

**MINUTES  
BOROUGH OF MAGNOLIA  
438 W. EVESHAM AVENUE  
MAGNOLIA, NJ 08049  
WORK SESSION MEETING  
JULY 21, 2022**

**MEETING CALLED TO ORDER**

Mayor BettyAnn Cowling-Carson called the meeting to order at 7:00 p.m.

**“OPEN PUBLIC MEETINGS LAW” ANNOUNCEMENT**

This meeting is being conducted in full compliance with the “Open Public Meetings Law” and notices were sent to the Courier-Post and The Central Record. In addition, the notice was posted on the bulletin board located at Borough Hall.

**FLAG SALUTE**

**ROLL CALL**

Councilman Anthony DePrince, Councilwoman Mary Martz, Councilwoman Shawn Parker, Councilman Steven Whalen, Councilwoman Shelley Wilson, and Mayor BettyAnn Cowling-Carson

Absent: Councilwoman Paula Bonamassa

**OTHER OFFICIALS PRESENT**

Dan Long, Solicitor; Mark Basehore, Engineer; Police Chief Paris; Linda Neff, Finance Clerk, Payroll Administrator; Colleen Dawson, CTC; Harry Wozunk, CPWM, CRP; and Krystal Arana, Deputy Municipal Clerk

Absent: Fire Chief Wolf; and Paul Sexton, DPW Provisional Supervisor

**APPROVAL OF PREVIOUS MEETING MINUTES:** None

**PROCLAMATION**

Acknowledging the Eagle Scouts Service Project – Billy Taverner Park Repair

**ORDINANCES ON SECOND READING**

None

**ORDINANCES ON FIRST READING**

None

**RESOLUTIONS**

**2022-123** Authorizing the Submission of the American Rescue Plan Firefighter Grant Application  
Motion to Adopt Resolution 2022-123:

Motion: Councilman DePrince      Second: Councilman Whalen

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

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WORK SESSION MEETING  
JULY 21, 2022**

**2022-124** Accepting a Donation from Magnolia Public School – Ballistic Shield

Motion to Adopt Resolution 2022-124:

Motion: Councilman DePrince      Second: Councilwoman Martz

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-125** Amending Resolution 2022-2 Designating the Holiday Schedule for the Year 2022

Motion to Adopt Resolution 2022-125:

Motion: Councilman Whalen      Second: Councilwoman Wilson

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-126** Resignation and Appointment of Municipal Clerk – Krystal Arana

Motion to Adopt Resolution 2022-126:

Motion: Councilwoman Wilson      Second: Councilman Whalen

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-127** Supporting Application for Camden County Co-Op – Road Salt & Sodium Chloride – 2022-2023

Motion to Adopt Resolution 2022-127:

Motion: Councilwoman Wilson      Second: Councilwoman Parker

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-128** Awarding Contract Under the Camden County Co-Op Pricing System – FCR Camden, LLC – Single-Stream Recyclable Materials Services

Motion to Adopt Resolution 2022-128:

Motion: Councilman DePrince      Second: Councilwoman Martz

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-129** Authorizing the Tax Collector to Turn Over Funds from the Tax Title Lien Account to Current Funds – \$2,100.00

Motion to Adopt Resolution 2022-129:

Motion: Councilman Whalen      Second: Councilwoman Martz

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-130** Authorizing a Refund of a Homestead Benefit Credit – 100% Disabled Veteran – Block 3.13, Lot 11 – \$369.39

Motion to Adopt Resolution 2022-130:

Motion: Councilman Whalen      Second: Councilman DePrince

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Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

Fire Chief Wolf arrived at 7:12 p.m.

**2022-131** Approving Payment Certificate #1 – Think Pavers Hardscaping – Ashland Avenue Sinkhole Repairs – \$27,200.00

Motion to Adopt Resolution 2022-131:

Motion: Councilwoman Martz           Second: Councilwoman Wilson

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-132** Award of Bid – Reconstruction of N Albertson Ave & Jefferson Ave – Think Pavers Hardscaping, LLC – \$196,446.00

Motion to Adopt Resolution 2022-132:

Motion: Councilwoman Martz           Second: Councilwoman Parker

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-133** Approving Temporary Street Closure for Social Event – Block Party – Friday, August 5, 2022 (Rain Date: Saturday, August 6, 2022) – Jackson Avenue Between Camden Avenue and Warwick Road

Motion to Adopt Resolution 2022-133:

Motion: Councilman DePrince           Second: Councilwoman Parker

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-134** Authorizing Charges on Property for Maintenance

Motion to Adopt Resolution 2022-134:

Motion: Councilwoman Martz           Second: Councilwoman Parker

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-135** Authorizing the Purchase of Public Property from the Borough of Runnemede – 2005 GMC 2500 Truck – \$5,250.00

Motion to Adopt Resolution 2022-135:

Motion: Councilwoman Martz           Second: Councilman Whalen

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-136** Authorizing Emergency Resolution – Awarding Contract to Xylem Dewatering Solutions – Pump Station Pump Rental – \$17,880.00

Motion to Adopt Resolution 2022-136:

Motion: Councilwoman Martz           Second: Councilwoman Wilson

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BOROUGH OF MAGNOLIA  
438 W. EVESHAM AVENUE  
MAGNOLIA, NJ 08049  
WORK SESSION MEETING  
JULY 21, 2022**

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-137** Authorizing Emergency Resolution – Awarding Contract to Reiner Pump Systems for Purchase of New Pumps & Control Panel – \$51,115.00

Motion to Adopt Resolution 2022-137:

Motion: Councilman Whalen                      Second: Councilwoman Martz

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-138** Authorizing Emergency Resolutions – Awarding Contract to KRS Services, Inc. for Installation of New Pumps and Control Panel – \$28,331.00

Motion to Adopt Resolution 2022-138:

Motion: Councilman Whalen                      Second: Councilwoman Martz

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**2022-139** Authorizing the Payment of Bills: \$702,362.69

Motion to Adopt Resolution 2022-137:

Motion: Councilman Whalen                      Second: Councilwoman Martz

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**BUSINESS LICENSE(S)**

Gena's Pizzeria

811 W Evesham Avenue

Sunday	12:00pm-10:00pm
Monday	11:00am-10:00pm
Tuesday	11:00am-10:00pm
Wednesday	11:00am-10:00pm
Thursday	11:00am-10:00pm
Friday	11:00am-11:00pm
Saturday	11:00am-11:00pm

Motion to Approve Mercantile License:

Motion: Councilwoman Parker                      Second: Councilman DePrince

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

**COMMITTEE REPORTS**

**PUBLIC SAFETY**

Councilman DePrince

Magnolia Night Market was well organized and attended; meeting with organizers in the upcoming weeks to prepare for next event to be held sometime in August. Also planning on holding event in October; Mayor Cowling-Carson suggested combining the Magnolia Night Market with Fire

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Prevention event that month. Still working on the back-end structure of the ambulance concern with neighboring municipalities; Magnolia's ambulance hanging in there. Police Chief Paris reported his department was planning on conducting numerous active shooter training at schools in August. Mayor Cowling-Carson asked about court sessions. Councilman DePrince responded by declaring most court sessions for the upcoming year will be conducted in-person; Police Chief Paris confirmed.

**FINANCE, ADMINISTRATION & TECHNOLOGY**

Councilman Whalen

In the process of setting a date for the electronic tax sale which was successful last year; Resolution 2022-91 was passed in case tax rate did not arrive on time but it did. Looking for part-time help in the front office in conjunction with the Construction Office. Congratulated Krystel Arana on promotion to Municipal Clerk. ARP nonprofit grant fund application for local businesses to be forwarded to Mayor and Council for review. Payroll voucher being developed by Linda Neff, Payroll Administrator; hoping to have ready for utilization by September. In communication with Councilwoman Wilson with regards to acquiring new park benches and tables. Tax rate received; moving forward in process. Sewer bills being mailed tomorrow. New payroll system setup in final stages.

**PUBLIC WORKS & MUNICIPAL FACILITIES/GROUNDS**

Councilwoman Bonamassa

Harry Wozunk informed Council of a sewer main break that recently occurred. Was able to resolve the issue and save money with the help of Runnemedede. Concerning the street sweeper, town is separated into 4 sections; encourages people to move cars from street into driveways.

**PLANNING/ZONING, CODES, LICENSING & STREET LIGHTING**

Councilwoman Martz

Debbie Simone, Technical Assistant to the Construction Official/Zoning Officer, is on vacation; put together an inspection log sheet for front office staff in order to keep operations flowing. Peter Simone, Housing/Rental Inspector, Code Enforcement Official, has 3 more apartment complexes to inspect after he returns from vacation. Free rabies clinic taking place in Gloucester in the month of October. No Planning Board meeting this month as a result of no pending applications.

**PUBLIC EVENTS & RECREATION**

Councilwoman Parker

Mayor Cowling-Carson congratulated Councilwoman Parker on a job well-done at Fourth of July event. Councilwoman Parker expressed gratitude to all who helped especially the Public Works Department. Currently preparing for National Night Out on August 2<sup>nd</sup>; being held at the ball field. Kickball tournament to be held that night also. Has begun planning for the fall/winter.

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JULY 21, 2022**

**COMMUNITY/ECONOMIC DEVELOPMENT, INFRASTRUCTURE & COMPLIANCE,  
& COMMUNITY CENTER**

Councilwoman Wilson

Would like to offer residents the opportunity to buy a bench with a permanent plaque honoring a person or persons of their choice. Community Center almost booked solid. Starting in September, a girl scout troop will be occupying the upstairs for meetings; contact Borough Hall should anyone be interested in joining. Mayor Cowling-Carson stated they will also be attending National Night Out. Councilwoman Wilson announced possible senior dances to take place in the fall. 4 new residents interested in joining the Economic Development Committee. Mayor Cowling-Carson inquired again about solar at the community center. Councilwoman Wilson stated the roof was not capable of supporting solar panels; would prefer a windmill as it produces more output. Mayor Cowling-Carson suggested using the parking lot for said panels. Councilman Whalen recommended the installation of the windmill at the end of the football field.

**MAYOR**

Mayor Cowling-Carson

Briefly spoke about the Camden County CDBG Mayors Advisory Board Call that took place on July 11<sup>th</sup>. Little Miss Magnolia event did well.

**ENGINEER REPORT**

Mark R. Basehore

Submitted report; very busy month. Spoke about the topics contained on said report such as NJDOT 2022 Reconstruction of N Albertson Ave and Jefferson Ave, Crestview Road Reconstruction project, Albertson Park Playground Equipment, CDBG Year 42 and NJDOT FY2021 Road Program, and general engineering. Elaborated on pump station issue.

**SOLICITOR REPORT**

Dan Long

None

**OLD BUSINESS** – None

**NEW BUSINESS**

Councilman Whalen suggested collecting concerns from residents regarding Comcast and submitting the provider all at once.

**PUBLIC COMMENT**

Numerous residents from various apartment complexes presented their concerns regarding increases in rent; poor living standards provided by management.

Andrew Martins, 309 Brooke Ave., Apt. A12, thanked Mayor Cowling-Carson for attending the meet-and-greet event held by Coventry Place Apartments. Stated he was not aware other apartment complexes were having the same issue with increases in rent while experiencing poor living conditions; he is hoping to make a change.

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Mayor Cowling-Carson informed the public that she attended a meeting the past week and an average increase in rent is occurring throughout the entire state of New Jersey.

Katherine Rossbach, 309 Brooke Ave., Apt. A12, gave statistics of nonformal poll taken regarding the receipt of notices issued by management. Indicated that there is stagnant water in swimming pool; reported issue to Municipal Clerk, who forwarded to Camden County's Department of Health and Human Services.

Dan Long, Solicitor, explained why there is no rent control ordinance currently in place. Compared municipalities with and without rent control; stated the pros and cons. Dan asked Katherine to leave copies of notices.

Councilman DePrince, as an individual who rents himself and understands their concerns, supported the Solicitor by further elaborating that enforcing rent control is not as easy they may think. Apologized for not being able to alleviate the issue faster but Council is still looking into it and getting their facts together prior to making a decision.

Mayor Cowling-Carson revealed Gloucester Township did away with rent control. Non-binding referendum regarding rent control was initiated 25 years and voted down by the residents.

Councilman Whalen asked about the outcome of the meet-and-greet by asking if they have seen any improvements. Katherine Rossbach, replied by saying that she had received calls from representatives requesting email communication but is still waiting for a response from said representatives. Councilman Whalen asked Katherine if she has reached out to anyone who can assist. Katherine reached out to 2 lawyers. Mayor Cowling-Carson suggested looking into rental assistance programs.

Margaret Millisky, 318 Otter Branch Dr, inquired about the date Jiffy Lube was set to open. Councilwoman Martz stated they are due to apply for a Certificate of Occupancy prior to being able to open. Mark Basehore, Engineer, gave update in application process.

Linda Sloan, 309 W Brooke Ave., stated she has seen suspicious movement occurring at the house on the corner. Police Chief Paris confirmed the Police Department is aware. Also complained about clutter.

**2022-140 Authorizing Executive Session**

Motion to Adopt Resolution 2022-140:

Motion: Councilman Whalen                      Second: Councilwoman Wilson

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

Open Executive Session 8:51 p.m.

Motion: Councilwoman Wilson                      Second: Councilman Whalen

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WORK SESSION MEETING  
JULY 21, 2022**

Close Executive Session: 9:56 p.m.

Motion: Councilwoman Wilson      Second: Councilwoman Martz

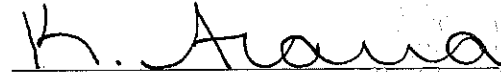
**ADJOURNMENT**

Motion to Adjourn Meeting: 9:59 p.m.

Motion: Councilwoman Wilson      Second: Councilwoman Martz

Roll Call: Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

Prepared by:



*K. Arana*

Krystel M. Arana  
Municipal Clerk

