

Work Session Meeting Minutes  
April 2, 2025

Meeting was called to order at 6:30 pm.

Those present were J. Granstrom, C. MacAdams, P. McConnell, J. Clotworthy, S. Ostrom, J. Haller. The Solicitor was Brian Lozuke

**APPOINTMENT OF COUNCIL MEMBER:** The Camden County Democratic Committee presented the following three names: Kevin Everhart, Jeff Haller, Sharon Harding

**Nomination of Council Member:**

Motion: Made by Council president Colin MacAdams to nominate Jeff Haller  
2nd J. Clotworthy

Roll Call Vote: 3-0

Swearing in of new Council Member Jeff Haller

**Public Notice:**

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

**ORDINANCES:**

- **Current Ordinances –**

Budget

Land Use Procedures

- **New Ordinances –**

Prohibiting Fishing from the Bulkhead Area at the Brooklawn Waterfront – Council President MacAdams discussed the ordinance

Rules and Regulations for the Brooklawn Pickle Ball Court – Council president MacAdams discussed the ordinance. Council member Clotworthy asked if there would be a reservation system to use the court. Council president MacAdams like the idea and it would be discussed further. Colin stated there will be signs posted with the rules for the court.

New Jersey Motion Picture & Television Commission Ordinance – Administrator Giles discussed the details of this ordinance.

## **RESOLUTIONS:**

Resolution No. 90-2025 – Authorization to Execute Renewal Agreement with Camden County Southern New Jersey Regional Employee Benefits fund

## **ITEMS OF DISCUSSION:**

- Rental of the Community Center – There was a lengthy discussion on the future plans for the rental of the community center. It was stated the committee will meet to discuss the changes for the rental of the center.
- Borough Homes Rental Increases – Administrator Giles stated a resolution needs to be passed with the new rental increase and gave a timeline of getting out the new leases. There was a lengthy discussion on the structure of the increases.
- Selling of Borough Assets – Administrator Giles discussed the possible selling of a few of the Borough homes. There was a lengthy discussion between Council members regarding the selling of the properties. It was agreed that the homes discussed would be looked at to determine the cost of renovations for future rental. The cost would be presented to council to make the decision.

## **OPEN TO COUNCIL MEMBERS:**

Council Member J. Clotworthy discussed the Rodeway Inn and an upcoming meeting. He also addressed the park benches and pads, as well as the possibility of implementing an "Adopt-a-Senior" program, which was well received. Council Member McConnell discussed details for the upcoming Easter Egg Hunt. Council President C. MacAdams addressed the issue of tables and benches being drawn on and asked Captain Brewster to make the police aware of the situation. Colin also provided an update on the pickleball court and its expected completion timeline. He discussed the March Madness contest and current standings. Council President MacAdams congratulated Council Member J. Haller on his appointment to Council. Council Member S. Ostrom recognized Autism Awareness Day. Council Member J. Haller thanked everyone for the opportunity to serve on Council, stating that he believes in teamwork and is happy to be on board. Mayor Granstrom discussed the Yardi Breeze software program for managing the Borough homes and also spoke about the community garden. Council President MacAdams mentioned the idea of partnering with the school. Captain Mike Brewster stated that a police committee meeting is scheduled. Public Works Assistant Superintendent Mike Ostrom reported that the sprinklers are in good condition, although some repairs were needed and have been completed. He also noted that hydrant flushing is scheduled and discussed the installation of benches. Administrator Giles asked Captain Brewster for an update on the operation of the town's surveillance cameras and the installation of additional units. Council President MacAdams brought up concerns about preschool children leaving school without the presence of crossing guards, highlighting the need for one.

There was a discussion regarding issues at the playground. Council President MacAdams mentioned that netting will be installed to prevent balls from entering the playground area. Dustin Curry, of 306 Haakon Rd., inquired about the gate at the park. Administrator Giles and Mike Ostrom responded to his question. Mr. Curry also expressed concerns about the behavior of some of the youth in town. Additionally, a question regarding playground maintenance was raised and addressed by Mike Ostrom. Debbie Ignaczewski, a resident of 308 Haakon Road, inquired about the fees charged for electronic payments. Administrator Giles responded to her inquiry.

**ADJOURNMENT:**

**Motion:** P. McConnell 2<sup>nd</sup> S. Ostrom

**All in favor:** Carried.

Public Meeting  
April 21, 2025

Meeting was called to order at 6:30 pm.

Those present were J. Granstrom, C. MacAdams, B. Darrow, P. McConnell, J. Clotworthy, S. Ostrom, J. Haller The Solicitor was Brian Louzke

**Public Notice:**

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

**MEETING MINUTES:** Work session held March 5, 2025 and regular session held March 17, 2025

**Motion to accept** S. Ostrom 2<sup>nd</sup> J. Clotworthy  
**All In Favor:** Carried

**COMMITTEE REPORTS:** **Motion to accept** P. McConnell 2<sup>nd</sup> C. MacAdams  
**All In Favor:** Carried

**CORRESPONDENCE:** N/A

**PUBLIC PORTION:** (Individuals must state their name and address for the record and respect the five-minute time limit while addressing the Governing Body)

**Motion to open** C. MacAdams 2<sup>nd</sup> P. McConnell  
**All in Favor:** Carried

Brittany Henry 221 N. Hannevig inquired about adopting a quiet zone resolution in regards to the Glassboro -Camden Line. Council president MacAdams addressed the question. Andrew Karis 311 New Broadway expressed his concerns about the speed of the train when it passes through Brooklawn. Council president MacAdams stated he will inquire regarding the matter when he meets with them.

**Motion to close** B. Darrow 2<sup>nd</sup> S. Ostrom  
**All in Favor:** Carried

**OLD BUSINESS:**

**Ordinances: (Introduced on March 17, 2025) 2nd Reading – Public Hearing**

**Ordinance No. 9-2025** – Amending Chapter 32 Land Use Procedures in the Code of the Borough of Brooklawn

**Motion to Open to the Public:** C. MacAdams 2<sup>nd</sup> S. Ostrom  
**Motion to Close to the Public:** C. MacAdams 2<sup>nd</sup> P. McConnell

**Adoption:**

**Motion to Adopt:** B. Darrow 2<sup>nd</sup> J. Haller

**Roll Call Vote:** 6-0

**NEW BUSINESS:**

**Ordinance No. 10-2025** – Prohibiting Fishing from the Bulkhead Area Along Pershing Road at the Brooklawn Waterfront

**Ordinance No. 11-2025** – Rules and Regulations for the Brooklawn Pickle Ball Court

**Ordinance No. 12-2025** – Adding Chapter 83A Filming to the Code of the Borough of Brooklawn

**Ordinance No. 13-2025** – Amending Chapter 141, Vehicles and Traffic, in the Code of the Borough of Brooklawn

**Ordinance No. 14-2025** – Adding Chapter 108, “Minors” to the Code of the Borough of Brooklawn to Establish Curfew Regulations to Protect the Health, Safety and Welfare of Minors and the Community

**First Reading:**

**Motion to Introduce:** C. MacAdams 2<sup>nd</sup> B. Darrow

**Roll Call Vote:** 6-0

**BUDGET:**

**RESOLUTION No. 90-2025** – Authorization to Read Municipal Budget by Title Only

**Motion to accept:** B. Darrow 2<sup>nd</sup> J. Clotworthy

**Roll Call Vote:** 6-0

**Motion to Open to the Public:** C. MacAdams 2<sup>nd</sup>: P. McConnell

**All in favor:**

**Motion to Close to the Public:** P. McConnell 2<sup>nd</sup> B. Darrow

**RESOLUTION NO. 90-A - 2025** – Authorization to Amend Budget

**Motion to accept:** C. MacAdams 2<sup>nd</sup> P. McConnell

**Roll Call Vote:** 6-0

**Adoption of 2025 Municipal Budget:**

**Adoption:**

**Motion to Adopt:** C. MacAdams 2<sup>nd</sup> P. McConnell

**Roll Call Vote:** 6-0

## RESOLUTIONS:

### CONSENT AGENDA

The items listed below are considered to be routine by the Borough of Brooklawn and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

*(Motion to approve/deny all Resolutions listed under the Consent Agenda by  
Roll Call Vote)*

**RESOLUTION NO. 91-2025** – Authorization to Execute Renewal Agreement with Camden County Southern New Jersey Regional Employee Benefits Fund

**RESOLUTION NO. 92-2025** – Authorizing Award of Contract for the Purchase of Town-Wide Cameras for the Brooklawn Police Department

**RESOLUTION NO. 93-2025** – Authorization to Approve Change Order No. 1 and Voucher No. 1 for Work Performed by Riverfront Recycling & Aggregate, LLC for Storm Water Sewer Pipe Replacement (Brooklawn Fire Co. through the Falcon Diner Parking Lot) to Revise the Contract Amount from \$272,775.75 to \$315,407.30 (an increase of \$42,631.55)

**RESOLUTION NO. 94-2025** -- Authorize Refund of Overpayment to Resident Imelda Powell for CCMUA Special Charges in the Amount of \$9,986.86

**RESOLUTION NO. 95-2025** - Authorization to Approve Change Order No. 3 for GAC Filtration System (Resolution struck from the record)

**Motion to accept:** B. Darrow 2<sup>nd</sup> J. Clotworthy  
**Roll Call Vote: 6-0**

### END CONSENT AGENDA

**RESOLUTION NO. 96-2025** – Authorizing Letter of Support of the Brooklawn Board of Education's School Construction Project

**Motion to accept:** C. MacAdams 2<sup>nd</sup> J. Clotworthy  
**Roll Call Vote: 6-0**

## **CONCLUSION OF NEW BUSINESS:**

### **ITEM OF DISCUSSION: HONORARY STREET RENAMING - SALEM ROAD**

**Motion for honorary street renaming was made by:** P. McConnell 2<sup>nd</sup> B. Darrow  
**Roll Call Vote:** 5-0  
**Abstain:** J. Clotworthy

### **BILLS & VOUCHERS:**

List of Bills:

Motion to pay all bills and vouchers that are in order

**Motion to accept:** S. Ostrom 2<sup>nd</sup> C. MacAdams  
**Roll Call Vote:** 6-0

**OPEN TO COUNCIL MEMBERS:** Council member S. Ostrom discussed possible proactive ways regarding concerns of policing certain areas that residents have brought to her attention. Council member P. McConnell discussed the Easter Egg Hunt and what a success it was and talked about the upcoming fireworks event and 4<sup>th</sup> of July celebration.

Council member B. Darrow discussed the netting along Browning Road and stated all the work is being completed because of grants that were awarded. Council member Darrow also expressed his concern about children who are not using caution when riding their bikes and suggested possibly imposing a fine. There was a discussion regarding the New Broadway crosswalk and vehicles not stopping. Council member J. Clotworthy stated the benches in the park look fantastic and thanked public works. Council member Clotworthy also discussed the recent meeting with Donald Norcross's office and gave details of the discussion including the flooding situation and stated it is definitely on their radar. Council member Clotworthy gave an update on the changes and improvements to the community center going forward. Council president C. MacAdams thanked the celebrations committee for a successful Easter Egg Hunt. Colin thanked Ryan Giles for the budget and then gave an update for the new pickle ball court and the excitement surrounding it. Council president MacAdams discussed the problem with parking along the guard rail at the waterfront and that it makes it a dangerous situation for cars that try to drive along there. Colin expressed the need for consistency to enforce those who are parking at the waterfront in no parking zones. Council member stated he enjoyed the Easter Egg Hunt and it was a successful event. Jeff stated the buzz regarding the pickle ball court is out there. Jeff stated the idea of park benches

Captain Brewster stated the officers participated in a successful Career Day and mentioned the helicopter that was a part of the event. Public works asst. superintendent M. Ostrom stated all sprinklers are up and running with a few repairs need. He stated the water tower repainting was a success and discussed more benches going into the park as well as benches as part of the 9/11 memorial. Mike stated there are 2 more rounds of

letters that will go out to residents regarding the water. Mayor Granstrom stated the need for restrooms at the waterfront. Administrator Giles reminded everyone the financial disclosures are due by the end of the month. Administrator Giles discussed the Solvay settlement as well as the enclosure of the new water system. Ryan discussed a possible raffle that would benefit senior services and gave details of the plan.

**EXECUTIVE SESSION: RESOLUTION 97-2025**

**Motion:** B. Darrow 2<sup>nd</sup> S. Ostrom

**Time in:** 8:14 pm

**Back into public:** 9:01 pm

**MEETING ADJOURNMENT:**

**Motion:** P. McConnell 2<sup>nd</sup> S. Ostrom

**All in favor:** Carried

*Next meeting (work session) scheduled for Wednesday, May 7, 2025*



Special meeting minutes  
April 29, 2025

Meeting was called to order at 6:00 pm.

Those present were J. Granstrom, C. MacAdams, P. McConnell, J. Clotworthy, S. Ostrom, J. Haller. The Solicitor was Brian Louzke

Delco Development presented the updated "Conceptual Plan" for the Redevelopment Project located at 401 Community Road.

**Public Notice:**

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

**PUBLIC PORTION:** (Individuals must state their name and address for the record and respect the five-minute time limit while addressing the Governing Body)

**Motion to open** S. Ostrom **2<sup>nd</sup>** P. McConnell  
**All in Favor:** Carried

Pat Cerrone 405 Haakon Road inquired about ground water recharge and the stormwater system. Mr. Cerrone expressed his concern about the zoning changes and changes to the signage changes with the project and traffic flow.

Fred Baish 411 Haakon Road stated his background in security and inquired if there will be a security representative at any future meeting to address questions regarding neighboring streets and the building itself.

John Krauzowicz 126 New Jersey Road inquired about privacy barriers in the vicinity of the project.

Kathleen Maas 306 Christiana St. expressed her concerns about the traffic that will be created on Christiana St. in addition to the traffic that residents are already experiencing.

Ann Baish 411 Haakon Road expressed her concerns regarding rodents associated with a fast food restaurant and also feels her residential street will turn into a commercial zone.

Dustin Curry 306 Haakon Road expressed concern about the traffic this project will generate and the concern for the safety of the children.

Sam Rosetti 220 Austin Barrington, NJ expressed his concerns for the safety of the children.

Karen Ruggles 406 Haakon Road expressed her concerns for traffic flow as well as what will be done regarding foliage and how will the project affect property values.

Mike Ostrom 215 Haakon Road inquired about parking concerns and suggested the developer return on the weekends when games are in session to get a better understanding of the parking concerns. Mr. Ostrom also asked if there will be a more detailed concept plan before any decision is made.

James Hagan 305 Delaware discussed the many instances of both traffic and parking issues as well as his close proximity to the new development.

Kelly Testa 310 Delaware expressed her concern for the smell coming from the development as well as rodents and how it will affect property values.

**Motion to close to the public:** C. MacAdams 2<sup>nd</sup> P. McConnell  
**All in Favor:** Carried

In conclusion, a more detailed and revised concept plan and survey will be completed to address the concerns of both our Borough residents and council members, as well as further discussions on the redevelopment plan.

**MEETING ADJOURNMENT:**

**Motion:** S. Ostrom 2<sup>nd</sup>: P. McConnell  
**All in favor:** Carried