

BOROUGH OF MEDFORD LAKES
REGULAR COUNCIL MEETING
NOVEMBER 16, 2006

The Regular Meeting of the Borough Council of the Borough of Medford Lakes, New Jersey, was held in the Denby Annex of the Medford Lakes Colony beginning at 6:35pm. Mayor Casey presided and read the Statement of Compliance with the Open Public Meetings Act. This is to announce that adequate notice in the form of Notice of Meetings was (1) posted on the Administration Building bulletin board, (2) mailed to The Central Record, Medford, NJ, (3) mailed to the Burlington County Times, Willingboro, NJ, (4) mailed to the Courier Post, Cherry Hill, NJ, and (5) filed with the Municipal Clerk. Advance written notice of this meeting was mailed to all persons who requested such notice according to the Clerk of the Municipality.

Answering Roll Call for Borough Council were Mayor Tim Casey and Councilman Gary Woodend. Also present were Manager Rich Knight, and Deputy Clerk Mark McIntosh. Councilman Weiss arrived approximately five minutes into the meeting. Solicitor Lange was unable to attend the meeting due to a scheduling conflict with Tabernacle Township.

PUBLIC COMMENT

Residents asked Council about the condition of properties in the Borough and who enforces zoning ordinances. Resident Joe Aromando was concerned about a sign posted on the Easi property at the corner of Stokes Road and Lenape Trail. Mr. Easi was given 30 days by Manager Knight to remove the sign.

Two of the buildings on the Easi property have been condemned by Code Official Tom Heck, and the third he considers to be abandoned. Residents and Council discussed the possibility of demolishing the site and putting a lien against the property. A court order is required in order to demolish the buildings without the owner's consent, which could take years. The Borough has received a "No Further Action" report from the DEP for the soil contamination; however, one is still needed for the ground water. Puritan Oil, the company that did the original remediation, is still responsible for any contamination.

The buildings have been boarded up by the owner; however, the boards are removed by vandals.

Council discussed at least five potential steps to solving the problem:

- 1. determine if Code Official Heck can condemn the third building on the property; and*
- 2. determine if the hydraulic system oil leaks would be worse if the buildings are demolished; and*
- 3. determine if Mr. Easi would be amenable to having the Borough demolish the buildings, then place a lien on the property for payment of expenses; and*
- 4. determine whether or not the Borough can waive penalties on a lien until the property has been disposed of; and*
- 5. determine if the penalties can be waived to the buyer, not the seller.*

Councilman Weiss believes the stained concrete must be removed as hazardous waste and would be very expensive.

The next phase of the process is the soil borings, to provide a detailed exploration of the soil and water on and off the property called a Phase II audit.

Council directed Manager Knight to obtain prices for such an audit.

Council decided to postpone any discussions on the property until after the proposals for the Phase II audit have been received.

APPROVAL OF MINUTES

Mayor Casey made a motion, seconded by Councilman Woodend, to approve the minutes of the November 2, 2006, Regular Council Meeting, with changes.

VOTE TO APPROVE MINUTES

Ayes: Casey, Weiss, Woodend

Nays: None

Minutes are approved for November 2, 2006

RESOLUTIONS

Mayor Casey introduced Resolution 147-06, seconded by Councilman Weiss.

RESOLUTION 147-06

A RESOLUTION AUTHORIZING CERTAIN BUDGET TRANSFERS

WHEREAS, the Borough Council of the Borough of Medford Lakes did adopt a budget for the year 2006 in accordance with the Municipal Budget Law (N.J.S.A. 40A: 4 et seq.); and

WHEREAS, it has become necessary to transfer certain funds among the various line items as contained within the aforementioned adopted municipal budget; and

WHEREAS, N.J.S.A. 40A:4-58 allows for the transfer of funds among line items of an adopted municipal budget during the last two months of the fiscal year;

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Medford Lakes, New Jersey, that the Chief Financial Officer of the Borough of Medford Lakes is hereby authorized to make the transfers as listed below among the various line items.

<u>FROM</u>	
Collection of Taxes S/W	\$1,500.00
Police S/W	3,400.00
Emg. Mgmt. S/W	3,000.00
Bldg. & Grounds O/E	5,000.00
Social Security	<u>4,000.00</u>
TOTAL FROM	\$16,900.00

<u>TO</u>	
Administration S/W	\$2,500.00
Planning Board O/E	400.00
Code Enforcement S/W	1,500.00
Vehicle Maintenance O/E	5,000.00
Gasoline O/E	1,500.00
Postage	3,000.00
Legal Services O/E	<u>3,000.00</u>
TOTAL TO	\$16,900.00

VOTE TO APPROVE RESOLUTION 147-06

Ayes: Casey, Weiss, Woodend

Nays: None

Resolution 147-06 is approved

OLD BUSINESS

OAKS HALL – Manager Knight announced the bid specs for the roof trusses, sheathing and shingles are almost complete; he hopes to have them published on Tuesday, November 21, 2006.

Council directed Manager Knight to determine the status of the delivery of the logs and e-mail his findings to them.

In a related issue, the Medford Lakes Lions Club will build the platform for the Christmas tree on December 2, 2006, and plans to have the tree lighting on December 9, 2006, with a ceremony to follow at Memorial Hall.

DAM RECONSTRUCTION – Manager Knight reported he is working to obtain signatures for all four easements needed by the Borough to proceed with the project. He hopes to have all four signatures by Wednesday, November 22, 2006. A lengthy discussion ensued concerning the Latti's property and why the owners are hesitant to agree to the easement.

Mr. and Mrs. Fishman asked to be notified when any work is to be done in the area of their home. They have declined to sign the easement until a decision has been reached concerning a large tree that must be removed for the easement. They are asking for compensation for the removal of the tree; Council discussed offering the Fishmans a landscape allowance.

Manager Knight reported he has received three requests for change orders for the project, totaling \$40,000.

Council directed Manager Knight to ask CFO Donna Condo to attend the next meeting to discuss the status of invoices and payments for the reconstruction.

NEW BUSINESS

CLERK'S POSITION – Council discussed a notification the Borough received from the Department of Consumer Affairs concerning the status of Mr. Knight as acting clerk. The DCA will allow Mr. Knight to continue until the next clerk's test is given in April, 2007, without penalty to the Borough. Should he fail to successfully complete the test, the Borough would then immediately have to hire a Registered Municipal Clerk, not another acting one.

Council directed Manager Knight to prepare a letter to the DCS, for Mayor Casey's signature, accepting the conditions of the offer.

REPORTS

COUNCIL – Mr. Woodend spoke with Medford's Public Safety Director Steve Addezio and Jeff Johnson, Burlington County Communications Director for Emergency Management, concerning squad tap outs and other issues of interest. Mr. Woodend is researching having the Medford Squad be established as the primary daytime squad for the Borough

Fire Chief McIntosh reported a shared services study could be performed at a cost of \$20,000 to \$35,000. The study would help EMS personnel from Medford Lakes, Tabernacle, and Shamong decide whether or not to enter into a shared services agreement for EMS calls. Chief McIntosh is waiting for a third price, which will hopefully be less. After the three departments receive the study report, they must then decide whether or not to present the findings to their respective governing bodies, which could then consider the merging of services.

Councilman Weiss is still examining the plans for the DPW reconstruction.

SOLICITOR – Mr. Lange was not at the meeting.

MANAGER – nothing else to add to that already discussed.

CORRESPONDENCE

Nothing at this time.

PAYMENT OF BILLS

Mayor Casey made a motion, seconded by Councilman Woodend, to approve payment of the bills on the Bill List.

VOTE TO APPROVE PAYMENT OF BILLS

Ayes: Casey, Weiss, Woodend

Nays: None

Motion carries

ADJOURNMENT

Councilman Weiss made a motion, seconded by Councilman Woodend, to adjourn the meeting.

VOTE TO ADJOURN

Ayes: Casey, Weiss, Woodend

Nays: None

Motion carries

Meeting adjourned at 8:50pm

Respectfully submitted,

Richard Knight
Acting Clerk

11-19-06: DSF

