

Minutes
SPECIAL MEETING OF COUNCIL
Held in Town Hall Council Chambers
100 Central Avenue, Hammonton, N.J.
Wednesday, April 4, 2007 at 3:00 P.M.
Minutes can be viewed at www.townofhammonton.org

MEETING CALLED TO ORDER BY MAYOR DIDONATO at 3:02 pm

ROLL CALL

Mayor DiDonato - P
Councilpersons:
Bertino - A
Colasurdo - P
Marino - P
Massarelli - P
Vitalo - P
Wuillermin - P

PRESENT ALSO

Brian Howell, Town Solicitor
Bob Vettese, Town Engineer
Rob Scharle, CFO

PLEDGE OF ALLEGIANCE

PUBLIC NOTICE

This meeting has been posted on the Town Hall bulletin board reserved for such notices and mailed to two newspapers pursuant to law. Please familiarize yourselves with the fire exit drawing to the rear of the Council Chambers. Also, there is to be no smoking in the Town Hall at any time.

APPROVAL OF MINUTES

Motion by Councilperson Vitalo, seconded by Councilperson Wuillermin, the minutes of the Regular Meeting of 3/26/07 be approved as recorded by the Clerk. Motion carried.

PUBLIC HEARD FOR AGENDA ACTION ITEMS

Solicitor advised Maria Ricca will appear at 3:30 pm to discuss the proposed Landlord Ordinance.

Mayor DiDonato congratulated Myrtle Sacco on her 100th birthday.

TOWN CLERK URGENT ITEMS

Atlantic City Electric Utility Easement Agreement – Historic Building

Motion by Councilperson Wuillermin, seconded by Councilperson Vitalo, approve Atlantic City Electric Utility Easement Agreement for Historic Building.

ROLL CALL

Councilpersons:
Bertino - Absent
Colasurdo - Y
Marino - Y
Massarelli - Y
Vitalo - Y
Wuillermin - Y
Mayor DiDonato – Y

Mayor DiDonato declared the motion carried.

SOLICITOR REPORT

Storm Water Management Ordinance

Solicitor advised Storm Water Management ordinance has been forwarded to Shirley Grasso for review and should be ready for the regular meeting of 4/23/07.

South Jersey Gas Agreement

Solicitor advised South Jersey Gas agreement may be ready for April 23, 2007 Regular Meeting also.

Final Notice of Disciplinary Action – Police Chief

Solicitor advised Council on their options with regards to Police Chief Disciplinary Action. Solicitor asked Mayor and Council if any one of them wished to appeal the Hearing Officers decision with regards to Police Chief Hearings. Mayor and Council did not respond. Solicitor then authorized Clerk to complete the Final Notice of Disciplinary Action for Civil Service.

Authorize Emergency Purchase Order to Venus and Mars Locksmith

Motion by Councilperson Vitalo, seconded by Councilperson Marino, authorize emergency purchase order to Venus and Mars in amount of \$1235.00 for Hammonton Lake Park.

ROLL CALL

Councilpersons:
Bertino - Absent
Colasurdo - Y
Marino - Y
Massarelli - Y
Vitalo - Y
Wuillermin - Y
Mayor DiDonato – Y

Mayor DiDonato declared the motion carried.

Authorize KIP Electric to Perform Emergency Repairs

Motion by Councilperson Vitalo, seconded by Councilperson Marino, authorize emergency electrical work to be performed by KIP Electric at Hammonton Lake Park (estimate to follow) not to exceed \$500.00.

ROLL CALL

Councilpersons:
Bertino - Absent
Colasurdo - Y
Marino - Y
Massarelli - Y
Vitalo - Y
Wuillermin - Y
Mayor DiDonato – Y

Mayor DiDonato declared the motion carried.

2007 BUDGET PREPARATION

Referring to budget handouts this evening, Mayor DiDonato reviewed proposed 2007 budget with council and requested input from council members.

A discussion of council was held concerning various budget items.

Mr. Scharle, CFO, advised Mayor and Council that a tentative plan in capital budget does not make a commitment for a particular project.

Councilperson Colasurdo once again expressed a need for 2 replacement police officers and 2 additional police officers as no additional employees have been hired in the Hammonton Police Department for approximately 8 years. He stated with vacations and sick leave and during the height of population during summer months, the department would benefit greatly if 4 officers were hired. He also encouraged council to consider the hiring of transfers for police department which eliminates the Town from having to fund the training of the officer.

Councilperson Wuillermin suggested Mayor and Council review the capital budget first and then discuss the need for additional personnel.

A discussion of capital budget was held with Mayor and Council considering the purchase of a new Highway Garage as mentioned at 3/26/07 regular meeting.

Mayor DiDonato reminded everyone that the Town is only in discussion with the State of New Jersey concerning the proposed State Complex. Therefore, we do not have the funding at this time and we cannot guarantee that we will have the funding to support the purchase of a new Highway Garage in the near future.

Mr. Scharle advised Mayor and Council can approve a certain amount of money as an emergency to capital budget should they need to entertain a purchase of a new Highway Garage in the middle of the budget year. The emergency funding would have to be addressed in the next years budget. Then the Town can use the money received from State for the current highway garage to pay off the new highway garage the following year.

Councilperson Wuillermin reminded Mayor and Council that Mr. Scharle had previously suggested they leave any available funding for the utility department.

Mr. Scharle agreed.

A discussion of general budget was held with the issue of hiring 4 new police officers this year.

Chief Frank Ingemi was present and Mayor DiDonato requested him to address Mayor and Council concerning his departments needs.

Chief Ingemi advised that the Administrator received a police eligibility list from Civil Service. First applicant is a veteran. Second applicant is our current class 2 officer. He recommended hiring both applicants this year which would help his department. However, a potential problem exists in that per PBA contract the new transferred police officer may have to come to Hammonton at a reduced salary. He further advised that he would wait until the following year 2008 to hire the second 2 police officers. He also advised that increasing police overtime budget would reduce need for additional police officers.

Mayor DiDonato agreed with Chief Ingemi's recommendation of hiring the class 2 officer Mr. Jonathan O'Neil as a full time police officer and hiring the veteran as an officer in training, would alleviate the need for additional manpower.

Chief Ingemi also requested purchasing 5 new vehicles if his current budget for 2007 allows for same.

After a brief discussion Mayor and Council agreed to same.

Chief Ingemi continued that his department requires a new police motorcycle and he'd like to sell the current motorcycle as a private bid.

Chief Ingemi advised there may be a future requirement for a police officer to be stationed in the Hammonton Middle School as well as High School. He advised the School Board have stated they would be willing to help the Town of Hammonton with the funding of this officer.

Councilperson Marino questioned if Chief is pulling officers off roadway to fill in for dispatch during absences?

Chief advised yes.

Councilperson Marino stated for the record that he recommends hiring the 4 police officers this year 2007 as he feels currently there is a shortage of manpower in the Hammonton Police Department.

Solicitor and Chief both agreed that they feel there is adequately staffed to protect the citizens of Hammonton.

Mayor DiDonato agreed that the Town is growing and Council should address staffing issues.

Councilperson Vitalo once again stated he wished to add funding for senior citizens as well as volunteer groups who have events and parades for all in the town to enjoy.

Councilperson Wuillermin advised that increases were made to those budgets.

Mayor DiDonato also advised that last year these groups received private donations toward their events.

COAH funding was discussed by Mayor and Council, Solicitor, Clerk and Engineer.

Councilperson Massarelli questioned if Atlantic County Municipal JIF would fund the safety coordinator salary?

The Clerk responded no that the Town is funding same in this years budget.

Mayor DiDonato suggested to Councilperson Vitalo that he might want to consider using the budget allotment for health benefits for council members toward the senior citizens events.

Councilperson Wuillermin stated the 2007 budget is 12.12 percent higher than 2006 budget and he feels the budget for 2007 is adequate.

Mayor DiDonato authorized Rob Scharle, CFO, to prepare budget as discussed this evening for introduction at April 23 regular meeting.

ORDINANCES

The Clerk advised Council must repeal the landlord ordinance prior to adopting the new ordinance.

Solicitor respectfully disagreed.

Councilperson Vitalo suggested these ordinances be extended to April 23 regular meeting due to the fact that he has received so many different revisions he doesn't know what he is adopting.

Mr. Michael Ricca and Ms. Maria Ricca were present and addressed council with landlord concerns and recommended forming a committee to review the issues that arise and make the appropriate revisions as needed in the future. Ms. Ricca stated that she would like to be able to revisit these issues in future.

Councilperson Wuillermin requested Ms. Ricca's suggestion concerning who should compose landlord committee?

Ms. Ricca advised landlords, tenants and council members should comprise the committee.

Solicitor advised council on the unruly tenant section of the ordinance.

Councilperson Marino questioned how long does the landlord eviction process take?

Mr. Ricca responded approximately or at least 2-3 months. It's easier to evict a tenant for non payment of rent. However, evicting for behavior is not easy.

Councilperson Massarelli questioned in landlord ordinance section 2.16 who is the designated representative?

Solicitor advised it could be any representative of the Town of Hammonton.

Councilperson Massarelli questioned why would the ordinance address if the landlord could not obtain names of renters? Wouldn't the landlord know who is renting from them?

Solicitor advised there may be additional people residing in rental unit that is not on lease and therefore the landlord would not know who is residing there.

Ordinance #005-2007 Rental Property

Ordinance #005-2007 entitled "RENTAL PROPERTY" was read by title only.

Motion by Councilperson Wuillermin, seconded by Councilperson Massarelli, the ordinance be taken up for second reading and public hearing.

No one desired to be heard.

Motion by Councilperson Wuillermin, seconded by Councilperson Vitalo, the hearing be closed, the ordinance pass second reading and be adopted, and the Clerk advertise same per law.

ROLL CALL

- Councilpersons:
- Bertino - Absent
- Colasurdo - Recused
- Marino - Abstain
- Massarelli - Y
- Vitalo - No
- Wuillermin - Y
- Mayor DiDonato - Y

Councilperson Vitalo questioned why Mayor recused at introduction and voted yes at adoption.

Solicitor explained conflict law and stated it does not require a councilperson to recuse himself from voting if he feels that he can make a fair decision.

Per Solicitor opinion Mayor DiDonato declared the motion carried.

Ordinance #004-2007 Repeal Ord 19-06 Landlord Registration

Ordinance #004-2007 entitled "LANDLORD REGISTRATION" was read by title only.

Motion by Councilperson Wuillermin, seconded by Councilperson Massarelli, the ordinance be taken up for second reading and public hearing.

No one desired to be heard.

Motion by Councilperson Vitalo, seconded by Councilperson Wuillermin, the hearing be closed, the ordinance pass second reading and be adopted, and the Clerk advertise same per law.

ROLL CALL

Councilpersons:

Bertino - Absent

Colasurdo - Y

Marino - Y

Massarelli - Y

Vitalo - Y

Wuillermin - Y

Mayor DiDonato – Y

Mayor DiDonato declared the motion carried.

PUBLIC HEARD

Anthony Mortellite – Broadway

Mr. Mortellite thanked Park Commission for the \$400 donated to the seniors and questioned who can he ask for donations at Christmas for the senior party.

Councilperson Massarelli stated she would reach out at the next Chamber Meeting for donations for senior citizens Christmas Party.

Authorize Installation of Second Phone Line – Airport

Councilperson Marino advised that Mr. Andrew Kondrach, Airport Administrator, requested 2nd telephone line at airport.

Councilperson Massarelli questioned are the calls long distance and the reason for same?

Councilperson Marino advised they need to call concerning wind velocity.

Mayor DiDonato requested specifics of this request prior to authorizing same.

MEETING ADJOURNED at 4:45 p.m.

Motion by Councilperson Vitalo, seconded by Councilperson Marino, the meeting be adjourned. Motion carried.

Minutes prepared by April Boyer Maimone, Assistant Clerk

Minutes approved by Susanne Oddo, Town Clerk/Adm.