

COMMISSIONER WORK SESSION OF JUNE 16, 2014

The Work Session of June 16, 2014 was called to order at 6:07 p.m. and the open public notice announcement was read by the Borough Administrator. In attendance were Commissioner Kasko, Commissioner Moscatelli and Commissioner Rochford, the Administrator and the Borough Clerk.

The Administrator opened the meeting to public comments. There were no comments made.

Walter and Anne Wells, Kings Highway East, immediately joined the meeting to discuss the Moore Lane easement that runs along the edge of their property next to Kingsway Learning Center. Mr. Wells stated that they have owned the property for the last 10 years, during which time the easement has always been in place. The easement is 10 feet wide and has a natural tree line next to Kingsway Learning Center to delineate this area from the commercial district. He also noted that the sidewalk within the easement has never been completed so that it goes all the way to Kings Highway, leaving pedestrians to utilize their driveway. As the owners of this property they would prefer that the easement was removed. He noted that they were somewhat surprised when the Construction Code Official approached them to state that they Borough wanted to change what is currently there to delineate this easement. As homeowners they have not done anything to change the access to this easement. Commissioner Kasko replied that the Borough has received comments and complaints from residents who use this easement.

Chris McFadden, Moore Lane, pointed out that residents on his street do not have sidewalks, and therefore rely on this easement to access Kings Highway. He also noted that there are vehicles routinely parked against the shrubbery, which forces people to walk into the Wells' driveway.

Discussions centered on what could be done to ensure that the easement is properly marked and clear where the residents using the easement should be going, rather than on the Wells' property. Mr. Wells stated that he did not want to lose the vegetation between his driveway and Kingsway Learning Center. Commissioner Moscatelli stated that the Superintendent of Public Works would come out to at least trim back the vegetation so that the walkway could be opened up. Dr. Christopher Libby, the original owner to the Moore Lane property noted that the easement is completely unsafe in its current condition. Commissioner Moscatelli pointed out that it could be possible that the fence put up by the Kingsway Learning Center could possibly be in the easement also. Commissioner Kasko stated that it is not the goal of the Borough to remove this shrubbery, but we need to make the area clear and safe, while not affecting the homeowner's property value. Additionally, we need to start keeping this area cleaned up. Dr. Libby pointed out that it is not a safe environmental to walk in the driveway, as he has almost been hit there. Additionally, their dog gets out onto the walkway which violates ordinance. Commissioner Moscatelli stated that he would go out with the Superintendent of Public Works. He would like to see both sides of the easement be properly marked. He feels that we should be able to put a four foot wide sidewalk within a ten foot easement without too much issue. Commissioner Kasko stated that the Borough would talk to all of the neighbors before doing anything in that area.

The residents left the meeting at 6:37 p.m.

Commissioner Moscatelli made a motion to go into closed session at 6:38 p.m. to discuss possible negotiations for the Bancroft property. Commissioner Kasko seconded the motion, which was approved unanimously. Toni Pergola, the President of Bancroft joined the meeting at this time.

The Commissioners returned from closed session at 7:06 p.m. and Ms. Pergola left the meeting at that time.

Ed McManimon, the Borough's legal counsel for the utility sale from McManimon & Scotland, joined the meeting at 7:08 p.m. to discuss the referendum question for the sale of the utility. Commissioner Moscatelli stated that the Water & Sewer Committee is recommending that the Borough move forward with the referendum question to sell the utility. It is believed that the Borough would need to raise approximately \$50 million over the next 30 years to repair the utility. Commissioner Kasko asked how we can know that New Jersey American Water will invest the necessary money. Mr. McManimon reviewed the analysis and talked about how New Jersey American Water can operate the system better than the Borough, as they are more qualified to run the system more efficiently. He also commented on the \$12.5 million in excess that can be used to pay for other items. Mr. McManimon suggested that New Jersey American Water representatives be given 15-20 minutes for their presentation. Then Food and Water Watch could then ask questions, as well as the residents. Commissioner Moscatelli noted that Remington & Vernick will lose some business if we sell the system. The Borough Administrator stated that New Jersey American Water is interested in moving forward with the necessary paperwork for approvals by BPU prior to the final agreement/referendum. This way they could take over the system as of January 1, 2015 if the referendum goes through. Mr. McManimon reviewed various portions of the power point presentation created for the Water/Sewer Committee. He finished by noting that this is not being driven by rates, but by stewardship concerns. Commissioner Kasko asked if the Borough's senior citizen program will continue if the utility is sold. The Administrator advised that they program would be frozen for ten years. Additionally, the current cell tower antenna agreements would belong to the Borough for ten years. Commissioner Moscatelli pointed out that New Jersey American Water has mentioned that they could give the Borough the Lake Street property, as they would not be needing it. The Commissioners then discussed how future road programs would be affected by New Jersey American Water owning the utilities. The effect on the budget by way of pensions, health care costs, salaries, etc. were reviewed in general terms. It was noted that hydrant costs would have to be paid by the Borough if the utility was sold. Commissioner Moscatelli stated that what we are going to do if the referendum doesn't pass needs to be addressed. The way it has been run in the past is gone and it is either we increase costs and keep it ourselves or New Jersey American Water buys it and runs it with price increases. Commissioner Rochford asked if there was a town in New Jersey comparable to Haddonfield that sold their water/sewer utility and the residents were happy about it. The Administrator replied that there were a number of towns where New Jersey American Water owned the utility and the residents seemed happy with them. Commissioner Rochford then noted that he has spoken with three former commissioners who have all said they feel we should move

forward with this. The Commissioners agreed to put the ordinance to go out to referendum on the June 24th agenda.

Mr. McManimon left the meeting at 8:14 p.m.

The Commissioners reviewed the procedures for the June 25th public meeting on the sale of the water and sewer utility. Commissioner Moscatelli stated that he feels a letter should be sent out to all residents by the end of July to give more information about this topic. Additionally, he wants the New Jersey American Water representative(s) to talk specifically about their service at this meeting.

Commissioner Kasko suggested holding off on discussions about the Moorsetown demolition ordinance for the next work session so that additional information can be gathered.

Commissioner Moscatelli announced that the Senior Citizen Ordinance is ready to be put on an agenda for first reading. It was agreed to put it on the June 24th agenda.

Commissioner Moscatelli then reviewed the requirement for a compensatory tree planting plan for site plan reviews. He noted that the Commissioners do have the ability to amend the ordinance to say that if the compensatory tree planting isn't feasible, then the balance of cost of the remaining trees could go into our planting funds. The Commissioners agreed that this should look into for further discussion at the next work session.

The 2013 Audit report was reviewed. A Corrective Action Plan will be on either the July or August agenda.

Commissioner Kasko announced that the Summit Sampler will be closing their store in Haddonfield. Additionally, Suasion Marketing will be here in the near future to meet with himself and the Mayor of Summit, NJ. He asked if one of the other Commissioners would be able to attend this meeting as he would not be available.

The Commissioners reviewed the June 24, 2014 agenda. They agreed to postpone the introduction of the Recreation Commission ordinance at this time.

At 8:36 p.m. Commissioner Rochford made a motion to go into closed session to discuss negotiations for the 65 N. Haddon Avenue property. Commissioner Moscatelli seconded the motion, which was approved unanimously.

The Commissioners returned from closed session at 8:45 p.m.

Commissioner Moscatelli asked if we should talk to our marketing firm to be a little more organized about getting information out about this purchase to the public. The Administrator suggested having him meet with Suasions Marketing in the near future.

Commissioner Moscatelli made a motion at 8:49 p.m. to adjourn the meeting. Commissioner Rochford seconded the motion, which was unanimously to approve by the Commissioners.

Respectfully Submitted,

Deanna Bennett
Borough Clerk