

**MINUTES
BOROUGH OF MAGNOLIA
438 W. EVESHAM AVENUE
MAGNOLIA, NJ 08049
WORK SESSION MEETING
JUNE 16, 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

Councilwoman Paula Bonamassa, Councilwoman Mary Martz, Councilman Steven Whalen, Councilwoman Shelley Wilson, and Mayor BettyAnn Cowling-Carson

Absent: Councilman Anthony DePrince, and Councilwoman Shawn Parker

OTHER OFFICIALS PRESENT

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

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

APPROVAL OF PREVIOUS MEETING MINUTES: February 24, 2022 & March 2, 2022

Motion to Approve Previous Meeting Minutes:

Motion: Councilwoman Wilson Second: Councilwoman Martz

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

PROCLAMATION

May 28, 2022

Acknowledging the Effort and Gesture of the Town Wide Yard Sale Organizer – Amanda Cann

PUBLIC COMMENT

Edwin Gonzalez, 114 Barrett Ave., has experienced damage to property as a result of baseballs from neighboring field; suggested adding a net to the back of the field to prevent the issue from continuing. Also requested the sidewalk be repainted and sign be installed at the end of his street; speeding cars. Would like to see a rehabilitation center in town. States he has witnessed the stealing of alcohol at the liquor store by the post office. Mayor Cowling-Carson stated Magnolia was not aware of concerns and asked him to speak to the Chief of Police at which time Chief Paris exited the courtroom and spoke with Edwin. Councilwoman Bonamassa stated she will have Public Works examine the sidewalk for painting as well as evaluating whether or not adding a stop sign is applicable.

Fire Chief Wolf arrived at 7:08 p.m.

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ORDINANCES ON SECOND READING

6-2022 Amending Borough Code Title 3 Revenue and Finance, Chapter 137, Article VIII – Community Center Fees

OPEN PUBLIC COMMENT

None

CLOSE PUBLIC COMMENT

Motion to Adopt Ordinance 6-2022 on Second Reading:

Motion: Councilwoman Wilson Second: Councilwoman Martz

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

WHEREAS, the Mayor and Council of the Borough of Magnolia believe it is in the best interest of the residents of their municipality to amend certain provisions of Title 3 “Revenue and Finance” – Chapter 137 – Article VIII “Community Center Fees;” and

WHEREAS, the Governing Body of the Borough of Magnolia wishes to amend the beforementioned municipal code to reflect the following:

ARTICLE VIII. COMMUNITY CENTER FEES

3.137-13. Community Center Fees:

- A. Security deposit... \$200.00.
 - (1) Rental fee, in addition to security deposit: Resident... \$250.00.
 - (2) Rental fee, in addition to security deposit: Nonresident... \$550.00.
- B. \$200.00 security deposit to be returned after the use and inspection of the Community Center.
 - (1) Community Center must be left in a clean state and in good repair by the renter; same condition at the end of the rental as on arrival.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the Borough of Magnolia, County of Camden, State of New Jersey, that Title 3 “Revenue and Finance” – Chapter 137 – Article VIII “Community Center Fees,” of the Code of the Borough of Magnolia, shall be hereby amended to reflect the above.

BE IT FURTHER ORDAINED, all ordinances, or parts of ordinances, inconsistent with this ordinance, are hereby repealed to such inconsistencies.

BE IT FURTHER ORDAINED, all ordinances, or parts of ordinances, consistent with this ordinance, shall remain in full force and effect.

BE IT FINALLY ORDAINED, that this ordinance shall take effect after adoption and publication according to law.

ORDINANCES ON FIRST READING

None

RESOLUTIONS

2022-108 Authorizing the Submission of a Newly Revised Emergency Operations Plan

Motion to Adopt Resolution 2022-108:

Motion: Councilman Whalen Second: Councilwoman Bonamassa

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

2022-109 Authorizing the Cancellation of Stale Checks – Municipal Court Department

Motion to Adopt Resolution 2022-109:

Motion: Councilman Whalen Second: Councilwoman Martz

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

2022-110 Extending Appointment of Chief Financial Officer – Alex Davidson

Motion to Adopt Resolution 2022-110:

Motion: Councilman Whalen Second: Councilwoman Martz

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

2022-111 Authorizing the Release of Grading & Landscape Maintenance Bonds for 409, 410 & 415 Crestview Avenue – \$12,000.00

Motion to Adopt Resolution 2022-111:

Motion: Councilwoman Martz Second: Councilwoman Wilson

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

2022-112 Authorizing Participation in South Jersey’s Power Cooperative Natural Gas Supply Service Bid

Motion to Adopt Resolution 2022-112:

Motion: Councilwoman Wilson Second: Councilwoman Martz

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

2022-113 Authorizing the Insertion of a Special Item of Revenue to the 2022 Municipal Budget (Chapter 159) – Clean Community Grant – \$9,253.40

Motion to Adopt Resolution 2022-113:

Motion: Councilman Whalen Second: Councilwoman Martz

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

Councilman Whalen permitted the use of Clean Communities monies for reusable bags reflecting borough logo.

2022-114 Approving Special Event & Activities – Independence Day Festival – July 3, 2022

Motion to Adopt Resolution 2022-114:

Motion: Councilwoman Wilson Second: Councilwoman Martz

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

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2022-115 Authorizing Renewal of Liquor Licenses for the 2022-2023 License Term

Motion to Adopt Resolution 2022-115:

Motion: Councilman Whalen Second: Councilwoman Wilson

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

2022-116 through 2022-117 Approving Application for Various Permits – Division of Alcoholic Beverage Control

- Catering Permit – The Laughing Fox Tavern – Independence Day Festival

Motion to Adopt Resolution 2022-116:

Motion: Councilwoman Wilson Second: Councilman Whalen

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

- Social Affairs Permit – Haddon Heights in Progress – Magnolia Night Market

Motion to Adopt Resolution 2022-117:

Motion: Councilwoman Wilson Second: Councilman Whalen

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

2022-118 Authorizing Charges on Property for Maintenance

Motion to Adopt Resolution 2022-118:

Motion: Councilwoman Martz Second: Councilwoman Bonamassa

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

2022-119 Authorizing Refunds for Deposits Submitted for Community Center Rentals

Motion to Adopt Resolution 2022-119:

Motion: Councilwoman Wilson Second: Councilman Whalen

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

2022-120 Authorizing Submission of NJDOT Grant Application for Road Program - Reconstruction of Jefferson Avenue, Washington Avenue, & Walnut Avenue

Motion to Adopt Resolution 2022-120:

Motion: Councilman Whalen Second: Councilwoman Bonamassa

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

2022-121 Authorizing the Payment of Bills: \$708,259.30

Motion to Adopt Resolution 2022-121:

Motion: Councilman Whalen Second: Councilwoman Martz

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

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BUSINESS LICENSE(S)

****TABLED**** Mahant 625 Inc – Cigar/Smoke Shop
625 White Horse Pike

Sunday	6:00am-8:00pm
Monday	5:00am-9:00pm
Tuesday	5:00am-9:00pm
Wednesday	5:00am-9:00pm
Thursday	5:00am-9:00pm
Friday	5:00am-9:00pm
Saturday	6:00am-8:00pm

Motion to Table Mercantile License:

Motion: Councilwoman Wilson Second: Councilwoman Martz

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

Applicant must reapply and correct information on application as well as identify all uses of business accompanied by proof of proper licensing. Also contingent upon property maintenance.

COMMITTEE REPORTS

PUBLIC SAFETY

Councilman DePrince

Absent

FINANCE, ADMINISTRATION & TECHNOLOGY

Councilman Whalen

Congratulated Krystel Arana on passing the Municipal Clerk's exam; to be promoted to Municipal Clerk as of July 1st. Talked to Councilwoman Martz about readvertising for the open part-time position in the Construction Office and other administrative tasks. Stated we received safety money from JIF; allocated for the Police Department last year and would like to allocate funds this year to the Public Works Dept for safety equipment/gear. Colleen Dawson, Tax Collector, provided update on taxes; printing bills in-house and extending grace period as a result of not yet having received the new tax rate from the county. Linda Neff, Payroll Administrator, is converting the current payroll system used to Primepoint; eventually will implement hand-free timecards. ARP funding used for HVAC systems at borough hall and the community center; secondary projects to take place such as supporting local nonprofit organizations that were affected financially by COVID. Alex Davidson, Chief Financial Officer, is in support of promoting Linda to Acting Chief Financial Officer while still assisting as the Financial Consultant.

PUBLIC WORKS & MUNICIPAL FACILITIES/GROUNDS

Councilwoman Bonamassa

Revealed opportunity to purchase used pickup truck from Runnemedede; Harry Wozunk, CPWM, CRP, elaborated on benefits such as the truck being equipped with a snowplow. Meeting with Paul Sexton, DPW Provisional Supervisor, and Councilwoman Parker sometime next week to discuss manpower for July's Independence Day Parade and Town Fair event. Paul Sexton attended an

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event in Gloucester Township for which he won first place in a contest. Harry Wozunk gave brief update on HVAC systems and stated there was progress on everything.

PLANNING/ZONING, CODES, LICENSING & STREET LIGHTING

Councilwoman Martz

ModWash was approved for use and bulk variance at last month's meeting; have to come back plan review. No Planning Board Meeting to be held in July. Coventry Place Apartments due to be inspected tomorrow. Magnolia Blossom Apartments were scheduled to be inspected last Friday; however, no one assisted the inspector upon arrival. Forest Gate Complex and Amber Court Apartments due to be inspected within the next couple of weeks.

PUBLIC EVENTS & RECREATION

Councilwoman Parker

Absent

Councilwoman Parker asked Mayor Cowling-Carson to give update: Fire Chief Wolf to lead Independence Day Parade; Councilwoman Parker to present Magnolia Medal, Volunteer of the Year and Business of the Year Medals. Almost 10 participants for Little Miss Magnolia; deadline tomorrow. Little Miss Magnolia event to take place inside the community center. Numerous vendors will be located outside.

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

Councilwoman Wilson

Gave names of 3 individuals who would like to be a part of the Economic Development Committee. Thanked Harry Wozunk for his work with the HVAC system at the community center. Community Center almost fully booked; some openings in July.

MAYOR

Mayor Cowling-Carson

Asked Councilwoman Wilson to look into solar for the community center and Councilwoman Wilson suggested looking at new flooring first. Little Miss Magnolia practice starts next week. Will also be attending a reception about how everything in the ecosystem is connected at Cooper River Park. Excited to be preparing for July 4th weekend.

ENGINEER REPORT

Mark R. Basehore

Absent

Nick Bishop gave update on Camden County's Open Space meeting held on June 6th; went well. NJDOT roads project should be finished by next meeting.

SOLICITOR REPORT

Dan Long

None

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OLD BUSINESS – None

NEW BUSINESS – None

RESOLUTION

2022-122 Authorizing Executive Session

Motion to Adopt Resolution 2022-122:

Motion: Councilwoman Wilson Second: Councilman Whalen

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

Open Executive Session 8:24 p.m.

Motion: Councilman Whalen Second: Councilwoman Wilson

Close Executive Session 9:17 p.m.

Motion: Councilman Whalen Second: Councilwoman Wilson

ADJOURNMENT

Motion to Adjourn Meeting: 9:24 p.m.

Motion: Councilman Whalen Second: Councilwoman Wilson

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

Prepared by:



Krystal M. Arana

Deputy Municipal Clerk