

WorkSession Meeting
December 5th, 2012

Meeting was opened by Mayor Theresa Branella at 6:00pm. Those present were G. Gilbert, P. MacAdams, M. Mevoli, T. MacAdams, J. Granstrom, and T. Branella. The Solicitor was Timothy Higgins, Esq.. J. McCleary was absent.

This Meeting was advertised in accordance with the Open Public Meetings Act, and complies with all the laws therein

Acceptance of Committee Reports

Motion – M. Mevoli
2nd – J. Granstrom
All in Favor: Carried.

Presentation from Brookwrap II LLC for Redevelopment of Brooklawn Shopping Center – Representing Brookwrap was Barbara Casey Esq., Jeffery Brown CEO of Shoprite, and Brahin Management Representative, Joseph Savaro. J. Brown presented council and the public with a detailed plan to revitalize the Brooklawn Shopping Center. He says these ideas all started because the Mayor reached out and gave them a nudge. He thanked the mayor for that. He says there were three big issues/concerns that his Shoprite customers have complained about over the years. One, the parking lot is crazy. Two, the lighting around the lot is dim. Three, there is limited stores for multiple shopping. J. Brown says they are going to reconfigure the parking lot, which will add approximately 100 new spaces. They are adding new poles for better lighting. They are going to turn the Kmart into 5 or 6 little stores. Planet Fitness is the only store that has signed the agreement so far. He went on to say that they are aggressively looking at multiple businesses and franchises that could be interested in one of the stores.

G. Fusco asked if they needed to go before P/Z for Site Plan. J. Savaro says that they were told they did not have to go before the board, because they were not changing the structures. M. Mevoli asked the clerk to check into that issue. He feels that if you are adding spaces to an existing lot that will change the site. R. Giles said he would ask the construction official why a site plan was not needed. D. Barcklow, Department of Public Works, asked if the fence and debris along the backside of the property would be fixed and cleaned up. J. Savaro said that the property fence will be fixed and the problem of dumping in the back should be rectified by the addition of more lighting. He says they are fully aware of the problem. D. Barcklow said there is a valve leaking water and wondered if there was a time frame for fixing. J. Savaro thinks it will be fixed within the next week. Council feels this is a great plan and look forward to seeing revitalization in the shopping center.

Engineer's Report – Update of ongoing projects by Greg Fusco, Kei Associates:

1) Reconstruction of Christiana Street project was postponed because of Hurricane Sandy. PSEG have scheduled the movement of the poles for December 7th. Once the poles are moved, we can move forward with the project.

2) Informed everyone that we did not receive funding for the Safe Routes to School Program. He says that only two municipalities received funding. M. Mevoli asked that we still use the money leftover from the Open Space Grant to do the grading along the ball field. He is disappointed that we did not get the funding for sidewalks to go along with the grading. G. Fusco will do a survey and see what scope of work we can do internally.

3) Informed everyone that we received \$135,530.00 discretionary aide needed to begin the grading of the Railroad Crossing Project. We are awaiting a response from Conrail for engineering work for the project.

4) We have completed the USDA application for future infrastructure improvements. We should hear something by the end of the year. We are confident that we are going to be eligible for significant improvements.

5) We are still working on the waterfront improvements/walkway with Rick Brown. With the devastation of Hurricane Sandy, the project could take years to get going.

6) The application for NJDOT 2013 Municipal Aid was submitted. The application is requesting funds for Phase II of streetscape improvements along Christiana and Community Road.

Everyone thanks G. Fusco for his time.

Open to Public

Nothing noted from the public.

Closed to the Public

Resolution: #152-12 Execute Redevelopment Contract with Brookwrap II LLC

Motion – M. Mevoli

2nd – J. Granstrom

All in Favor: Carried.

Discussion/Committee Updates

1) G. Gilbert:

He asked the clerk why the lines on the basketball court were not done. He also asked where we stood on the website project. R. Giles said he would call D. Domico in the morning for more information on the striping of the courts. He also said that the website preliminary start-up phase will commence in the last week of this year.

2) P. MacAdams:

He spoke about what was needed to finish the EMS Building. He feels it would not take much to get it completed. J Granstrom said that building up a floor for the toilet to

reposition the piping could finish the bathroom. Otherwise we would have to dig up the floor to get to the drain. He also said the ventilation has to be fixed in one of the rooms. R. Giles asked them to get a monetary value that is needed to fix the issues, so he can try and allocate it into the 2013 budget. P. MacAdams said he would get more information for the next meeting.

3) M. Mevoli:

He thanked everyone from the Fire Department, Police, DPW, Ladies Auxiliary, volunteers, and council for their work at the Annual Tree Lighting. Everyone had a great time. He suggested we get another outlet put under the tree for a PA system. He felt it was hard to hear the bullhorn. R. Giles said he would see if the Borough electrician could add a secondary line.

4) R. Giles: Borough Clerk

He gave an update on the Flower Shop purchase. We had a second architect out to the property. They say that the property could be retrofitted for a Police Station for a more reasonable estimate than previously thought. Everyone agreed to continue the process and get an appraisal done for the property.

He asked the solicitor about putting together a policy and procedures manual for tablets. Council will be getting the IPADs by the end of the year. T. Higgins said he would research the issue and have a policy drawn up.

He told everyone that he would have a list at the next work session of all the proposed capital projects. We need to make decisions on what projects are truly needed over the next 3 years. We can put these plans in the 2013 budget.

Resolution: #153-12 Executive Session for Personnel at 7:49pm for about 30 Minutes

Motion – M. Mevoli

2nd – G. Gilbert

All in Favor: Carried.

Reconvened at 8:25pm.

Adjournment:

Motion to Adjourn – G. Gilbert

2nd – P. MacAdams

All in favor: Adjourned.

Ryan Giles
Borough Clerk