

April 4, 2012

The work session of the Riverton Borough Council was held on the above date. Mayor Brown presiding.

PRESENT: Council members Creighton, Cairns Wells, Corbi, Kinzler, Myers and Solicitor Bruce. M. Gunn

ABSENT: Council member Layton

The following statement was read by Mayor Brown:

Public notice of this meeting, pursuant to the Open Public Meetings Act, has been given by the Municipal Clerk in the following manner:

(a) Having written notification of all meetings to be held in 2012 published in the Burlington County Times on December 28, 2011

(b) Posting written notice on the official bulletin board on January 3, 2012

MEETING OPEN TO THE PUBLIC

Dave Polaneczky addressed Council about the property located at 300 Main Street. Mr. Polaneczky stated that this property is an eyesore, with both criminal and police activity occurring at this location recently. Mr. Polaneczky raised concern over who is living there or not living there. Mr. Polaneczky stated that he came before Council about the same issues at this property about a year and a half ago. Mr. Polaneczky understands that a multi-dwelling property maintenance ordinance was suggested a number of years ago. Perhaps Council could look into it again.

Chief Shaw stated that he understands the concerns with this property. He has sent an e-mail to his Department advising them to provide extra patrols at this location. A certified letter has been sent to the owner advising them that if the property is not cleaned up inside, they will be charged with a disorderly house by Chapter 94 of the Borough Code. Chief Shaw reported that he has spoken to the County Board of Health about this property. Their representatives came out and straightened out an issue of a basement apartment which wasn't permitted. Other violations were found and the tenant(s) were instructed to make the changes.

Mr. Polaneczky asked how we can comply with Megan's Law if we don't know who is living in that building. Mr. Polaneczky reiterated his concern that this property is run down and needs to be fixed up. He doesn't know who the current owner is and thought it might be a corporation in Dallas, Texas. Chief Shaw stated that sex offenders must register with the Police Department or be charged criminally. Chief Shaw stressed the importance that the Police Department be called if something suspicious is going on at this property.

Ms. Cairns Wells has heard that this property is referred to as either a rooming house or an apartment house. Mr. Polaneczky reported that he was told by the Fire Inspector that there are two rooming houses in town, one at 300 Main and the other at 502 Main Street. Ms. Cairns Wells stated that she would check into this.

Mr. Polaneczky reported that he has some information from the New Jersey Bureau of Housing Inspections that shows there are still unabated citations at that location from a prior inspection by this State agency. Mayor Brown is familiar with this State Agency and had written them back in 2008 requesting them to do inspections of all multi-family dwellings in the Borough. We did get action on some other properties in

town. Mayor Brown stated that he would provide Ms. Cairns Wells with the contact people at this state agency.

Frank Siefert 304 Main Street, lives next door to the property in question. He concurred with Mr. Polaneczky's assessment of this property. Mr. Siefert believes there is a sense of urgency here because the property is up for sale. Mr. Siefert reported that out of the seven (7) apartments at this location, four (4) of them are Section 8. Mr. Siefert reported that the property takes in \$70,000 per year gross. Mr. Siefert is of the opinion that you cannot make this property work unless it is fixed up. Mr. Siefert reported that he has gone through the property as a potential buyer. Mr. Siefert believes that if something is not done as soon as possible, someone will purchase it as a Section 8 property and just leave this deteriorating property as is. Mr. Siefert acknowledged that the sub-leasing of the apartments is a problem because you never know who is living there and for how long.

David Polaneczky stated that he reviewed census information on the Borough's website. Between 20 and 25% of housing units in the town are not owner occupied. He raised the issue again of having some type of maintenance code for multi-family dwellings to make the owners of these types of properties accountable. Mr. Gunn stated that it is very hard to have a maintenance code for only commercial properties and not include residential properties. Mr. Gunn commented that you get into the issue of private property rights.

Scott Reed believes there is a standard that needs to be upheld regarding section 8 and that the owners should be required to comply.

Dolly Defreitas, believes economically it is not a bad idea to have rental properties, because those people are often first time homebuyers.

Kevin O'Hara, who lives near the property in question, agrees that it is an eyesore, with different people coming in and out of the property all the time.

Dolly DeFreitas was of the opinion that perhaps a serious buyer would purchase this property and have it torn down and replaced with something much better. That's the kind of person we need.

Paul Grena commented that a sub-division could be considered for this property to pre-determine what could go there. Ms. Cairns Wells stated that this would be a Planning Board issue and the owner would have to apply.

RIVERTON IMPROVEMENT ASSOCIATION'S (RIA) CLEAN UP DAY-Paul Grena present

Mr. Grena reported that on April 28, the RIA would be holding their downtown clean-up day. The RIA did this last year and it was very successful. Mr. Grena stated that the RIA would not assume responsibility for the maintenance aspect of this project.

Mr. Grena then raised the following concerns the RIA has about the downtown area: Crosswalks are faded, need painting and perhaps something could be done to make them more decorative, some of our town signs are in disrepair and need to be addressed, temporary signs are being placed all over town, especially along the railroad tracks on Broad Street and are not being retrieved. Ms. Cairns Wells responded that we do have a temporary sign ordinance. Our Code Enforcement Officer will be out looking for and enforcing these issues. Mr. Grena brought up the timing of the emptying of the trash cans on the public spots, the request to reposition an urn at the plaza location (okayed) and whether the RIA could place a decorative parking flag at the entrance to the Municipal parking lot on Main Street (okayed). **Dolly DeFreitas** commented that all of these suggestions are in an effort to make our downtown area look better.

Mr. Grena reported that the RIA is paying for the eagle to be refurbished and relocated to the Shops at Riverton property. Mr. Grena reported that he has spoken to Jim Brandenberger, the owner of this property, who has indicated that he would sign an agreement with the Borough for the eagle's placement on his property. Mr. Gunn reported that he would prepare a draft agreement for review by Council and Mr. Brandenberger.

DISCUSSION: GRANDSTAND PROPOSAL-Mr. Creighton/Mr. Myers/Harry Fox of Land Engineering and Walter Croft, Architect present.

Mr. Myers reported that Riverton was awarded Phase II Recreational Grant funding in the amount of \$250,000.00 from the County for our park improvements. This funding will be used for a new grandstand in the park.

Mr. Fox reviewed the architectural drawings with Council. A copy is on file with the Municipal Clerk. Mr. Fox reported that the proposal is basically a 900 square foot building which will include storage, restrooms, water fountains, bleachers, new dugouts a fence will be placed in front of the bleachers. Mr. Fox reported that since this will be an extensive project, we will be including alternates when we go out to bid. Mr. Fox stated that the main building will certainly be a base bid, and that alternates will include the bleachers. Council can then pick and choose what they want done. Mr. Cairns Wells asked if the bleachers would be enclosed. Mr. Fox responded that they would be covered. Mr. Creighton reported that the committee did a lot of research on the proposed grandstand project. There was initial concern about tearing down the structure that many people had grown up with. Mr. Creighton stated that it was determined by a structural engineer that the present building is in bad disrepair and needs to come down. We are trying to capture the spirit with the new building of what is already there, but hope to make it a more useful and efficient structure. Mr. Corbi asked for a clarification as to whether the bleachers would be listed as an alternate when it goes out to bid. Mr. Fox responded yes. Ms. Cairns Wells explained the importance of doing the bidding by sections so that the costs can be accounted for. Mr. Myers reminded that we still have a little more that \$66,000 left over from the Phase I grant, which we hope to use towards this project. Mr. Myers asked that Council authorize the Engineer to prepare the bid package and advertise for the receipt of bids, contingent up the Solicitor's review and approval of the bid package.

RESOLUTION 38-2012

A RESOLUTION AUTHORIZING LAND ENGINEERING & SURVEYING COMPANY, INC. TO PREPARE SPECIFICATIONS AND ADVERTISE FOR BIDS FOR PHASE II OF THE RIVERTON MEMORIAL PARK IMPROVEMENTS (IN FULL IN RESOLUTION BOOK)

The above Resolution was read by title only by Mr. Creighton, who moved for its adoption. This was seconded by Ms. Cairns Wells. A poll vote was then taken. Ms. Layton absent, Mr. Creighton aye, Ms. Cairns Wells aye, Mr. Corbi aye, Mr. Kinzler aye and Mr. Myers aye.

DISCUSSION: MEMORIAL PLAQUE FOR PATROLMAN THOMAS WHITELOCK

Chief Shaw provided detailed information regarding the circumstances surrounding the death of Patrolman Thomas C. Whitelock, who lost his life in the line of

duty, while protecting a fellow police officer on January 14, 1976. Other than a small plaque that is on display in the Police Department, Chief Shaw explained that a proper and fitting memorial has never been publicly placed in Riverton to honor Patrolman Whitelock. Chief Shaw reported that the Police Association would like to see a memorial plaque placed at the Plaza at the intersection of Broad & Main Streets, which would not disrupt the configuration of the area. Chief Shaw stated that the funding for this plaque and the placement of same will be borne by the Police Association and by donations. Chief Shaw reported that the scheduled ceremony honoring Patrolman Whitelock and the dedication of this plaque is scheduled for June 2, 2012 at 10:00am. After a discussion, it was the consensus of Council to agree to this memorial for Patrolman Whitelock.

RESOLUTION 39-2012

**A RESOLUTION AUTHORIZING THE RIVERTON POLICE ASSOCIATION TO PLACE A MEMORIAL IN THE MEMORY OF PATROLMAN THOMAS WHITELOCK AT THE PLAZA AT THE INTERSECTION OF BROAD AND MAIN STREETS IN THE BOROUGH OF RIVERTON
(IN FULL IN RESOLUTION BOOK)**

The above Resolution was read by title only by Ms. Cairns Wells, who moved for its adoption. This was seconded by Mr. Myers A poll vote was then taken. Ms. Layton absent, Mr. Creighton aye, Ms. Cairns Wells aye, Mr. Corbi aye, Mr. Kinzler aye and Mr. Myers aye.

DISCUSSION: SUSTAINABLE NEW JERSEY PROGRAM-Joe Threston present

This issue had been previously discussed at a meeting in January and Council had asked for the Environmental Commission's input.

Mr. Threston reported that he was here on behalf of the Commission. Mr. Threston reported that the Commission heard a presentation from a representative of Bordentown Township about their town's participation in this program. Mr. Threston reported that Bordentown Township is very similar in size to Riverton. Mr. Threston reported that 358 New Jersey municipalities are currently participating in this program, 19 of which are from Burlington County. This program is a both a public/private partnership, primarily to encourage municipalities to go green. Participation in this program does not require any expense from the Borough and does not require any additional staff time. There are a number of advantages. The first step would be to register online for it. A Resolution needs to be adopted by Council to participate and a contact person from the Borough needs to be designated as well as a green team (Environmental Commission). Mr. Threston provided an overview of the actions needed to become Sustainable Jersey certified, some of which Riverton has already done. Mr. Threston reported that the Environmental Commission unanimously recommended at their last meeting that the Borough participate in this program and to designate someone to be the point person. The Commission recommends that resident Doug Cowan, who first brought this program to Council's attention be that person. Mr. Cowan, who was present, commented that he would be happy to help. It was the consensus of Council to move forward and place a Resolution on next week's agenda for Council's consideration.

RESOLUTION 40-2012

**RECYCLING TONNAGE GRANT APPLICATION AND RECYCLING TAX IDENTIFICATION STATEMENT
(IN FULL IN RESOLUTION BOOK)**

The above Resolution was read by title only by Mr. Myers, who moved for its adoption. This was seconded by Ms. Cairns Wells. A poll vote was then taken. Ms. Layton absent, Mr. Creighton aye, Ms. Cairns Wells aye, Mr. Corbi aye, Mr. Kinzler aye and Mr. Myers aye.

PRELIMINARY AGENDA FOR APRIL 11. The Clerk reviewed this with the Governing Body.

CORRESPONDENCE

Mayor Brown read an invitation from the Township of Delanco to members of Council to attend the grand opening of their West Avenue Nature Trail on May 5. The ribbon cutting ceremony will be held at 11:00am

There being no further business to discuss, Mr. Corbi move that the meeting be adjourned. This was seconded by Mr. Creighton, with all present voting in the affirmative.



Mary Longbottom, RMC
Municipal Clerk