borough Solicitor stated the Borough is not permitted to take sides.

Ms. Dorney stated she spoke with Mr. Farabella who advised Ms. Dorney's opinion trash and another person's opinion are two (2) different things. She described his moving of an office chair every two (2) to permit landscaping which no one sits on that she characterizes as him harassment.

The Solicitor responded that if the objects in the yard fit within the prohibitions of the Borough Ordinance then her neighbor would be in violation of the same. He further advised she consult with a lawyer about whether the neighbor's conduct rises to the level of statutory harassment.

Council President Carrow advised he would personally look at the property.

Ms. Dorney asked for clarification about the Borough Engineer's reference to six (6) properties earlier during the meeting, which he advised are from Church Street to Rena Street. Mr. Johnson advised that he was referring to the new water services that would have to be installed for six properties on Rena Street. That do not involve her property.

A motion to close the meeting was made by Mr. Grova and seconded by Mr. Miller. AIF. Motion carried.

Mrs. Pierce made a motion to approve the Minutes from February 10, 2022 and Tax Collector's Report. Mr.

Miller seconded the motion. RCV: Unanimous. Motion carried.

Old Business - PUBLIC HEARING

ORDINANCE 2022-2 BOND ORDINANCE AUTHORIZING THE RECONSTRUCTION OF RENA STREET IN AND FOR THE BOROUGH OF NEWFIELD, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$265,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF NEWFIELD, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$42,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING. Mr. Grova made a motion to open the public hearing. Mr. Corwonski seconded the motion. AIF. Mr. Grova made a motion to close the public hearing and Mr. Miller seconded the motion. AIF. Mrs. Pierce made a motion to adopt ordinance 2022-2; and Mr. Grova seconded the motion. RCV: Unanimous. Motion. Carried.

ORDINANCE # 2022-3 ORDINANCE AMENDING CHAPTER 280, VEHICLES AND TRAFFIC, OF THE CODE OF THE BOROUGH OF NEWFIELD- Mr. Corwonski made a motion to open the public hearing. Mr. Miller seconded the motion. AIF. Mrs. Pierce made a motion to close the public hearing and Mr. Miller seconded the motion. AIF. Mr. Miller made a motion to adopt ordinance 2022-3; and Mr. Linton seconded the motion. RCV: Unanimous. Motion. Carried.

ORDINANCE # 2022-4 AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF NEWFIELD TO INCLUDE CHAPTER 281, "OFF-ROAD VEHICLES" Mr. Grova made a motion to open the public hearing. Mr. Corwonski seconded the motion. AIF. Mr. Grova made a motion to close the public hearing and Mr. Corwonski seconded the motion. AIF. Mr. Linton made a motion to adopt ordinance 2022-4; and Mrs. Pierce seconded the motion. RCV: Unanimous. Motion. Carried.

ORDINANCE 2022-5 AN ORDINANCE REVISING AND REPLACING CHAPTER 192 "PEDDLING & SOLICITING" OF THE CODE OF THE BOROUGH OF NEWFIELD TO REGULATE "PEDDILING AND SOLICITING" Mr. Miller made a motion to open the public hearing. Mr. Corwonski seconded the motion. AIF. Mr. Grova made a motion to close the public hearing and Mr. Miller seconded the motion. AIF. Mr. Grova made a motion to adopt ordinance 2022-5; and Mrs. Pierce seconded the motion. RCV: Unanimous. Motion. Carried.

ORDINANCE NUMBER 2022-6 AN ORDINANCE AMENDING CHAPTER 73 "ANIMALS" OF THE CODE OF THE BOROUGH OF NEWFIELD TO REGULATE CHICKENS Mr. Corwonski made a motion to open the public hearing. Mr. Miller seconded the motion. AIF. Mr. Miller made a motion to close the public

hearing and Mrs. Corwonski seconded the motion. AIF. Mr. Linton made a motion to adopt ordinance 2022-6; and Mrs. Pierce seconded the motion. RCV: Unanimous. Motion. Carried.

ORDINANCE NUMBER 2022-7 AN ORDINANCE AMENDING CHAPTER 266 "TAXATION" OF THE CODE OF THE BOROUGH OF NEWFIELD TO INCLUDE AN ARTICLE FOR RESIDENTIAL TAX ABATEMENTS-Mr. Miller made a motion to open the public hearing and Mr. Corwonski seconded the motion. AIF.

Loretta Williams 310 Oakwood Drive addressed council regarding ordinance 2022-7. Ms. Williams asked if developers are allowed to apply. Mr. Carrow advised they can apply, but it is the Borough's discretion whether they receive approval or not. The purpose of the ordinance is to encourage 55 and older developments. Ms. Williams advised she did not think the contractors need the tax abatement. Mr. Carrow explained that we are going to give a five-year Tax Abatement. The first year is one hundred percent or eighty percent. The first year they are going to submit plans and go before the Planning Board. There is no abatement because no homes are built. It going to take at least two years before the first home is built. The first year the Tax Abatement is twenty percent a year. The first two years, there is really no tax Abatement because there are no homes on that property. The third, fourth and fifth years it is not going to be one hundred percent. Mr. Miller made a motion to close the public hearing and Mr. Grova seconded the motion. AIF. Mr. Mr. Miller made a motion to adopt ordinance 2022-7 and Mr. Corwonski seconded the motion. RCV: AYES: Mr. Carrow, Mr. Miller, Mrs. Pierce Mr. Grova noted that it is important to get a 55 and older development in that area, but did not want to give Developers more of profit that they are already making. Mr. Grova voted Yes with reservations. Nays: Mr. Linton voted no and noted that he did not want to back developers. Motion carried.

Ordinance # 2022-8 AN ORDINANCE ABOLOSHING & REPLACING THE NEWFIELD RECREATION COMMISSION WITH THE NEWFIELD COMMUNITY EVENTS COMMITTEE-A motion was made to reintroduce ordinance 2022-8 with amendments by Mr. Miller and seconded by Mr. Corwonski. Public hearing will be held April 14. RCV: Unanimous. Motion carried.

Ordinance 2022-9 FRANKLIN TOWNSHIP JOINT COURT AGREEMENT-POSTPONED- Mr. Grova made a motion to postpone ordinance 2022- 9 and Mr. Corwonski seocded the motion. RCV Unanimous.

New Business Resolution #29-22 TEMPORARY APPROPRIATION EMERGENCY RESOLUTION -Mr. Miller made a motion to approve resolution 29-22 and Mr. Grova seconded the motion. RCV: Unanimous. Motion carried.

Public Participation- Mr. Grova made a motion to open the meeting to the public for the second time and Mr. Miller seconded the motion. AIF. No one in the public addressed council. Mr. Miller made a motion to close the public portion of the meeting and Mrs. Pierce seconded the motion. AIF.

DISBURSEMENTS Resolution #30-22. Mrs. Pierce made a motion to approve the disbursements and Mr. Carrow seconded the motion. RCV: Unanimous. Motion Carried.

Mr. Miller advised that the Master plan needs to be updated and that funds need to be allocated in the budget for that purpose. He advised Mr. Carrow that he would try and provide him with a cost.

Councilman Linton questioned Mayor and Council regarding a Borough employee taking a vehicle home each day for personal use. Councilman Miller, the Chairman of the Road Department, responded (1) that the employee in question is member of the Borough volunteer fire department that is on standby, (2) the vehicle is the oldest Borough-owned vehicle, (3) and the use is a courtesy to the employee. Based upon the foregoing, Councilman/Road Department Chairman Miller authorized, in his discretion as the Road Department Chair, the employee

to take the vehicle home. Councilman Linton replied he understood, but did not agree with the authorization because of potential liability to the Borough.

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Being no further business, the meeting was adjourned on a motion mad by Mrs. Pierce and seocnded by mr. Grova at 8: 25 PM.

Toni L. Van Camp, Clerk