

**Borough of Elmer Minutes****August 14, 2019**

**CALL TO ORDER:** A Regular Meeting of the Borough Council convened in the Borough Hall at 7:30 p.m. with Mayor Joseph Stemberger presiding.

**FLAG SALUTE AND INVOCATION:** Invocation was given by Mayor Stemberger followed by the pledge of allegiance. Mayor Stemberger noted that adequate notice of the meeting was provided on January 7, 2019 pursuant to the Open Public Meetings Act.

**ROLL CALL:** Council President Lewis Schneider, Council Members Lynda Davis, Bruce Foster, Cynthia Nolan, Steven Schalick, James Zee, and Mayor Joseph Stemberger answered to the roll call. Also present were Solicitor Brian Duffield, Chief Financial Officer Cynthia Strang, and Clerk Sarah Walker.

**APPROVAL OF MINUTES:** Motion Zee second Davis to approve the minutes from the Regular Council Meetings held on July 10, 2019, and to dispense with the reading of the minutes.

Roll Call: Ayes: Schneider, Davis, Foster, Nolan, Zee; Nays: None. Abstain: Schalick. Motion carried.

**PUBLIC SESSION:** Motion Zee second Nolan to open the public portion of the meeting. All were in favor and the motion carried. Bob Richards, Assistant Water Superintendent, updated Council on recent Water Department activities and noted that the Borough did not win the water taste contest at the national level. Sam Rotz, Youth Pastor at Elmer Methodist Church, discussed current need and activities for at-risk youth at the Hangar and requested Municipal Alliance for the Prevention of Substance Abuse (MAPSA) funds to expand programming there as was done in the past. The CFO explained that Elmer's MAPSA funds have merged with Pittsgrove to become the Pittsgrove/Elmer MAPSA program and suggested reaching out to their coordinator. Councilman Zee also offered to look into MAPSA funding. Mayor Stemberger commended Rotz for his ideas for working with youth and suggested developing the curriculum and contacting the Pittsgrove/Elmer MAPSA program for support. Motion Foster second Nolan to close the public portion of the meeting. All were in favor and motion carried.

**UNFINISHED BUSINESS:**

1. **Remediation Project:** Ryan Seibert, Calmar Associates, provided the background of the remediation project and discussed the costs and procedure for second strategy for remediation besides excavation and removal: monitored natural attenuation (MNA). Council members recommended that Calmar conduct another test at one of the sampling sites to determine if any changes in test results have occurred since 2014 that would favor MNA. A Special Meeting on August 26, 2019 at 7:00 pm will be held to discuss the test results and determine the action on the bids for the project.
2. **Pfeffer's Lane:** Council members discussed the letter received by one of the owners of Pfeffer's Lane informing the Borough that the lane will remain a private road. Council recommended that the Streets Committee Chairman contact Upper Pittsgrove Public Works to remove the stop signs on the lane.

**DISCUSSIONS/MOTIONS:**

1. **Route 40 Traffic Light:** Council members approved a letter to the NJ Department of Transportation requesting the free battery backup system for the Route 40 traffic lights.
2. **229 N. Main St.:** Council members discussed the request from Leslie Walker, 225 N. Main St., regarding a dead tree and clogged storm drain on the lot owned by the Borough that is the extension of Third Street. Councilman Foster, Streets Chairman, will visit the property to assess the concerns.
3. **419 Broad Street Tax Lien:** Solicitor Duffield and CFO Strang advised against and Council members agreed that they are not interested in the request for a tax lien to be sold for less than the amount of the lien.
4. **Raffle:** Motion Davis second Zee to approve Greater Elmer Area Historical Society 50/50 Raffle for October 5, 2019, 8 am – 5 pm during Elmer Harvest Day. All were in favor and motion carried.
5. **ADA Grant:** The Clerk discussed the request for lead and asbestos testing to determine scope of potential hazards for the grant; Council members recommended testing once the grant funds are received.

**NEW BUSINESS:**

**1. Ordinances** – the following Ordinance was read by title:

**ORDINANCE 2019-6 AMENDING CHAPTER 11 (Building and Housing)**

Motion Zee second by Davis to approve the introduction of Ordinance 2019-6 and to set the public hearing for September 11, 2019. All were in favor and motion carried.

**2. Resolutions:** The following resolutions were read by title:

**BOROUGH OF ELMER, COUNTY OF SALEM  
RESOLUTION FOR PLANNING BOARD ESCROW FUND (Foote, Anderson)  
Number 71-19**

**BE IT RESOLVED** that the Escrow Fund Deposit made pursuant to Article IV, Section 2.30 of the Land Development Ordinance by applicant Allison Foote for a Site Plan Review for 47 Broad Street (Block 18 Lots 7 & 8) in the amount of \$41.25 be distributed and paid as follows:

Amount: \$41.25                      To: Fralinger Engineering                      For: Site Plan Review

**BE IT FURTHER RESOLVED** that the Escrow Fund Deposit made pursuant to Article IV, Section 2.30 of the Land Development Ordinance by applicant Roger Anderson for Site Plan Review for 415 Chestnut St (Block 3 Lots 31 & 32) in the amount of \$2,392.50 be distributed and paid as follows:

Amount: \$2,392.50                      To: Fralinger Engineering                      For: Site Plan Review

**BOROUGH OF ELMER, COUNTY OF SALEM  
RESOLUTION AUTHORIZING REFUND OF ESCROW ACCOUNT BALANCES  
FOR APPLICANT BURROUGHS TIMBERMAN III  
Number 72-19**

**WHEREAS**, the Municipal Land Use Law allows for refunding of unused escrow deposits, and

**WHEREAS**, the Borough of Elmer has received deposits for review and inspection fees and these funds have been deposited by the Borough into an escrow account; and

**WHEREAS**, it has been determined that the applications and projects listed below are complete in the review and inspections, and it is necessary to refund the positive balance held in escrow to the following applicants:

<u>Applicant</u>	<u>Project</u>	<u>Amount</u>
Burroughs Timberman III	Site Plan Waiver Block 15 Lots 15&16	\$851.10

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Elmer, that the Chief Financial Officer is hereby authorized and directed to refund the remaining escrow balance to the above applicants and close the aforesaid accounts.

**BOROUGH OF ELMER COUNTY OF SALEM  
RESOLUTION AUTHORIZING EXTENSION  
OF GRACE PERIOD FOR TAXES DUE AUGUST 1, 2019  
Number 73-19**

**WHEREAS**, the Borough of Elmer did not mail out the 2019/2020 Tax Bills until July 22, 2019; and

**WHEREAS**, the Borough of Elmer desires to extend the grace period on taxes due August 1, 2019 to August 20, 2019,

**NOW, THEREFORE, BE IT RESOLVED**, that the Tax Collector is hereby authorized and directed to extend the grace period on taxes due August 1, 2019 to August 20, 2019.

Motion Davis second Nolan to adopt Resolutions 71-19 through 73-19.

Roll Call: Ayes: Schneider, Davis, Foster, Nolan, Schalick, Zee; Nays: None. Motion carried.

**REPORTS/BILL LIST:**

Motion Zee second Davis to receive and file the Tax/Water Collector and to receive, file and spread full upon the minutes the Treasurer's report (**see Page 60a**); all were in favor and motion carried.

Motion Davis second Nolan to pay all duly authorized bills and charge them to their respective accounts (**see Page 60b**). Roll Call: Ayes: Schneider, Davis, Foster, Nolan, Schalick, Zee; Nays: None. Motion carried. Motion carried.

The Clerk reviewed and Council discussed correspondence from the County Engineer declining assistance for the Green Acres Park, from Mrs. Luciano about Oak Street, NJ League of Municipalities for the Conference November 19-21, and the Borough hosting the next local government dinner at the diner on September 26 at 7:00 pm. Motion Zee second Davis that the Clerk and Mayor's mail correspondence be received and filed. All were in favor and motion carried.

**COMMITTEE REPORTS:**

**Finance/Celebration Public Events:** Council Member Schalick discussed the elevator repairs, boiler and GovDeals, web site payment, mowing Lower Mill and Park St properties, grass in the streets and street sweeping. Schalick recommended contacting Frank at Woodstown to arrange street sweeping and the County to take care of grass along the County roads. Schneider asked for a list of items for the County Road Department.

**Public Safety:** Council President Schneider provided the Elmer Fire Department report.

**Streets/Sidewalks/IT:** No report.

**Borough Hall/Public Property:** Council Member Davis updated Council on the Borough Hall roof issues, the estimate for new flooring for the first floor hallway, and the recently broken air conditioner in the Clerk's office.

**Water/Street Lights:** No report.

**Trash/Recycling/Parks & Playgrounds:** Council Member Nolan mentioned that Omni has charged other towns \$75 a load if plastic bags are mixed in the recycling and are threatening rejecting loads altogether. She also discussed the signs for the rain gardens and watering issues at the park.

**ONGOING PROJECTS:** None discussed this month.

**ADJOURNMENT:** At 10:40 pm, motion Zee second Nolan that the meeting be adjourned. All were in favor and motion carried.

August 14, 2019

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Sarah D. Walker, Borough Clerk

Approved: September 11, 2019