

NOVEMBER 24, 2015

The Caucus Meeting of Mayor and Council of the Borough of Runnemede was held on the above date in the meeting room of the Borough Hall, 24 N. Black Horse Pike, Runnemede, NJ. The meeting was called to order at 6:00 P.M. The following members were present at roll call: Council members: Passio, Root, Kelly, Farrell & Ranieri. Absent: Moore. Present: Solicitor Len Wood; Borough Engineer: Mark Basehore.

STATEMENT: Mayor Kappatos read the notice of this meeting pursuant to the "Open Public Meetings Act."

The following issues were discussed for the upcoming meeting:

Public hearings for Ordinance #15-21 banning sale of dogs and cats from pet shops & #15-22 stop sign at Phillips and South Oakland Avenues;

Resolutions to appoint a crossing guard, turning a premium over to the borough, shared services agreement with the county for maintenance of pedestrian beacon on Evesham Road, supporting bus stops on the Black Horse Pike, shared services agreement with county for sidewalks on Clements Bridge Road and supporting no passing zones on Clements Bridge Road were discussed.

A discussion ensued regarding an agreement for other towns to use our new trash truck.

PUBLIC HEARINGS:

ORDINANCE #15-19: Ordinance Amending a Chapter of the Code of the Borough of Runnemede, Section 375-19.

Mayor Kappatos stated that it was now time for the public hearing to be held as it was advertised to be held at this time and declared the meeting open to the public. There appearing to be no one wishing to speak at this time a motion was made by Kelly, seconded by Passio the public hearing be closed. The motion carried and a motion was made by Ranieri, seconded by Passio the ordinance be adopted on second and final reading and advertised according to law. The motion carried and Mayor Kappatos requested a roll call vote with the following results: Ayes: Farrell, Passio, Root, Ranieri & Kelly. Nays: None. Absent: Moore. Mayor Kappatos declared the ordinance adopted on second and final reading.

(SEE ATTACHED ORDINANCE)

ORDINANCE #15-20: Ordinance Providing for Tax Abatement for Commercial Industrial Multiple Dwelling (Apartment) Improvements and Projects Pursuant to N.J.S.A. 40A:21-1 et seq.

Mayor Kappatos stated that it was now time for the public hearing to be held as it was advertised to be held at this time and declared the meeting open to the public. There appearing to be no one wishing to speak at this time a motion was made by Passio, seconded by Farrell the public hearing be closed. The motion carried and a motion was made by Kelly, seconded by Passio the ordinance be adopted on second and final reading and advertised according to law. The motion carried and Mayor Kappatos requested a roll call vote with the following results: Ayes: Farrell, Passio, Root, Ranieri & Kelly. Nays: None. Absent: Moore. Mayor Kappatos declared the ordinance adopted on second and final reading.

(SEE ATTACHED ORDINANCE)

RESOLUTION #15-156

**RESOLUTION REGARDING EMPLOYMENT
IN THE BOROUGH OF RUNNEMEDE,
COUNTY OF CAMDEN, STATE OF NEW JERSEY**

WHEREAS, the Borough of Runnemede has previously accepted the retirement of John Gunn effective November 17, 2015; and

WHEREAS, the CFO has calculated the appropriate amount of the stipend due to John Gunn.

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Runnemede, that they do hereby authorize the issuance of a stipend check in an amount not to exceed \$1,000.00 to John Gunn.

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A motion was made by Root, seconded by Ranieri the resolution be adopted. The motion carried and Mayor Kappatos requested a roll call vote with the following results: Ayes, Farrell, Root, Passio, Ranieri, Moore & Kelly; Absent: None. Mayor Kappatos declared the resolution adopted.

RESOLUTION #15-157

**RESOLUTION AMENDING RESOLUTION #15-08
CASH MANAGEMENT PLAN
BOROUGH OF RUNNEMEDE, COUNTY OF CAMDEN, NEW JERSEY**

WHEREAS, at the reorganization meeting of the Borough of Runnemede on January 4, 2015 Mayor & Council adopted Resolution #15-08; and

WHEREAS, Section VII. Procedures for Disbursement of Funds, Section D states that checks approved for payment shall be signed by the Mayor, the Treasurer and the Borough Clerk, at least two signature being required; and

WHEREAS, Mayor & Council wish to amend this section to state that the CFO may also be one of the two signers required; and

THEREFORE, BE IT RESOLVED, that Resolution #15-08 be amended to add the CFO as a check signer.

BOROUGH OF RUNNEMEDE

A motion was made by Kelly, seconded by Passio the resolution be adopted. The motion carried and Mayor Kappatos requested a roll call vote with the following results: Ayes, Farrell, Root, Passio, Ranieri, Moore & Kelly; Absent: None. Mayor Kappatos declared the resolution adopted.

RESOLUTION #15-159

**A RESOLUTION AUTHORIZING THE TREASURER TO MAKE TRANSFERS
BETWEEN APPROPRIATIONS IN THE 2015 BUDGET**

(SEE ATTACHED RESOLUTION)

A motion was made by Kelly, seconded by Passio the resolution be adopted. The motion carried and Mayor Kappatos requested a roll call vote with the following results: Ayes, Farrell, Root, Passio, Ranieri, Moore & Kelly; Absent: None. Mayor Kappatos declared the resolution adopted.

RESOLUTION #15-158

**RESOLUTION AUTHORIZING MAYOR AND COUNCIL OF THE
BOROUGH OF RUNNEMEDE TO CONDUCT A CLOSED SESSION
TO DISCUSS LITIGATION & PERSONNEL ISSUES**

WHEREAS, the Mayor and Council of the Borough of Runnemede desires to discuss matters relating to personnel & contract issues wish to do so in Closed Session for approximately 15 minutes;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Runnemede that the governing body shall discuss matters pertaining to the issues outlined above in the Borough of Runnemede at a Closed Session to be held on November 24, 2015 in the Borough Hall, 24 N. Black Horse Pike, Runnemede, NJ; and

The minutes of the Closed Session Meeting shall be kept, as required by the Open Public Meetings Act. The matters discussed at such meeting shall be disclosed to the public when the reason for discussing this matter privately no longer exists.

It is further determined that said Closed Session and matters to be discussed therein are matters as permitted under the Open Public Meetings Act.

BOROUGH OF RUNNEMEDE

A motion was made by Kelly, seconded by Passio to enter into a closed session. The motion carried and Mayor Kappatos stated that Mayor & Council were now in closed session.

A motion was made and seconded to go back into open session at 7:00 PM.

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Councilwoman Moore arrived during closed session.

Councilman Ranieri reported on long term financing.

Councilwoman Kelly asked about the proposed changes to the borough's side job policy.

Councilwoman Passio reminded everyone about the tree lighting coming up on Sunday.

Councilman Farrell asked about street signage as requested by a resident.

Councilman Root stated he was still trying to get prices on new gym flooring.

Councilwoman Moore reported on a street light she had spoken to Chief Dailey about and updated everyone on the work being done at the "point".

Engineer Mark Basehore reviewed the written report submitted to all members of council.

Mayor Kappatos stated that he would try to do better in communicating during the upcoming year.

GOOD & WELFARE:

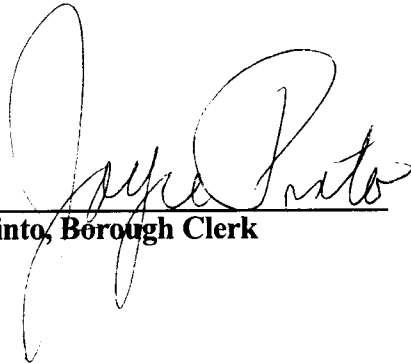
Seeing no one wishing to speak, a motion was made by Root, seconded by Moore to close the good and welfare portion of the meeting. The motion carried and Mayor Kappatos declared that portion of the meeting closed.

There being no further business to come before Mayor and Council at this time a motion was made by Root and seconded by Ranieri to adjourn the meeting. The motion carried and Mayor Kappatos declared the meeting adjourned at 7:17 PM.

Approved by:


Nick Kappatos, Mayor

Attest:


Joyce Pinto, Borough Clerk

ORDINANCE #15-19

**AN ORDINANCE AMENDING A CHAPTER OF THE CODE OF THE
BOROUGH OF RUNNEMEDE, SECTION 375.19**

WHEREAS, the Borough of Runnemede has reviewed this section of the Code and desires to make amendments; and

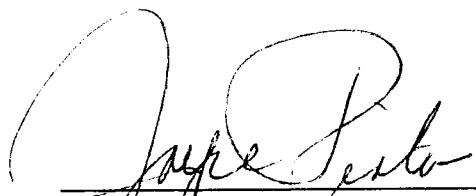
WHEREAS, the Mayor and Council of the Borough of Runnemede find that it is in the best interest of the Borough and its taxpayers to amend this section of the Code;

NOW, THEREFORE, BE IT ORDAINED, by the governing body of the Borough of Runnemede in the County of Camden, and State of New Jersey, that Section 375.19 of the Code of the Borough of Runnemede shall be amended as follows:

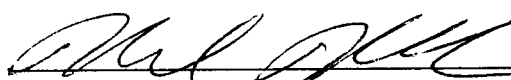
The following shall be added to the end of the paragraph: Any and all costs associated with the advertising, sale or issuance of a new or replacement title or otherwise for any vehicle to be sold at public auction pursuant to N.J.S.A. 39:10A-1, et. seq. shall be the sole and exclusive responsibility of the licensed tower under this code section.

BE IT FURTHER ORDAINED, this Ordinance shall become effective immediately upon final passage and publication as required by law.

BOROUGH OF RUNNEMEDE



Joyce Pinto, Borough Clerk



Nick Kappatos, Mayor

NOTICE

The above ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Runnemede held on the 6th day of October, 2015 and will be taken up for final consideration and passage at a meeting of the Borough Council of said Borough of Runnemede 24 N. Black Horse Pike, Runnemede, New Jersey on the 24th day of November, 2015, at which time and place all persons interested will be heard.

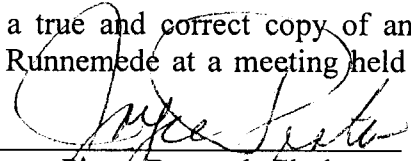


Joyce Pinto, Borough Clerk

Upon First Reading

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of an ordinance, adopted by the Borough Council of the Borough of Runnemede at a meeting held on the 24th day of November, 2015.



 Joyce Pinto, Borough Clerk
 Upon Final Passage

Name	Passed on First Reading				Adopted on Second Reading			
	Yes	No	Abstain	Absent	Yes	No	Abstain	Absent
Kelly	✓				✓			
Moore	✓							✓
Passio	✓				✓			
Root	✓				✓			
Farrell				✓	✓			
Ranieri	✓				✓			

ORDINANCE #15-20

**ORDINANCE PROVIDING FOR TAX ABATEMENT
FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE
DWELLING (APARTMENT) IMPROVEMENTS AND
PROJECTS PURSUANT TO N.J.S.A. 40a:21-1 ET SEQ.**

WHEREAS, P.L. 1991, c. 441, and N.J.S.A. 40A:21-1 et seq. Enables “qualified municipalities” to enter into a tax abatement agreement for local property taxes certain industrial, commercial and multiple dwelling (apartment) improvements and projects; and

WHEREAS, the entirety of the Borough of Runnemede has been determined by the Department of Community Affairs to be areas in need of rehabilitation in that they are endangered by blight and in need of rehabilitation as measured by physical deterioration of building maintenance in the area, the age of building stock and other structures; and arrearage in real property taxes due on buildings, structures or land in the area; and

WHEREAS, the Mayor and Borough Council of the Borough of Runnemede has determined that the greater interest of the Borough of Runnemede is served by encouraging the renovation and rehabilitation of existing commercial, industrial, and multiple dwellings (apartments) structures and by encouraging the construction of new commercial and industrial structures;

BE IT ORDAINED by the governing body of the Borough of Runnemede, in the County of Camden, State of New Jersey that the governing body may enter into agreements with developers for tax abatement on commercial, industrial, and multiple dwelling (apartments) improvements or for Class 4 projects (commercial,

industrial, Senior Citizen, age restricted apartments) providing for the abatement of real property taxation on projects and improvements via agreement for a period of five calendar years;

BE IT FURTHER ORDAINED that the following procedures shall govern agreements for tax abatement entered into by the Township Council and developers:

A. Improvements

1. All improvements, as defined in C. 40A:21-3 shall be abated by agreement real property taxes, if approved by the tax assessor after proper application has been made. Application shall be upon the form approved by the Director of the Division of Local Government Services, Department of Community Affairs.
2. Applicants should file a preliminary application for abatement on improvements prior to the commencement of construction of the improvements, and that the applicant must file a proper, final application with the tax assessor within thirty (30) days of the completion of the improvement, in order to be eligible for tax exemption thereon.
3. Every properly completed application for exemption of one or more improvements which is filed within thirty (30) days of the completion of the improvement shall be approved and allowed by the assessor not later than within sixty (60) days of filing.

B. Projects

1. All projects, as defined in C. 40A:21-3, should have a preliminary application for abatement filed prior to the commencement of construction of the project, and that the applicant must file a proper, final application with the tax assessor within thirty (30) days of the completion of the project, in order to be eligible for tax abatement thereon.
2. Applicants for tax abatement on projects shall provide the Mayor and Borough Council with an application setting forth:
 - a. A general description of the project for which abatement is sought;
 - b. A legal description of all real estate necessary for the project;
 - c. Plans, drawings and other documents as may be required by the governing body to demonstrate the structure and design of the project;
 - d. A description of the number, classes and types of employees to be employed at the project site within two years of completion of the project;
 - e. A statement of the reasons for seeking tax abatement on the project, and a description of the benefits to be realized by the applicant if tax abatement is granted;
 - f. Estimates of the cost of completing such project;

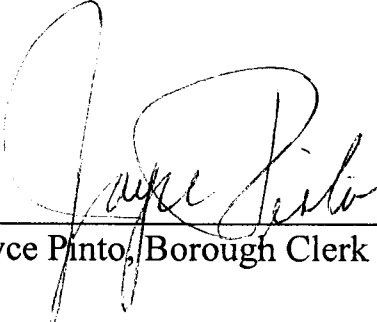
- g. A Statement showing (1) the real property taxes currently being assessed at the project site; (2) estimated tax payments that would be made annually by the applicant on the project during the period of tax abatement; and (3) estimated tax payments that would be made by the applicant on the project during the first full year following the termination of the tax abatement agreement;
- h. A description of any lease agreements between the applicant and proposed users of the project, and a history and description of the user's business; and
- i. Such other pertinent information as the governing body may require.

Upon approval of an ordinance authorizing an agreement for tax abatement for a particular project or improvements, the Mayor and Borough Council shall enter into a written agreement with the applicant for the abatement of local real property taxes. The Agreement shall provide for the applicant to pay to the Borough of Runnemede in lieu of full property tax payments an amount annually to be computed by using the tax phase-in method pursuant to subsection c of C. 40A:21-10. All tax abatement agreements hereunder shall be in effect for a period of 5 calendar years starting with the date of completion of the project.

All ordinances or parts of ordinances inconsistent with the terms hereof are hereby repealed to the extent of such inconsistency only.

If any section, paragraph, subsection, clause or provisions of this ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this ordinance as a whole or any other part thereof.

This ordinance shall take effect immediately upon its final passage and publication as provided by law, and shall include all applications made prior to adoption of this Ordinance.



 Joyce Pinto, Borough Clerk

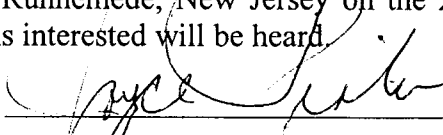
BOROUGH OF RUNNEMEDE



 Nick Kappatos, Mayor

NOTICE

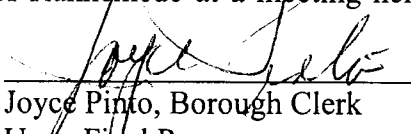
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