

**MINUTES
BOROUGH OF MAGNOLIA
438 W. EVESHAM AVENUE
MAGNOLIA, NJ 08049
REGULAR MEETING
MAY 4, 2022**

MEETING CALLED TO ORDER

Mayor BettyAnn Cowling-Carson called the meeting to order at 7:01 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, Councilman Anthony DePrince, Councilwoman Mary Martz, Councilwoman Shawn Parker, Councilman Steven Whalen, Councilwoman Shelley Wilson, and Mayor BettyAnn Cowling-Carson

OTHER OFFICIALS PRESENT

John Moustakas, Solicitor; Mark Basehore, Engineer; Police Chief Paris; Fire Chief Wolf; Linda Neff, Finance Clerk, Payroll Administrator; Colleen Dawson, CTC; Paul Sexton, DPW; Jenai Johnson, Municipal Clerk; and Krystal Arana, Deputy Municipal Clerk
Absent: Dan Long, Solicitor; Leah Fowler, Finance Assistant; Harry Wozunk, CPWM, CRP;

APPROVAL OF PREVIOUS MEETING MINUTES – None

AWARDS – EXCEPTIONAL DUTY RIBBON

- James Swan – Detective
- Jeremy Hackney – Patrolman
- Brick Wilce – Patrolman
- Christopher Galloway – Patrolman

Police Chief Paris presented awards and Councilman DePrince commended the Police Department with a proclamation for National Police Week.

FIREMEN’S ASSOC. – MEMBERSHIP APPLICATION

- Daniel Fitzpatrick

Motion to Approve Firemen’s Assoc. Membership Application:

Motion: Councilwoman Parker Second: Councilwoman Wilson

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

- Michael Miller ****TABLED****

Motion to Table Firemen’s Assoc. Membership Application:

Motion: Councilwoman Parker Second: Councilwoman Wilson

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

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- Nancy Miller

Motion to Approve Firemen's Assoc. Membership Application:

Motion: Councilwoman Parker Second: Councilwoman Wilson

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

- Hayley Quinn

Motion to Approve Firemen's Assoc. Membership Application:

Motion: Councilwoman Parker Second: Councilwoman Wilson

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

PROCLAMATIONS

May 4, 2022

- International Firefighters' Day

Councilman DePrince gave backstory on recent firefighter rescue; read proclamation.

May 15, 2022 through May 21, 2022

- EMS Week

Councilman DePrince presented proclamation to the EMT Department by reading said proclamation aloud.

- Police Week
- Public Works Week

Councilwoman Bonamassa commended Public Works by reading the department's proclamation aloud.

PUBLIC COMMENT

Numerous individuals from Coventry Place Apartments rallied to request rent control in the Borough of Magnolia as a result of increased rent and undesirable living conditions; flooding, mold, maintenance issues, etc. Some residents complained of only having received a notice regarding the increase in rent a month before having to comply, if any notice was sent/received at all. Andrew Martins stated his rent increased by \$300-\$400 in the upcoming months. Katherine Rossbach claimed that Coventry Place Apartments was increasing her rent by more than 37.5% which is more than the allowable rate per the state. William Welsh demanded inspectors be more assertive regarding citations. Many residents argued that they have been residents of the borough for years and would have to relocate. In some cases, the owners did not renew the leases of current inhabitants. John Moustakas, Solicitor, suggested the residents reach out to the Board of Health but that in the interim, he would research code to see what the borough could do to assist the residents with their concerns. Councilman DePrince expressed his concern over the matter and supports their suggestion regarding rent control, however, would have to look into the matter and compare the pros and cons prior to making a decision; Council agreed. Councilwoman Parker suggested the residents reach out to legal services.

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OLD BUSINESS

Town Wide Yard Sale

Amanda Cann expressed the resident's excitement over the event; to provide list of the participating addresses to the Deputy Municipal Clerk for Council to review. Event free to join. Mayor Cowling-Carson shared with Council that there is a Facebook page advertising event. Councilman Whalen advised that all signs would have to be taken down, and that it would have to be relayed to participants that trash must be disposed of neatly. Councilman DePrince stated Police Department is aware of event and will be patrolling.

BUSINESS LICENSE(S)

****TABLED**** Business Transfer Agreement – One Stop Shoppe, 103 NE Atlantic Ave (Convenience Store)

Zeel, Inc transferring ownership of business location to Sarju Magnolia, LLC

Sunday	7:00am-8:00pm
Monday	6:00am-8:00pm
Tuesday	6:00am-8:00pm
Wednesday	6:00am-8:00pm
Thursday	6:00am-8:00pm
Friday	6:00am-8:00pm
Saturday	6:00am-8:00pm

Motion to Table Mercantile License:

Motion: Councilwoman Martz Second: Councilman Whalen

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson
Contingent upon property maintenance.

ORDINANCES ON SECOND READING – None

ORDINANCES ON FIRST READING – None

RESOLUTIONS

2022-87 Authorizing the Budget to Be Read by Title Only

Motion to Adopt Resolution 2022-87:

Motion: Councilman Whalen Second: Councilwoman Parker

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

2022-88 Adopting the 2022 Municipal Budget

OPEN PUBLIC COMMENT

Councilman Whalen stated taxes increased a lot less than originally expected; thanked everyone who worked on submitting the budget in a timely manner given the circumstances; team effort.

CLOSE PUBLIC COMMENT

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Motion to Adopt Resolution 2022-88:

Motion: Councilwoman Wilson Second: Councilwoman Martz

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

2022-89 Amending Resolution 2022-72 Authorizing Refund of Homestead Benefit Credit – Block 1.13, Lot 3 – 102 Washington Ave – Lorna Kimble

Motion to Adopt Resolution 2022-89:

Motion: Councilwoman Bonamassa Second: Councilman Whalen

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

2022-90 Amending Resolution 2021-203 Authorizing the Submission of a Strategic Plan for the Municipal Alliance Grant for Fiscal Year 2023 – Prevention of Alcoholism and Drug Abuse

Motion to Adopt Resolution 2022-90:

Motion: Councilman DePrince Second: Councilwoman Bonamassa

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

2022-91 Authorizing the Tax Collector to Issue Estimated Third Quarter Tax Bills

Councilman Whalen requested resolution to be approved only as a safeguard.

Motion to Adopt Resolution 2022-91:

Motion: Councilman Whalen Second: Councilwoman Martz

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

2022-92 Authorizing the Chief Financial Officer to Conduct the Sale of Bond Anticipation Notes

Motion to Adopt Resolution 2022-92:

Motion: Councilman Whalen Second: Councilwoman Martz

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

2022-93 Authorizing the Payment of Bills: \$1,209,657.59

Motion to Adopt Resolution 2022-93:

Motion: Councilman Whalen Second: Councilwoman Martz

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

COMMITTEE REPORTS

PUBLIC SAFETY

Councilman DePrince

Emergency operations plan resolution drafted; due by the end of June.

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FINANCE, ADMINISTRATION & TECHNOLOGY

Councilman Whalen

Borough still on temporary budget until after estoppel period. Ready to move forward with capital ordinance regarding ARP funding. Colleen Dawson, Tax Collector, elaborated on sewer payment plan.

PUBLIC WORKS & MUNICIPAL FACILITIES/GROUNDS

Councilwoman Bonamassa

Dept. of Public Works Report on record in the Municipal Clerk's Office. Final leaf collection occurring in upcoming days.

PLANNING/ZONING, CODES, LICENSING & STREET LIGHTING

Councilwoman Martz

Zoning Dept. & Code Enforcement May 2022 Report on record in the Municipal Clerk's Office. ModWash coming back before the Planning Board at next meeting. Rabies clinic Notice of Intent to Department of Health completed and submitted. Debbie Simone, Technical Assistant to Construction Official/Zoning Officer, going on vacation. Jenai Johnson, Municipal Clerk, offered assistance to Linda Alexander, Construction Office Assistant, through Clementon's staff.

PUBLIC EVENTS & RECREATION

Councilwoman Parker

Memorial Day parade lineup beginning at 9:30am; American Legion is ready to go. Preparing for July 3rd festival.

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

Councilwoman Wilson

Planning on establishing Economic Development Committee by the end of the month. Will be attending a webinar on infrastructure in the upcoming week. Community Center rentals doing really well; reviewing and updating application and ordinance.

MAYOR

Mayor Cowling-Carson

Reiterated on why it is important to show appreciation to our departments by recognizing and honoring them.

ENGINEER REPORT

Mark R. Basehore

May 2022 Report on record in the Municipal Clerk's Office. Currently working on NJDOT's 2023 application due by July 1st.

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SOLICITOR REPORT

Dan Long
None

NEW BUSINESS

Oil Tank

Paul Sexton, DPW, mentioned Environmental Resolutions would be meeting with Harry Wozunk, CPWM, CRP, next week to discuss project.

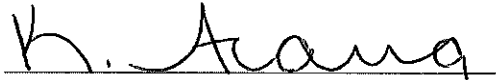
ADJOURNMENT

Motion to Adjourn Meeting: 9:51 p.m.

Motion: Councilwoman Bonamassa Second: Councilwoman Parker

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

Prepared by:



Krystel M. Arana
Deputy Municipal Clerk