

WILLINGBORO TOWNSHIP COUNCIL

AGENDA

February 20, 2018

7:00 PM
Call to order
Flag Salute
Statement
Roll Call

Res. 2018—27

EXECUTIVE SESSION – (IF NEEDED)

APPROVAL OF MINUTES: January 1, 2018 and January 16, 2018

Public Comment
Council Comment
Adjournment

ALL BUSINESS ITEMS ARE TENTATIVE PENDING THE REVIEW AND APPROVAL OF
THE LAW DEPARTMENT

Public Comment
Council Comment
Adjournment

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

7:00 P.M. meeting
Flag Salute
Required Statement
Roll Call

The Required statement was read.

In compliance with the Open Public Meeting Act, this is to announce that adequate notice of this meeting was provided in the following manner.

On February 20, 2018 advance written notice of this meeting was posted on the bulletin board in the Municipal Complex.

On February 20, 2018, advance written notice of this meeting was mailed to the Burlington County Times, Willingboro, the Trenton Times, the Philadelphia Inquirer and the Courier Post.

On February 20, 2018, advance written notice of this meeting was filed with the Township Clerk.

The Clerk is directed to enter into the minutes of this meeting this public announcement.

Roll Call:	Councilman Anderson	Present
	Councilwoman Jennings	Present
	Councilwoman Perrone	Present
	Deputy Mayor Nock	Present
	Mayor Holley	Present

Acting Township Manager, Rich Brevogel; Doug Johnson, P.E., of Remington & Vernick Engineer; Cristal Holmes-Bowie, Esq., Firm of Michael Armstrong, Township Solicitor; Walter Howard, IT Department; Brenda Bligen, Inspections Department; Jill Cyrus, Recreation Department Director

Manager's Report (See attached)

Rich: Mr. Gregory Grimaldi of Conner Strong would like to make a presentation to the Mayor and Council.

Mr. Grimaldi: Good evening, Mayor, and Council, Deputy Mayor. I have the distinct pleasure of presenting you with a check for over 2 hundred and 62 thousand dollars, to distribute to you this evening. This is a result of you being enrolled in the Southern NJ Regional Employee Benefits Fund, which is a health insurance fund that you enrolled in from 1992-2013. This check represents a surplus dividend that you earned during those years as a result of the financial distribution of the program. You are currently in that fund now for your dental program and we would certainly

welcome talking to you again about jointing for your medical and pharmacy program again sometime in the future so you could possible earn another dividend check that might look like this one. It is my pleasure to deliver this to you and thank you very much.

Mayor Holley: While we are on the topic of financial gain for the township; we received notification today from Senator Troy Singleton’s office and we were informed that the NJ Department of Transportation will be awarding Willingboro a 3 hundred 49 thousand-five hundred dollar check for the resurfacing of Garfield Drive.

At this time we have a special presentation by our Special Counsel who is here for a brief time and I am going to entertain a motion for his presentation at this time. I’m sorry a motion to amend the agenda to entertain his presentation at this time.

On motion by Councilman Anderson
Seconded by Councilwoman Jennings

Roll Call:	Councilman Anderson	Yes
	Councilwoman Jennings	Yes
	Councilwoman Perrone	Yes
	Deputy Mayor Nock	Yes
	Mayor Holley	Yes

Motion carried.

Mayor Holley: Now a motion to add presentation to the agenda.

On motion by Councilman Anderson
Seconded by Councilwoman Jennings

Roll Call:	Councilman Anderson	Yes
	Councilwoman Jennings	Yes
	Councilwoman Perrone	Yes
	Deputy Mayor Nock	Yes
	Mayor Holley	Yes

Motion carried.

Mr. Siciliano (Spec. Counsel): Mr. Mayor, Deputy Mayor, good evening. First of all I want to thank you for the invitation to appear before Council this evening and for the accommodation. As some of you might recall I am the solicitor full-time for Edgewater Township. Their meeting start at 7 and Mayor Belgard was kind enough to let me come here first in response to an email I have received from your solicitor. On February 7th a notification that the governing body had expressed a willingness to explore other forms of

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

government and as I understand it; currently Willingboro Township is a Council-Manager form of government organized under the Faulkner Act and would like to explore alternate forms of government and to gain information in regard to that process. This evening I would like to provide an overview to Mayor and Council. There were some inquiries as to whether or not this should be in closed or executive session and certainly I will refer to your solicitor with regard to that. I don't know at this point and time anything is contemplated with regard to litigation or personnel.

Cristal Holmes-Bowie, Esq.:

My understanding is it would be an overview. I don't see that it falls into any of the categories that would require it to be in executive session. I think you can proceed.

Mr. Siciliano (Spec. Counsel):

I concur. I will provide some brief comments and entertain questions from the governing body. And with your permission, suggest submitting to your Council in writing a more formal process as to what the steps are. As I understand it, that one of the other forms of government that you would wish to explore would be a Strong Mayor Form of Government. The Mayor-Council Form of Government; and this is slightly within the Faulkner Act Forms of Government, which is different than a Mayor and Council Form of Government; there are slight variations. The Mayor particularly would perform the executive function of government; of course Council would have the legislative function of government. There is a distinction in regard to the terms of office. The staggering of the offices, whether there be a three year terms or four year term and the management of those offices, that's some I would propose to submit in writing in to the other forms of Faulkner Act Governments to determine how you wish to proceed.

The first would be a direct petition to the voters of Willingboro, to put the question plainly to the voters to determine if they would like to change the form of government. That seems to be a form, it has been in

practice in the State of New Jersey since the 1800's. It is the most direct form of government.

The second way and indirect way is the Charter Study Commission, which I did a little bit of research in preparation for the meeting tonight and it was my understanding in the early 1960's Willingboro did change its form of government then. At that time it was the more formal Charter Study Commission which resulted in the change of government, and it appears, based on my research, that form, that process is perhaps more appropriate when the governing body or the electors themselves have no idea to which form they want to proceed. In that circumstance we are not happy with our current form of government, we have a number of different alternatives, but we are not sure what the choices are. The Commission would be empowered to result in a petition process and alternatively members would be elected from the Commission to make recommendations. In the past few years, not a formal commission, but a committee that could undertake to study the change that would be advisory and make recommendations to the governing body- I think the direct petition from the government-- and that would require a number of signatures would have to be obtained to have a ballot question on the General Election. It could not be on a June Primary, because that is restricted to members of the elector who could only vote to a registered particular party. The question would not happen until November, as we sat here tonight—February 20th, those nine months would proceed very quickly. With regard to the direct petition, I would suggest and recommend that there are professional firms that could be engaged for the solicitation of bids in order to obtain the requisite number of signatures so it could be a ballot question and after the ballot question, then the voters would decide should the preference be to the Mayor-Council Form of Government. I apologize if I am speaking too quickly. I am trying to give an overview of the process. With your permission I would like to submit in writing to your solicitor for distribution to the elected officials a more detailed analysis, a more detailed memorandum that possible is in a closed session.

Councilwoman Perrone:

Is your presentation complete?

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

Mr. Siciliano (Spec. Counsel): Yes, because this is a public session, I intended to give just an overview.

Councilwoman Perrone: I am sorry, because to my understanding you can speak freely, there is no one needed to be Riced; this is not a secret. Actually, I was hoping that the community would be able to ask questions as well. I have questions regarding the other form of governments. You have only mentioned one and I have question about that form of government. Especially, you spoke of putting something on the ballot. Your presence here is to entertain questions from the council as well as the community. As I understand from our solicitor, it did not need to take place in executive session, because there are no parameters that held us responsible for speaking about employee of salary. This is about something that affects the entire community.

Mr. Siciliano (Spec. Counsel): With regard to the forms of government in the State of New Jersey, there can be a city, a town, a borough, a township, a village. There is the Walsh Act form of Government, which are commission form of governments, which was in the 1920's--that doesn't apply. In the 1950's—50 or 52 the Faulkner Form of Government---there are four: the Mayor-Council, Council-Manager, which is currently employed by Willingboro; the Small Municipality Form of Communities that have less than 12, 000 people, the last form, which is the Mayor and Council Form. There is a subtle difference, but the difference between Mayor-Council vs Council-Mayor.

Councilwoman Perrone: I have information from the State as well. I have, underneath the Faulkner government, as far as Mayor and Council Plan, Mayor-Council Administration Plan and the Small Municipal Plan, that you described and the Council Manager Plan, which we are currently under. The Mayor-Council Administration Plan comparison to the Mayor-

Council Plan, how do they define as far as governing the town that we are currently in?

Mr. Siciliano (Spec. Counsel):

Mayor-Council, the difference is that the Mayor is known as a strong Mayor Form of Government, has a much broader powers than in a Council and Mayor Form. The terms of the offices, the Mayor is separate; elected to a four year term as are the Council. I understand now everyone is elected at reorganization at the beginning of the year and the mayor and deputy mayor is selected. The elective process is different. Within that elected process the government can choose to be partisan or nonpartisan. If you choose to be on-partisan, that election would be held on a May cycle. The partisan would happen with a June Primary, their nominations and into the fall—November. Also, the members of Council can be selected five, seven or nine. The authority the Mayor is given much more broad authority over the departments: administrator; clerk; tax assessor; boards and commissions. The Mayor can attend a Council meeting speak at a Council meeting, but has no vote at a Council meeting.

Councilwoman Perrone:

I did read that, but as far as having the power over these areas—the council of the body that votes for these changes...could the Mayor fire a Township Manager?

Mr. Siciliano (Spec. Counsel):

Hypothetically, if that individual does not have a contract of employment. If there is a contract of employment there is policy procedure, manuals, a number of factors that could be evaluated in terms of job performance. The simple unilateral termination without a check and balance may expose the municipality to some sort of litigation. Council services as a check and balance, that's out system of government and it has been that way since the early 1700's, the mayor exercise more authority on day to day bases, there is a check from Council to validate those actions.

Councilwoman Perrone:

That's what I wanted to understand, the checks and balances part.

Mr. Siciliano (Spec. Counsel):

I would refer to your solicitor, I would think it would...I want to terminate this person; here's the reason why. The Council then would work with the Mayor. The Mayor does not have doctoral power.

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

- Mayor Holley: Based on that, I am going to make the assumption that would involve the Mayor taking on an extreme amount of responsibility in comparison to our current form of government and that would in return mean we are looking at a larger salary for whoever would take that position come out of the taxpayers' pockets.
- Mr. Siciliano (Spec. Counsel): It could potentially have that ramification, yes.
- Mayor Holley: Is that typically in your research?
- Mr. Siciliano (Spec. Counsel): It is. Because that individual is exercising more day to day responsibilities within the municipality so that is compensations for those increased responsibilities.
- Mayor Holley: Just for the record we are currently considered part-time employees, so I am going out on a limb to assume if that change we are looking at a full-time employee.
- Mr. Siciliano (Spec. Counsel): In terms of compensation, I would caution against characterizing yourself as employees, because you are not the employee you are the employer, you are the elected official.
- Mayor Holley: it is a part-time position,
- Mr. Siciliano (Spec. Counsel): I apologize, that is a cautionary note; in my own community, I caution them. As an elected official you are responsible to the citizens; but you are never employees.
- Councilwoman Perrone: Just to pick up on the salary. Salary, as it is normally, is determined by the Council, so if we decide the Mayor's salary is \$50,000... does not have to be a \$150,000. That is something that we vote on. We are not stuck in any figure whatever, so every or pressured, it is our decision. That's underneath the Faulkner Act. What are the forms of government that are not under the Faulkner Act?

- Deputy Mayor Nock: That's a good question. In the last scenario you were talking about—is there a Township Manager with the Mayor or is it just the Mayor.
- Mr. Siciliano (Spec. Counsel): There us a manager or an administrator similar responsibilities.
- Deputy Mayor Nock: So, you still have a Township Manager of some sort and a full-time Mayor. The other question would be in our form of government, how do you move out of this? Is there a body that says, now these departments below to the Mayor? Is this what the Commission does?
- Mr. Siciliano (Spec. Counsel): those departments then move under the Mayor, all the departments.
- Councilwoman Jennings: is this similar to the Superintendent and the Board of Education?
- Mr. Siciliano (Spec. Counsel): I am hesitating to comment, because I don't practice education law, so, I am not fully familiar with School Boards and how they operate. I don't feel qualified to say similar are not.
- Deputy Mayor Nock: I am trying to figure out, then in that form, Council...there is not a lot of legislature. What is the role of the Council?
- Mr. Siciliano (Spec. Counsel): You have your resolutions, ordinances, any contracts; all of those things are legislature acts. So, every resolution that has to be passed by the Council will continue to happen. Your contracts, they continue to be ratified, your ordinances that are all part of the legislature function of the Council and all of that continues to happen, that does not go away.
- Deputy Mayor Nock: It says 5, 7, 9...
- Mr. Siciliano (Spec. Counsel): You can have that many.
- Councilwoman Perrone: This is from the State, underneath of Mayor-Council Form; the mayor appoints the department heads with the advice and consent of the Council. They serve during the mayor's term of office. Then, further, it goes into department heads

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

may be removed by the Mayor, but the Council may veto such appointment, When I read that, it is the opposite of what you said, the Mayor takes the action and then it can be overturned.

Mr. Siciliano (Spec. Counsel):

It could mean that. There is a harmoniously way to govern and there is a dysfunctional way to govern. And, I think we can all see...you can turn on the television or read the newspaper and we know how governments run harmoniously and we know dysfunction; a dysfunctional way to government would have a mayor to unilaterally act as a dictator and fire people and not justify things. Council is the check and balance that is the bases of our republic. When I referred to your solicitor earlier, I would think with regard to removal of individuals that prior to any action being taken, a harmonious government, a well-functioning municipal government that action would only happen when your mayor consults with the solicitor, consults with manager, consults with council, so if the action is taken; not everybody gets along all the time, but at least you can line up the reasons why. There are other factors like getting sued, somebody bring an employment action, and of course they could. To answer your question, if you have an individual that is a rogue individual, that does this power; check and balance , which is built into this form of government is the ability of the governing body as legislative to veto and trump the actions of that individual. I know you are thinking the worse scenario.

Councilwoman Perrone:

What I read, said it happen. These actions happen. The person can run through the community shooting everybody down, firing everyone and then we get the information later.

Mr. Siciliano (Spec. Counsel):

And you put them back. If you have that level of insanity, then your solicitor is really going to be up all night and if you have that level of an elected official running amuck

like that then you are the guardian of good government and then you undo what has been done, that's your function.

Councilwoman Perrone:

What about the Mayor Council Administration Plan--add administration to the title?

Mr. Siciliano (Spec. Counsel):

Then you have a full time administrator that also comes in and would perform more of the day to day functions. In that scenario the mayor then becomes less of a full time position and can remain a part-time position where as the administrator is your Chief Executive Officer, your Chief of Operations Officer, Township Manager, who operates the municipality on a daily bases.

Councilwoman Perrone:

The Mayor is also elected under that form of government.

Mr. Siciliano (Spec. Counsel):

Yes.

Councilwoman Perrone:

So, Mayor-Council-Administrator, what is the difference between that and the current one we have? If you need to take some of these questions away and research, I am fine with those answers too. I will submit that to you in writing if I may. My other questions; are there any other forms of government that Willingboro would qualify to transition to that does not fall under the Faulkner Act?

Mr. Siciliano (Spec. Counsel):

I would have to verify, but I think Willingboro may qualify for a Weak Form of Government, as well; that's a possibility where you have a six person Council and a Weak Mayor Form of Government. There are a number of criteria: the size of the municipality, the class, and I would have to verify, that would be a possibility for the Township.

Councilwoman Perrone:

I did do research as well and you are right Willingboro has switched their form of government. It used to be Township that was our form of government back in the 60's. They switched from Township to current form of government, but then they have 12,000 people, now we are at 33,000. In between that the Mayor-Council Form was designed. In the Township Form of Government, if the Mayor is elected in the Town Form of Government...

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

- Mr. Siciliano (Spec. Counsel): Generally, a Town Form of Government—in order to qualify there are two factors. It is the size of the community, the square miles as well as the population. I don't know the answer off the top of my head.
- Deputy Mayor Nock: Some of these governments depend on the size of the town and how large you are.
- Mr. Siciliano (Spec. Counsel): Yes sir. You would not qualify as a City because you have to have one thousand people and certain square miles.
- Deputy Mayor Nock: A better way of looking at this would be that you would come back with the possibilities for a community like ours for 30,000 to 40,000. The Delaware Valley Planning Regional Commission has forecast Willingboro's population to grow and the census to be larger over the next couple years. Hopefully, we will get back to close to 40 where we were originally. I think it would be easier for us to understand if you would bring back for a community of 30 to 40. This is the form of government that the State allows you to have and this is the strong mayor, weak mayor and this is what you have to do to get to either one of them, because I don't see without a commission or something (inaudible) things; contacts or anything that you don't know and then how long does that process take, because you don't do it over night.
- Mr. Siciliano (Spec. Counsel): I agree. As I said, my present here tonight was an invitation from your solicitor; perhaps a conversation here to determine how I can serve you to provide you information and as I said, I think it is appropriate for me to submit in writing detail analysis, give you the opportunity to review that in advance of the meeting and then go from there.

- Deputy Mayor Nock: In your research, I thought that was an 18 month commission that looked at the form of government that Willingboro could possibly qualify.
- Mr. Siciliano (Spec. Counsel): You could do that if you did the Charter Study Commission, that's the time frame you are looking at.
- Councilwoman Jennings: That's one scenario.
- Deputy Mayor Nock: Yes, that's one scenario. You have got to have something in place to transition.
- Mr. Siciliano (Spec. Counsel): The vehicle of change once you have some idea as how do we get there from here. The Commission would be the longest. The committee would be the informal and then the direct appointment with direct vote would be the lesser of that. Those are the three ways that we get there from here with an understanding that you're elected official to say; what are our choices as to where we are going to go. I think it is also important to understand why you are asking this question at this point in time. This form of government has been adopted or existed since 1962, so in any self-assessment, why are you asking this question. That maybe a threshold question why are you asking this, respectfully...
- Deputy Mayor Nock: As I understand it, the current form of government we have is the largest form of government for the state and across the country, the form that we have now. Getting here to there in the easiest form you are talking about put it on the ballot. Who pays for that?
- Mr. Siciliano (Spec. Counsel): You do. The municipal does. As a budgetary question you are going to have a budget question analysis if you go out and engage a firm to get the requisite number of signatures that's born by the municipality.
- Councilwoman Perrone: I want to clarify something, because what Mr. Nock just stated is incorrect information. The largest form of government in the State of New Jersey is the borough form,

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

it is actually a two hundred and twenty, and actually the current form of government that we have it is at the number of 32.

Mr. Siciliano (Spec. Counsel): I think you are saying the same things, the borough of the 566 municipalities in the State of New Jersey and the borough is the most common, but those municipalities have much smaller...

Deputy Mayor Nock: Remember, I said in our size.

Councilwoman Jennings: I think we should just wait for an attorney and we would have more questions; I guess and more discussion.

Councilwoman Perrone: Yes, that's fine and we could reconvene; there is more to explore in areas of our government that I am not thrilled with to be honest with you. So, this is why I am here with these questions. This is why I brought it to Council. This is why you are there and they are supporting me as far as inquiring on process. You mention earlier, if we knew which form of government we wanted...we had enough people on Council who agreed this is the one we want. What is the third option?

Mr. Siciliano (Spec. Counsel): If you know which one you want, you would have to get a reputable number of signatures, a ballot question would have to be drafted. The ballot question would then go to the Superintendent of Elections of Burlington County. That language would be review to be approved to be placed upon the ballot as one of the general questions for a general election ballot, which would be November.

Councilwoman Perrone: The last question I have under the Mayor-Council-Administration Form of Government; would the Mayor and governing municipal be the people who would appoint and elect School Board members?

Mr. Siciliano (Spec. Counsel): I don't know. I will research and let you know.

Councilwoman Perrone: I asked this question because this one I have heard from the community. I have not read it anywhere I have seen.

Mr. Siciliano (Spec. Counsel): To my knowledge, I don't believe that is the case.

Councilwoman Perrone: With regards to partisan and nonpartisan you mention that we can decide if we want to be partisan or nonpartisan underneath both Mayor-Council. Is that a vote or is it a change every four years?

Mr. Siciliano (Spec. Counsel): It would change as your form of government and it will be designated as nonpartisan. The functionality is that political parties would seem to have a factor in terms of the actual election. There would not be a column one and column 2; there would be a column and everyone goes in column, in opposed to the one man one vote. It is one man three votes or one man two votes. I live in a town that has a Commission Form of Government, so when I show up to vote every four years I don't vote for one person, I vote for three. It is a nonpartisan election.

Councilwoman Perrone: Thank you.

Mayor Holley: Any further discussion?

Mr. Siciliano (Spec. Counsel): Mr. Mayor, I will consult with your solicitor, make sure I have addressed my notes and submit something in writing through the Clerk and Solicitor for distribution to the governing body and wait an invitation if you want me to come back.

Mayor Holley: After that has taken place we will more than likely ask you to come back and at that time some of our residents might have questions for you as well. Thank you.

Continued Manager's Report:

Rich Brevogel: We will have a presentation by BST of Borgers, Saunders, and Taylor Associates concerning vacant property help.

Tom Borgers: Thank you, Mayor, Council, and Mr. Brevogel for inviting us. This is the third time we have come to your beautiful

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

town. And, let me give you a little background about our executive staff. I am Tom Borgers. I am President of BST. I was head of real estate lending. I was there for 21 years, also the Senior Investor in charge of Property banks in the State of New Jersey and the northeast and recovered many millions of dollars for taxpayers. 2005, 2010, and 2011 I was appointed to the Congress and President Obama, as Senior Investigator and Senior Banker to figure out what caused the financial crisis; my role over the years to hold the banks and individuals and corporations accountable for their actions. I have done that for the federal government, state governments; it has been my purpose in life.

Our Chief Operating Officer, Mike Saunders was the Housing Director in East Orange and received the award of having the best program for abandon property in the State. He started from ground zero. In East Orange, they had no program. He brought in over a couple years, over 4 million in revenue to the town in both fines and registration fees. He eliminated a lot of abandon properties. He made sure that the banks were held and LSE's (sic) and others were fixing up these properties. He brought in, with others in the town over 750 million dollars in East Orange. He had about a thousand abandon properties in this town and that's what you have in your town today. I think one out of every ten is abandoned today.

Brenda Bligen:

About 700.

Mr. Borgers:

Still a lot of properties and we can bring in millions of dollars of unanticipated revenue which I think you could probably use in your towns. What makes us special compared to their consulting firms is most of the townships in New Jersey can't afford to pay our cost up front, so we front all the cost for the program. So, we bring in our staff, we bring our legal people, we bring in deputy public

officers, we go to court on your behalf, we redesign the ordinances, we inspect the properties, but we do not replace your staff. What we do is train your staff in both court inspections with the best practices in the State. It's a program that has been very successful. Burlington City invited us in November; they hired us within three days. I said, give us the three worst properties you have in your town and they did. The first property the Bank was ignoring all of their fines and violations and we recovered \$125,000 for one property. Another two property buildings were falling down. One was owned by the Town; the other was owned by Mellon Bank. As of last week Mellon Bank agreed not only to knock down their property, but also the adjoining property of the town at a cost of \$85,000. We were very successful in our first program with Burlington City and they want to hire us now for everything from A to Z. And, also Burlington Township said they wanted to check us out, too, and they said depending upon how well you did in Burlington City. So, we hit it out of the park for Burlington City.

What we do, we bring the best practices to your Town. We have looked at all the ordinances in the State. My partners, weren't here today, because we are having our second reading in Bridgeton; one of our clients. Mayor Kelley was the Mayor who gave Dwight Saunders the best program award in 2016 and Dwight received the National Award a couple of months also. We bring our legal staff in; we sit down with all the players in your Town; hear from the residents in the Town and to see how you want us to design your ordinances. We will make recommendations and hopefully we would come up with something very quickly, because as soon as we present the ordinances and you approve them, then we can get started working on forcing the Banks and others to take care of these properties. We will train your staff in both classroom and on the job. We will inspect the properties if you don't have enough staff and we will train your public officer both in the courtroom

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

and in the classroom setting too. If you have some questions... It is a lot to grasp.

Councilwoman Jennings: Sounds wonderful. You told what in it for us, what's in it for you?

Mr. Borgers: We take 30 percent of the review; however, we pay for all the expenses, so we bring the legal counsel, legal staff to review all the ordinances under our guide. We do all the training of all your employees—our expenses. We go to court on your behalf as your designated deputy public officer. All these expenses and we have seminars too. 25 percent of all the abandon properties, in your great State, go abandon because people receive foreclosure notices and we work with the town's people to say, stay in your home and that will bring down the number of abandon properties in your town.

Councilwoman Jennings: So, you are saying 30 percent of the covered...

Mr. Borgers: Of the fines and registration fees.

Councilwoman Jennings: We wouldn't be getting anyhow...

Mr. Borgers: That's right. I do not believe you have PL35 (sic) in order for us to get started right away, we would have to present to Town Council our recommendations for PL35, which is the State law and that gives us the power to go after the banks and fine them \$1,500. A day per violation and when I sent the million dollar fine to Mellow Bank they listen and they know who I am and they know who Dwight Saunders is and Chris Taylor. We get their attention. Did we collect a million? No, we collected a great deal of money on property that has been bringing down values in Burlington City for many, many years. Just imagine if you got rid of 750 abandon properties in your town, your property value should go up 20 to 30 percent and that's based upon real numbers.

Mayor Holley:

Thank you.

Rich Brevogel:

What I would like to do is get a copy of the sample ordinances and forward them to the solicitor to take a look at them and we can have more discussion on if this is something you would like to pursue. Another part of it; if any members of the public and several members of the Council at the budget meeting the other night, one of the issue that the municipality does face in the next five to ten years is succession planning issues. We really need to get to a point where we are starting to prepare our employees, particular in the inspections area, which has been short staff for many years and we are working to try to re-staff that, but we have relatively four to five inspectors with less than four or five years of experience and one of the things that Council has heard, in my tenure here as interim manager as well as Deputy Manager for Ms. Diggs, is a lot of feedback to be more aggressive in the Inspections Department area. This would give us an opportunity. Again, we will have to look at the finer points to make sure we dot the I's and cross the T's. This would give us an opportunity to attack a problem that everyone knows is a problem. Train our inspectors and give them an opportunity to really come first in this area. I believe it is only a two year commitment initially, so after two years you could opt out of it, depending on how things are going. That would be the next course of action relative to this presentation.

Councilman Anderson:

Based on the meeting that was held; you sat in with Ms. Eusebia Diggs, so what did you guys take from this, something that would be of interest to you personally?

Rich Brevogel:

Yes. I think it is something we should take a look at. We have some budget constraints, the three of you heard the other night and I will speak with the Mayor and Deputy Mayor tomorrow about the budget. We are being asked to minimize the increase if any increase, and one of the issues that we have is in the Inspections Department particular. In the past we have reduced staff and to get staff back in it takes time to get it reversed. It takes time to really understand and you start with the little things; people cutting the grass, all the cosmetic things. And, now you are into the market of foreclosure issues and the mortgage crisis that a number of

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

vacant properties escalate very quickly. And, I guess if I am livening next to a property that's boarded up or is not being maintenance and has a roof or blue tarp on it...I think this is an opportunity to take a look at that and aggressively go after it and get some education and training for our Inspections Department staff and then re-evaluate it at the end of the two year process.

Deputy Mayor Nock: Are you saying the 750 properties we have not collected the taxed on them?

Rich Brevogel: No, I don't think it is question... it's more cosmetic and maintenance and things of that nature.

Deputy Mayor Nock: The last meeting, wall to wall people saying the Inspection people are being too aggressive. Now, we are saying we want them to be more aggressive, but we asked inspection people to be more aggressive with this quantity of eliminations.

Rich Brevogel: Yes.

Deputy Mayor Nock: That's why we hired...

Councilwoman Perrone: I thought Mr. Brevogel was saying more aggressive in finding out what the issue is—like correcting procedures.

Rich Brevogel: There is a couple ways you can determine it. Maybe assertive is the right word. I think that we have heard constant complaints, at least during the time I have been here, where we have had people come to the microphone from the public and be concerned about the upkeep of properties from A to Z. And, we have diminished our staff. Several years ago we released some people. In 2009 we had to lay people off and we never replenished that staff and as we start to replenish that staff we have lost a lot of experience. When you lose someone who 30 years of experience in the inspections area; to get someone up to speed very quickly takes time and I am not minimizing what the current staff is doing. I think they are learning quickly, they are going out there and doing the best they can, but, there are 11 thousand homes. It is not 11 hundred homes and you tack on this whole issue of vacant property, it is very

specific things that has to be done to go after properties.; there is a lot of work to be done. I am not saying it is the catch all end all, I am saying it is a way to look at going after these types of issues. Ms. Perrone, to talk to your point, I think there is two sides to the coin and I think some of the comments were made—there have been a lot of development issues; lots of LLC's coming in and the time and effort the inspectors spend trying to figure out who owns the property, who do they send the fines to, who do they talk to? It is like a shell game and people move the shell a round. It's like this, if I have a car registration and I opt not to pay it, sooner or later I may get pulled over and the officer says your registration is from last year; you think the DMV is going to allow me not to pay it. No, they are going to tell me to pay for registration. Not to minimize, there are not issues, I don't want to speak for Ms. Bligen, because I know she has some things she will be talking about in a few minutes, but, there is two sides to every coin.

Mr. Borgers:

We are after the Banks, the LOC's (sic), we are not after the veterans, we are not after the senior citizen, we are not after people who have hit hard times in your town. It's the banks that created this problem. There is between 50 and 100 thousand abandon properties in the State of New Jersey. When I first came to New Jersey on an invitation they told me there were only 4 thousand in the whole State. There is over 2 thousand in Toms River, over 1,500 in Bricktown, over 2 thousand...

Deputy Mayor Nock:

I am concerned about Willingboro at this point. There are 757 homes here that are abandoned to a degree, but that's not my issue. Sounds like you may have a problem of training for the inspection staff and so forth. I am trying to see the marketplace being what it is and all the investors—homes taking yup the homes, because they use to be close to 14 to 15 hundred. Now, we are down to 700-800, but the investors that are coming in here seem to be taking these homes, remodeling them and moving them. Mr. Brevogel, it looks like you mixed that part with abandon homes. The training of the inspection staff—because they do not have enough inspectors to do it because we added a weekend inspector, because of the public coming in saying all the stuff happens on the weekend. I am a little confused in terms of their role and our staff that we have in training and so forth. I guess I don't know enough.

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

A investor sees a vacant home, what process are they going through? We clearly have investors here now. They are out here in force at the last meeting. I am trying to understand that... the investors seem to be recouping, whether I like the idea or not, whether or not they are bringing in renters or not, but the house seem to be moving.

Rich Brevogel: I will clarify that for you. I will give you some information and some of the things we need to do for our staffing.

Deputy Mayor Nock: Does this firm help with the ordinances for their purpose, but I am talking about the Township purpose.

Rich Brevogel: We look at all of our ordinances in that process. Ms. Bligen is looking at the ordinances and before that meeting we were working on that.

Deputy Mayor Nock: Who helps here with that process?

Rich Brevogel: The solicitor.

Brenda Bligen: Last meeting we had lot of realtors and investor brokers and what it boiled down to is the process. In our system we could have one particular owner of a property and a realtor comes up with a contract and the process takes so long because when they come with the contract they are now the owner, so if they are not the owner that we have in the system, we have to check their contract. Their contract is on their phone. If that don't match we have to go to the public record. We don't have to, but it is something we do to try to speed up the process. If the public record don't match or the public say the bank brought a property, now we have to have permission that the bank gave them permission to schedule an inspections; that takes about 15 minutes to input one transaction. If you have four or five people in line and they have two or three of these transactions that can take a while. We plan to schedule a meeting with the realtors like (inaudible) March 9thm, if that is available at the Kennedy Center and you are welcome as well to look at the ordinances and tell them what we need and why we do

what we do to see if that will speed up the process, but at least they will know where we are coming from. Re-look at the ordinances. Re-look at the application process, because everything is in black and white, it is not new, I think they were used to doing things a certain way and now we are following the process and it seems as if we are doing something new and we are not. Also, when you purchase a house you purchase everything that comes with the house. If a house is foreclosed on and the owner never got a permit for something that they did in their house; when you buy the house you take the whole house. If a permit was never gotten you have to pay for the permit. That's just the way it is. You buy as it property, you brought it as is, you have to get that permit. We catch the rift of that, but that's what happens.

Rich Brevogel:

We are going to take a look at how things flow and communication with everyone so they will know what they had to bring to the table.

RESOLUTIONS

RESOLUTION NO. 2018 -- 27

AUTHORIZING

AN EXECUTIVE SESSION OF THE TOWNSHIP COUNCIL

WHEREAS, the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., permits a public body to exclude the public from portions of a meeting at which specific matters set forth in N.J.S.A. 10:4-12b are discussed; and

WHEREAS, a request has been made of the Township Council assembled in public session on this 20th day of February 2018 to convene a closed Executive session consistent with the provisions of N.J.S.A. 10:4-12b; and

NOW, THEREFORE, upon motion duly made and seconded and passed by a vote of in favor and opposed, **BE IT RESOLVED** by the Township Council of the Township of Willingboro, County of Burlington, State of New Jersey that an Executive Session of the Township Council meeting shall be convened to discuss one or more of the following categories as noted:

- _____ 1. Any matter which, by express provision of federal law, state statute or rule of court is rendered confidential or excluded from the public portion of the meeting.

Willingboro Township Council Regular Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

- _____ 2. Any matter in which the release of information would impair the right to receive funds from the United States Government.
- _____ 3. Any material the disclosure of which constitutes and unwarranted invasion of privacy as set forth in N.J.S.A. 10:4-12b(3).
- _____ 4. Any Collective Bargaining Agreement or the terms and conditions which are proposed for inclusion in any Collective Bargaining Agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees.
- _____ 5. Any matter involving the purchase, lease or acquisition of real estate with public funds, the setting of banking rates or investment of public funds where it could adversely affect the public interest if discussions of such matters were disclosed.
- _____ 6. Any tactics and techniques utilized in protecting the safety and property of the public and any investigations of violations or possible violations of law.
- ___XX___ 7. Any pending or anticipated litigation or contract negotiations in which Township Council is or may become a party.
- _____ 8. Any matters falling within the attorney/client privilege to the extent that confidentiality is required for the attorney to exercise his/her ethical duties as a lawyer.
- ___XX___ 9. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment and other categories set forth in N.J.S.A. 10:4-12b(8).
- _____ 10. Any deliberations occurring after a public hearing that may result in the imposition of specific civil penalty or the suspension of loss of a license or permit as set forth in N.J.S.A. 10:9-12b(9).

BE IT FURTHER RESOLVED that the general nature of the subject to be discussed relates to:
Litigation and Personnel

BE IT FURTHER RESOLVED that the time when and the circumstances under which the discussion conducted in closed session will be disclosed to the public, in accordance with N.J.S.A. 10:4-14, and to the extent that it is not inconsistent with N.J.S.A. 10:4-12.

On motion by Councilwoman Jennings

Seconded by Councilwoman Perrone

Roll Call:	Councilman Anderson	Yes
	Councilwoman Jennings	Yes
	Councilwoman Perrone	Yes
	Deputy Mayor Nock	Yes
	Mayor Holley	Yes

Motion carried.

APPROVAL OF MINUTES: January 1, 2018

On motion by Councilwoman Jennings

Seconded by Councilwoman Perrone

Roll Call:	Councilman Anderson	Yes
	Councilwoman Jennings	Yes
	Councilwoman Perrone	Yes
	Deputy Mayor Nock	Abstain
	Mayor Holley	Yes

Motion carried.

APPROVAL OF MINUTES: January 16, 2018

On motion by Councilwoman Jennings

Seconded by Councilwoman Perrone

Roll Call:	Councilman Anderson	Yes
	Councilwoman Jennings	Yes
	Councilwoman Perrone	Yes
	Deputy Mayor Nock	Abstain
	Mayor Holley	Yes

Motion carried.

Public Comment 2/20/18

Mayor Holley:

Okay, at this time we will now open up the floor for public comment. If you have a comment this evening, please give your name and address prior to making your comment.

Tristan Richardson:

Hey, how's it going? Tristan Richardson, 183 Millbrook Drive, Willingboro, New Jersey. I heard this gentleman's comments today and I am with some of my other members. I saw him come to Delran Township and they said it was a bad idea. First off, as far as four years ago, as far as the stats go on vacant houses and houses on the market, there was approximately about four hundred houses here on the market in Willingboro. About two years ago, about two hundred. Today, which I just pulled that stat for another investor, it is about a hundred and fifty three houses listed for sale in Willingboro. Between a thousand to eighty thousand dollars, there is only two properties. About two years ago, a good ten fifteen properties on the market at all given times under fifty thousand, single detached homes. Our prices are going drastically up. Yardsley Cape, last year 2017 January I sold for \$161,000.00 that is the highest I could get an appraisal for, brand new rehab. At the very last business day of December of last year, sold the same property, same park for \$182,500.00. Same exact rehab job with a VA appraisal which is the hardest appraisal you can get and the first one was a conventional. So that is a 13% increase in property values. I can tell you right now that the numbers that I looked at before when I was working in this town and living in this town as far as vacant properties go, it was somewhere in the neighborhood of a thousand to fifteen hundred vacant homes. The problem that is happening is fixing itself with unemployment going down, with people retaining their jobs and people like me not listing any investor's house that does a hack job. Brand new roofs, brand new HVAC systems and whatnot to give these people a fighting chance so that they don't have a problem as well as pushing for home warranties just in case something happens – also known as the sewer lines. The sewer lines here in Willingboro are only covered...they are covered by the homeowner. Well, the investor gets the property after six or seven years of vacancy, rehabs it, does some regular stuff to it and then I move people in. The people move in, after taking showers and using the toilets, after about a month all of a sudden that sewer line whatever it is made of I am not an expert on it goes bad. Somebody like Fante's comes

out and charges them thirty five hundred dollars. Thirty five hundred dollars takes away their mortgage payment. So as a process of improvement, I started making people whether it is the investor or the buyer get a home warranty plan. It is about six hundred dollars, covers that sewer line, hundred dollar deductible. So I would venture to say that as far as putting on the banks to deliver the houses and start to sell them faster or anything like that, houses are like diamonds as any commodity. There is way too many diamonds so they don't release them all at one time. If they release all the houses, you are going to flood the market and you are going to make prices go down, it is going to have the opposite effect. Right now on a steady increase we've been having the properties go up. The issue of the permits, checking out the permits...I sold a property two weeks ago and it is fully rehabbed. It wasn't my listing. As much as I check and I look and I was just a buyer's agent trying to work really hard for my buyers. Unfortunately, during the plumbing of this totally reconstruction kitchen, the washing machine drain was not hooked back up. Now, you got all of the permits sitting there. They pulled all the permits and they did the job and I know that they have to draw out what their reconstruction to get those permits and they had a rough end inspection. I saw that date on there and I saw the final proof and obviously I had the CO in my hand to be able to close. Those are the things that yes, I would agree we need more training on. Now luckily the sellers went back there even after closing and fixed everything and they were apologetic and all that sort of stuff. But at the same time, these are the things that we need to address. Those things, we came last week or last time you guys had a session because there are things that are picked on there that have nothing to do with the permit. Those things are the things that are like hey man that's not even on the checklist of things to do, has nothing to do with this permit. Those things are very easy to address, quite simply. It is just checklists, that's it. We have a checklist that you guys had printed out for us in the Township and they should have the same checklist to follow and check it and go. Pass the permit, we are good. Obviously our checklist needs to be followed, don't get me wrong, I don't want to hack jobs in my town. But at the same time I also don't want my property value going down with, no offense to you my friend, I don't want that to happen. Okay?

Tom Boygers:

Tom Boygers at 144 Carteret Street, Glenn Ridge, New Jersey. In all respect, what we are doing is we are holding the banks accountable. For example, the homes that I went to court on the last two weeks or last month there was a murder, the people were using drugs in this house, the roof was caving in and also on a bank owned property. We go the banks to not only tear down that property within one month to forty five days and another property where there was a big hole in the street and on the sidewalk where little kids could get really hurt, we have them ten days to abate that violation and they fixed it. So these are what we are trying to do for the towns and plus bring in fines to find the banks, not the homeowner.

Mayor Holley:

Thank you.

Pat Lindsey-Harvey:

Pat Lindsey-Harvey Henderson Lane. Just to piggyback on what the gentleman said back there, every Friday the task force meets and we have a (inaudible) report by Gerri Johnson who does a fabulous job of giving us a report; and yes our property values are going up like you would not believe. We have homes in Buckingham Park selling for \$200,000.00. Believe it or not, but they are. Okay, so let me get to my issues. I attended the planning board meeting the other night and needless to say I was thoroughly disgusted and I don't understand how we spend \$20,000.00 to \$30,000.00 dollars on something. I think it is just a matter of reading. I read the 1990 master plan which is our original one. In 1997 there was an amended one and then in 2006 there was a reexamination. If you just read them, you would know that we need a new one. I mean that is 28 years, things have changed. Our housing has changed, the bust happened in 2008. We have things on Route 130 has changed, our master plan is old. So why we went and spent almost \$30,000.00 on a reexamination for them only to tell us what we already knew that we needed the master plan? Now we are going to spend more money on another master plan that we have already wasted \$20,000.00 or \$30,000.00 on something we already knew. Okay that is one. I don't have a lot of bad stuff tonight. March 5th, it is almost golf season, we are giving a free golf class to those ages 2 to 100. It is at the Kennedy Center from 6:30 P.M. to 8:00 P.M. Lastly, we lost someone really precious in this town, Lillian Daniels. She exemplifies what you call service. This woman despite all her health issues thoroughly gave herself when she was so sick to other seniors and

she was wonderful to me when my dad passed away and we gave her all the things that my dad used and she called me the next day all excited. She said "An hour after you left, someone called for one of the items that you brought", which really made us feel really wonderful. And I think we all can take a page out of her book of what service really means to others and I think we really need to look at that because she was actually a wonderful woman. She is going to be desperately missed especially to the seniors for her program. Thank you.

Sharon Anderson:

Good evening, Sharon Anderson, 7 Bellhurst Lane and I found the presentation this evening very interesting about different forms of government. What I really like is the openness of the Council making sure that it is discussed out here, not in executive session. Because it seemed the attorney was all concerned about putting things in executive session when this is really just public information that he is interpreting for us. So when he writes the letter that explains things, if that could be made readily available, I don't know if we have to go through an OPRA request, because that is kind of a pain, you know, and how many people are actually going to go do that. If you really want input from the public, it would be really good if that letter was shared with the public so we could make informed comments on it. I would suggest the same thing on the presentation on the vacant properties. Again, we could do an OPRA request, I don't know how long that would take and it is kind of cumbersome, but we could. So, you know, do you want how many OPRA Requests from the public? We can do it and I can do it, but if you make it regularly available like to the press and I see the press is here then more people can comment on it. So thank you very much.

Carl Turner:

Carl Turner 86 Earnshaw Lane. With the change of government process, I think that...well, what I would like you to do, there is three questions that came to my mind. I probably will ask them again when the gentleman comes back, but I just wanted to put it on record. I was always under the impression that in any form or process such as this the governing body cannot participate in that process, number one. Number two, that any process that started like that must be a citizen's initiative. So the citizens should have to come to you and then if you get enough signatures on your petition then you can start the process that is here. And the other question that I would like you to ask them is under the Faulkner

Act, under our present form, the Council Manager, how does the checks and balances work now? How are they supposed to work? So those three questions. The second thing, with the housing and boarding of properties or whatever, the question that I have is if this is so lucrative, why do we go out and get a contractor or consultant to do that. Why can't we look for somebody that is in the town that possibly we can give a job to, to do the same thing? If it is that lucrative, the monies that we would be getting back would more than pay this person's salary. Just a question. Thank you.

Gary Johnson:

Gary Johnson, 54 Gramercy Lane and the first thing we could do that is very simple and you don't even have to consult a lawyer on is we could get rid of that clock. We started out this public comment tonight without a clock and it went very, very well. The clock was not put there by an impotence from you, it was one member of the public that yelled out that we need a clock and suddenly we had one. So it needs to be gone. With regard to the change in the form of government, I don't understand why we would want to do that. I could entertain the thought of maybe going to nonpartisan. If you really want to give the people in this township a voice in their government, then nonpartisan would seem to be the way to go. Because otherwise, with all due respect to you people up there, less than seventy two people determine who sits up there; and do you know who those seventy two...well they don't make seventy two right now because we are not full, but seventy two people determine who is going to sit up there and once you are put up there you've got it as long as you want it. So if we change the form of government, we need to keep in mind or at least I would urge the citizens of this community to keep in mind that we are a democratic town. If you are on a democratic line, you're elected. That means that whoever will become a mayor will become a mayor as long as they want to be. I think that hasn't worked very well in other communities that surround us that have gone that route. So I would think long and hard before we seek to change this form of government and like I say, I think the idea of going nonpartisan would be very interesting. But that remains to be seen. I don't know, I've got to go back and read this thing again, I read the Faulkner Act a long time ago and I don't remembers things, but there are some forms of government I believe where the mayor would have the ability to appoint boards of education and I think that is putting too much power in one

person's hand. So I think we should be glad for what we've got. Thank you.

Mayor Holley:

Any other public comments? Alright, seeing none, at this time we will have Council Comment.

Council Comment:

Councilwoman Perrone:

Good evening Willingboro Community, thank you for attending this meeting and again, I've been on Council since July and operating under the current governance has sought me to explore and find out what else is out there. I know sometimes change seems scary, however not asking the questions and just sitting, that's not me. So am I completely decided on which governance or if it is going to change, not really. It is not up to me and that is why your feedback it matters. Hopefully when the attorney comes back with more information you can ask the questions that you have. Some of the questions that I heard, it is the case that there are three options in order to change the governance as we said earlier. If the Council has a governance that we have all agreed on, that goes to petition and the community can sign the petition. If we get the numbers of the petition, then it passes. So nothing happens with the five of us alone. So just keep that in mind. Moving into, I mentioned some grants that I looked into. The one grant that is coming up has to do with humanities and this grant would allow for us to get funding for rebuilding the schoolhouse. However, during my research in completing the application I found that we already received a grant; and a part of the grant, I guess this is a question for you Mr. Brevogel, part of the grant's questions is have we ever received a grant before. Not having been on the Council, I did contact Eusebia and she sent an email, but the email just said who conducted an analysis or research analysis. So if we have that research analysis I would also need to include that in my application and then I need to speak to what happened to the money. And then the other questions is who gave us the money. Because if it is the same company that I am seeking, they want to know. If it is a different company then they didn't ask that question so I won't...you know if it is somebody

else. But I did send you an email, it was today though, so take a look at the grant information, but those are my questions. I also contacted another architect because some of the talk was a high unrealistic price to get the schoolhouse renovated, so I contacted another person, just looked on google and kind of asked them how much would it cost and he said he did another town for like forty two thousand. Just a roundabout figure, but he said he would like to see what we have. He says if we already have the research done, that cuts the cost down as well and just to wrap it up, this particular grant does require – it is called a challenge grant and for those that are not familiar with that it means that if we are requesting \$25,000.00 from the grant they will give it to us, however we have to raise \$20,000.00. So altogether we would have \$50,000.00, but if we only need to 10,000.00 to rebuild the schoolhouse then we only have to ask for five thousand. If you are understanding, if I am not speaking too quickly. So I need to know these numbers, how much the grant we received, what happened to the monies and who gave it to us so I can put it (inaudible) my application. That grant is due March 15th. That is the only one out of the grants that I have that is coming up very soon. The other ones are in May, but I would like to actively move on those just so I am not behind the eight ball. Thank you.

Councilwoman Jennings:

Good evening, I would like to thank everyone for coming out and I also would like to celebrate the life of Lillie Daniels. She was an absolutely wonderful person. She started the Bread of Life Foundation and they had an annual event I went in October, National Cancer Month, and it was just wonderful. There were hundreds of survivors and she didn't call them survivors she called them overcomers and there were hundreds of overcomers there and they actually marched or paraded around the room on the dancefloor and she led the parade and she had the flags and I can't even describe how wonderful it was and I don't know what the world is going to be like without her quite frankly. And we also lost Dr. Ward and I also don't know what it is going to be like without Dr. Ward. Many of you know him, he had three Ph.D.'s from Vienna and other places and he was just absolutely so proper and he loved the children, he loved educating kids and just the most proper gentleman that I have ever had the opportunity to meet. He was just a splendid person and so both of them passed away around the same weekend and it was just devastating and so I don't want us to forget them. We did do resolutions, we will

probably read them at the next meeting because they weren't included today. Also, with regard to the attorney, he was not trying to go into executive session, I just wanted to...no he was saying that he did not think that it was executive session and he was deferring to our attorney, because we do want this process or not to be transparent and so we will include the residents in the whole thing moving along. There will be some people who don't want it, some people who do and that is always the way it is and inevitably I...people come up to me all the time and say why can't we elect out mayor? Why do you all elect who the mayor is going to be? So I think I am just one person and people come up to me and they say that. Other people will make different comments. So inevitably it is up to our residents if they want it. If we go through with it, they will vote yes and if they don't they will vote no, and it is just really as simple as that. So we will just see what happens. Mr. Johnson, we will get rid of the clock when the school board gets rid of the clock. That's when we will get rid of it. Same thing. So you know you all had it so much longer than we did. I don't know why you come up every week and say get rid of the clock. I go to the school board meetings very infrequently, but they have the clock, the same four minute clock. We went to the school board to find out where to get the clock and how the process worked so I don't get why do you in particular, if somebody else

Gary Johnson:

I would explain it if you would give me the floor.

Councilwoman Jennings:

Well, we will give you the floor next week, because I know you will come back and tell us next week. So thank you again everyone for coming, God bless you and God bless America.

Councilman Anderson:

I am just going to say thank you for coming out. I am under the weather, that's it.

Deputy Mayor Nock:

First of all, good evening everyone. I don't have a lot to say. I do want to say this, Mr. Johnson, you are in the Democratic Committee. This is a democratic town, I don't know nonpartisan, if you have fourteen, nearly fifteen thousand democrats and eight hundred republicans I don't know how nonpartisan it is going to be. Everybody that is going to get elected is going to be a democrat. So, and the bottom line to it is moving the election to May costs more when we could be in the general election if that was to happen. I am not convinced that we need a change, but I

am listening to all of it. Number two, we heard that the Bloomberg which we didn't get to would be making a decision supposedly by the end of the month. They were supposed to have made it in January. Remember the Mayor's Challenge, Bloomberg, and we are hopeful that we will get something out of it. Bottom line is that it was for the orange berg pipes for the community that somebody got up here and spoke about, Mr. Richardson I think. Hopefully we receive some dollars there and we can even fix further those pipes through the Bloomberg's Challenge. That is what we put it in for. As for things being down to 700, 750 abandoned homes, from our task force meetings Ms. Lindsey-Harvey was correct. We've been listening to those numbers going down and down and down. The prices of houses are going up. That weekly report is very, very interesting, the number of foreclosed homes has been going down and down. Homes that are in crisis states has been going down, down. So I just at this point am trying to be convinced that we need an outside entity to come in and if we are collecting the taxes on the 700 homes or so to do that. But I am kind of convinced clearly that we may need some serious training for our staff and I think as the summertime comes around that we can...Inspectors are going to be overwhelmed with all the activities that is going on and try to keep up with it. So we have a lot of stuff going on. I was hoping Mr. Brevogel would talk a little bit about The Marketplace. I believe they are coming to Council in a couple, I don't know, the next meeting or the meeting after?

Richard Brevogel:

Next meeting.

Deputy Mayor Nock:

Next meeting? They are coming about what they want to do with the Marketplace. More than interesting, I am not even going to voice opinion on it, because I am an outlier and I voice my opinion all the time. But we need to really need to come and listen to what they want to do with their marketplace; and I don't want to go any further in it because I want to go any further in it because I want them to express to the community what they want to do. So that's it for me this evening.

Mayor Holley:

So I too would like to thank everyone for coming out this evening. I want to start off by I guess the weekend before this one that just past I had the opportunity to attend the book expo that was held that the Kennedy Center. So I just want to give kudos to the people that put that together and also I am recognizing the NAACP who held their state conference at the VFW as well. So I guess the

hot issue for tonight is obviously the government change. I just have some mixed feelings about that at this time. While I am open to the dialog, just in some of the reading that I've done, municipalities that kind of move toward that strong mayor form of government where the mayor makes all the decisions, recommendations, appointments etcetera, typically have some of the higher rates when it comes to corruption; and based on what the special counsel told us today, that if everything has to be determined by two thirds vote, then that really doesn't differ from what we already have because all our decisions currently being made are being made by a two thirds vote. So I just feel like we would be spending a lot of extra money on salaries, maybe more prestige along with it, but necessarily I don't believe that it would necessarily move the government or municipality forward and that is just my feelings on that at this time. But as we get more information, you know I keep an open mind on that. I also want to just pay my respects to Lillian Daniels and Dr. Ward. Here is the fun fact, Dr. Ward was one of my elementary school music teachers. So about thirty years ago I had the opportunity to get to begin to get to know him really well and I can honestly say that over the years he did not change much. He was always in good spirits and always a friendly person, so those are two big losses for our community. In regards to the PSDA entity, I would just like to get more information on that. I have been really pleased since I have been on Council, it will be four years in April, I have been really pleased with the way our housing market has been currently moving. Obviously the amount of foreclosures are down tremendously. However you know we do get some concerns about blighted properties. So that is a concern for me as well, quality of life and the beautification of our community is very important to me as well – quality of life and the beautification of our community is very important to many of our residents. So I will keep an open mind and look forward to hearing a little more information about that as well. I guess that wraps up my comments for tonight. Thank you everyone for coming out. Thank you. In addition, we do not think that we will be voting on any matter coming out of executive session.

Executive session began at 8:45PM

Executive session ended at 9:44PM

Motion to return to public session was done by Councilwoman Perrone and seconded by Deputy Mayor Nock. All in favor and none opposed. For the record Councilman Anderson did not attend executive session because he was not feeling well.

Motion was made in public session by Deputy Mayor Nock to re-appoint Ron Dash to a four year term on the Planning Board and to re-appoint Kaya McIntosh to a two year term and Dennis Tunstall re-appointed as a Class II. Motion was seconded by Councilwoman Jennings.

Roll Call:	Councilwoman Jennings	Yes
	Councilwoman Perrone	Yes
	Deputy Mayor Nock	Yes
	Mayor Holley	Yes

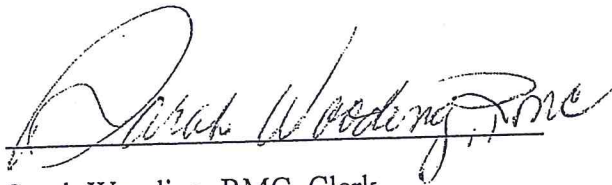
Motion carried.

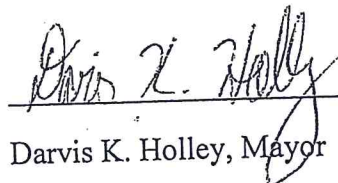
Motion was made by Deputy Mayor Nock to re-appoint Shirley Joyner, Linda Murray, Louis Finney to a four year term on the Zoning Board and to appoint Daren Brantley as alternate member number two for a two year term. Motion was seconded by Councilwoman Perrone.

Roll Call:	Councilwoman Jennings	Yes
	Councilwoman Perrone	Yes
	Deputy Mayor Nock	Yes
	Mayor Holley	Yes

Motion carried.

There being no further discussion the meeting was adjourned at 9:56 on motion by Councilwoman Perrone and seconded by Councilwoman Jennings. All in favor and none opposed.


Sarah Wooding, RMC, Clerk


Darvis K. Holley, Mayor

Township of Willingboro

To: The Honorable Darvis K. Holley, Mayor
The Honorable Martin Nock, Deputy Mayor
The Honorable Jacqueline Jennings, Councilwoman
The Honorable Nathaniel Anderson, Councilman
The Honorable Rebecca Perrone, Councilwoman

From: Richard A. Brevogel,
Acting Township Manager

Date: February 20 2018

Re: Agenda

MANAGER'S REPORT

- Mr. Gregory Grimaldi of Conner Strong would like to make a presentation to the Mayor and Council.
- Presentation by BSTA (Borgers, Saunders, Taylor and Associates LLC).

Agenda Items

RESIDENT / Public Comment QUESTIONS:

- Realtor Discussion
 - Ms. Bligen of will provide some feedback on actions being taken regarding comments made at last meeting regarding Inspections Department.
- Mr. Bakarr 44 Hamilton Lane
 - Issues with requirement of Mercantile License issued by Inspections
 - Will meet with Mr. Bakar
- Ms. Mallory 5 Hudson Place
 - Pot hole issues Charleston Road
 - Repairs were made (temporary)
 - Road is scheduled to be repaired in Summer from JFK to Van Sciver based on funding

COUNCIL QUESTIONS

- Councilwoman Jennings
 - Update on Dog Ordinance: New ordinance will be discussed at next meeting.

EXECUTIVE SESSION

- Budget
 - Litigation Discussion

Willingboro Township Council Special Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

hospitals. I think mixing up your Community Center where there is recreation going on; now, thoroughly in a business that's functioning throughout the business day. I really would like to see the restricting of the building to restructure. It is a very small space and I think we can do a better job as far as trafficking. I hate going into that building; that's my opinion. I would like to see some numbers when you have the chance.

Mayor Holley: I have a similar...I don't want to go into the numbers either, but what is the proposed impact or if there is anyone affect the MUA too as a township or both?

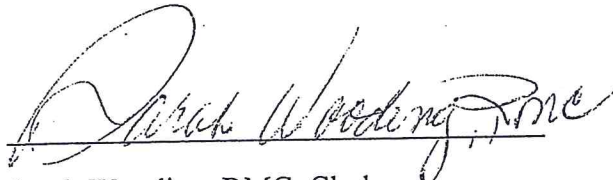
Andrew Weber: You mean in terms of finance? I am not at liberty to say. We wanted to limit the score of the discussion to the concept and if you feel there is a conceptual understand that maybe you want to have further discussion, then we would be more than happy to come back with more information.

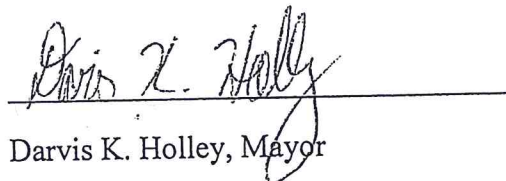
Deputy Mayor Nock: You have four people who would like to see the expansion, so let's look at the numbers.

Mayor Holley: Thank you for your attendance.

Meeting adjourned at 7PM

There being no further discussion motion to adjourn was done by Councilman Anderson and seconded by Deputy Mayor Nock. All in favor and none opposed.


Sarah Wooding, RMC, Clerk


Darvis K. Holley, Mayor