

TOWNSHIP OF HAMILTON  
6101 THIRTEENTH STREET  
MAYS LANDING, NJ  
September 17, 2018

The regular meeting of the Township Committee of the Township of Hamilton, Atlantic County, New Jersey was called to order September 17, 2018 at 6:30 pm with Mayor Art Schenker presiding.

Flag Salute.

Township Clerk Rita Martino certified adequate notice of this meeting was provided pursuant to the New Jersey Open Public Meetings Law by posting a notice on the bulletin board in the municipal building and by publication in The Press of Atlantic City on 1/5/18, and the Atlantic County Record on 1/10/18.

**Roll Call:**

Present: Rodney Guishard, John Kurtz, Judith Link, Art Schenker, Roger Silva

Absent:

Also present: Rita Martino, Township Clerk; Michael Jacobs, Township Administrator;  
Robert Sandman, Township Solicitor; Steven Filippone, Township Engineer

A moment of silence for private reflection was observed. Mayor Schenker asked everyone to keep the family of the late Richard DeFeo in their prayers.

**Guest Presentations**

None.

**Addition/Deletion of Late Agenda Items**

On motion of Mr. Silva, second of Mr. Guishard, it was moved to approve the addition/deletion of late list items as follows:

**Addition(s)**

7E. Resolution confirming the appointment of Michael Robison as Emergency Management Coordinator for a three year term 1/1/18 – 12/31/20.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva

Nay: XXX

Abstain: XXX

Motion Carried 5-0.

**Early Public Comment**

None.

**Discussions**

**TABLED - Public Hearing of 5 year Tax Exemption/Abatement – Dusan and Branka Tanasic – Block 730, Lot 12 – 207 Lenape Avenue.**

Township Administrator Mike Jacobs stated the applicants were not present to give the required testimony. It was agreed that the matter should be tabled until the next meeting.

Mr. Silva moved, seconded by Mrs. Link, to table this matter until the next meeting.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva

Nay: XXX

Abstain: XXX

Motion Carried 5-0.

**TABLED - Resolution approving request for a 5 year Tax Exemption/Abatement in the Historic District for renovation of home and construction of a garage – Block 730, Lot 12.**

Mr. Silva moved, seconded by Mr. Kurtz to table this matter until the next meeting.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva

Nay: XXX

Abstain: XXX

Motion Carried 5-0.

**Announcement by Township Solicitor regarding Tavistock Bond Litigation**

Township Solicitor Robert Sandman stated that the date of the hearing for Tavistock Bond Litigation will be at 2:30 pm on September 21, 2018 with Judge Savio at the Civil Courthouse in Atlantic City (Third Floor). The public may attend and testify for or against the settlement. Mr. Sandman further stated that this same announcement has been made at the previous two meetings, and is posted in

writing in the rear of the courtroom and on the bulletin board in the foyer of the Municipal Building. Tavistock Homeowners' Association has also notified homeowners by mail, and the notice has been published in the newspaper. If the settlement is approved by Judge Savio and recorded, it gives notice to all potential Tavistock homeowners and they will be bound by it. He will report the conclusion of the hearing at the next meeting. Some discussion ensued.

**American Legion Building Redevelopment.**

Mr. Jacobs stated that he spoke with Redevelopment Counsel Jim Maley, who stated that since we have declared the building as an area in need of rehabilitation, we may select a broker without RFP/RFQs. Mr. Jacobs further stated that he spoke with local real estate broker George Phy, who is very excited about the project. Mr. Jacobs requested permission from Committee to meet with Mr. Phy to develop a plan to sell the building with the caveat that it must be improved to Historical District standards within six months to a year. Some discussion ensued. Solicitor Sandman advised and Committee agreed that Mr. Jacobs should meet with Mr. Phy, determine the percentage of commission, and discuss the matter again at a future meeting.

**Public Hearing/Adoption of Ordinances**

**Ordinance #1885-2018 – An Ordinance Amending Article II of Chapter 66 of the Code of the Township of Hamilton, Providing for Annual Salary Increases for Certain Employees.**

Mr. Jacobs stated that this Ordinance would provide certain non-aligned employees with the same increase that was given to the Teamsters: a flat \$600.00 with 2% in the first year, 2% in the second year. Mrs. Link asked and confirmed that the term "certain" refers to the exclusion of committee and lifeguards.

Hearing nothing from the public, on the motion of Mr. Kurtz, second of Mr. Silva, it was moved to close the public hearing of Ordinance #1885-2018.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Adoption of Ordinance #1885-2018**

Mr. Silva moved, seconded by Mr. Kurtz, that Ordinance #1885-2018, which was introduced and passed first reading on 9/4/18 and was duly advertised in the 9/7/18 edition of the Press of Atlantic City with public hearing held as advertised and closed be and is hereby adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Ordinance #1886-2018 – An Ordinance Amending Exhibit A, Section 1, Article II of Chapter 66 – Maximum Salaries.**

Mr. Jacobs explained that the salary maximum must be increased for certain positions to accommodate the 2% increase.

Hearing nothing from the public, on the motion of Mr. Silva, second of Mr. Guishard, it was moved to close the public hearing of Ordinance #1886-2018.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

Mrs. Link clarified that the increase in salary maximum is to allow for the 2% increase.

**Adoption of Ordinance #1886-2018**

Mr. Guishard moved, seconded by Mr. Silva, that Ordinance #1886-2018, which was introduced and passed first reading on 9/4/18 and was duly advertised in the 9/7/18 edition of the Press of Atlantic City with public hearing held as advertised and closed be and is hereby adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Award of Bids/Contracts/Change Orders**

**Resolution #2018-0348 – Resolution Rejecting all bids for New Office and Laundry Room (Bid 2018-04A).**

Mr. Jacobs explained that the bids came in well above the budgeted amount for the project. Mr. Jacobs and the Director of Public Works will be meeting with the architect to discuss downsizing the scope of the project for rebidding.

Mr. Silva moved, seconded by Mr. Guishard that Resolution #2018-0348 be adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Resolution #2018-0349 – Resolution Authorizing Participation in the South Jersey Power Cooperative and accept the pricing and acknowledge the contract between the County of Camden and various suppliers for electric generation supply service.**

Mr. Jacobs stated that we are a longtime member of this co-op and get some of our electric through them at discounted rates. Mr. Guishard asked about alternative co-ops; some discussion ensued.

Mr. Kurtz moved, seconded by Mr. Silva that Resolution #2018-0349 be adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Resolution #2018-0350 – Resolution Awarding Contract for Chiller Replacement (Bid #2018-07A) to Gaudelli Bros., Inc. for an amount not to exceed \$106,000.00.**

Mr. Guishard moved, seconded by Mr. Silva that Resolution #2018-0350 be adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Silva  
Nay: XXX  
Abstain: Schenker

Motion Carried 4-0-1.

Mayor Schenker abstained, as he works in a related profession.

**Resolution #2018-0351 – Resolution Awarding Contract for 2018 Road Reconstruction (Bid #2018-09) to Landberg Construction, LLC for an amount not to exceed \$605,283.90.**

Mr. Jacobs mentioned that there is also grant money for the roads. Mr. Kurtz expressed enthusiasm for the project and complimented Township Engineer Steve Filippone for his work.

Mr. Silva moved, seconded by Mr. Guishard that Resolution #2018-0351 be adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Consent Agenda**

**Motion to Approve Business Registration Licenses.**

Upon motion of Mr. Kurtz, second of Mr. Silva it was moved to approve the following Business Registration Licenses:

1. CS Industrial Services, LLC – 6773 Harding Hwy.
2. Team Johnson Property Mgmt., LLC – 7315 Woodbury Rd.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Resolution #2018-0352 – Resolution authorizing release of Performance Guarantee for McDonald’s Corporation (Block 735, Lot 4.01) in the amount of \$325,719.90 upon posting of 2-year Maintenance Guarantee in the amount of \$2,773.80, as recommended by Township Engineer Steve Filippone in his correspondence dated 9/5/18.**

Mr. Kurtz moved, seconded by Mr. Silva that Resolution #2018-0352 be adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Motion to approve letter from Green Team to commercial establishments offering free signs reminding customers to bring or purchase reusable bags.**

Mr. Guishard expressed hope that this will help to remind everyone about the benefits of reusable bags.

Upon motion of Mr. Kurtz, second of Mr. Silva it was moved to approve letter from Green Team to commercial establishments offering free signs reminding customers to bring or purchase reusable bags.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Resolution #2018-0353 – Resolution approving Bingo License #6-2018 – Designer Bag Bingo License for Today Matters to be held on 10/26/18, 6pm-10pm, at 2870 Cologne Avenue, Mays Landing, NJ 08330.**

Mr. Kurtz moved, seconded by Mr. Silva that Resolution #2018-0353 be adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Resolution #2018-0354 – Resolution approving Raffle License #19-2018 – On Premise 50/50 Raffle License for Today Matters to be held on 10/26/18, 6pm-10pm, at 2870 Cologne Avenue, Mays Landing, NJ 08330.**

Mr. Kurtz moved, seconded by Mr. Silva that Resolution #2018-0354 be adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Resolution #2018-0355 – Resolution approving Raffle License #20-2018 – Tricky Tray Raffle License for Today Matters to be held on 10/26/18, 6pm-10pm, at 2870 Cologne Avenue, Mays Landing, NJ 08330.**

Mr. Kurtz moved, seconded by Mr. Silva that Resolution #2018-0355 be adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Resolution #2018-0356 – Resolution confirming the appointment of Michael Robison as Emergency Management Coordinator for a three year term 1/1/18 – 12/31/20.**

Mr. Kurtz moved, seconded by Mr. Silva that Resolution #2018-0356 be adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Personnel**

None.

**Approvals:**

Mr. Silva moved, seconded by Mr. Kurtz that the regular meeting minutes of the September 4, 2018 meeting are approved as presented.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

**Resolution #2018-0357 – A Resolution authorizing payment of approved payrolls and bills - \$1,812,641.42.**

Mr. Silva moved, seconded by Mr. Guishard that Resolution #2018-0357 be adopted.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva

Nay: XXX

Abstain: XXX

Motion Carried 5-0.

**Reports**

Administrator – Mr. Jacobs reported that he received a phone call from our Cable Franchise Counsel. He confirmed that their new offer does not include the senior discount currently in place; but the new offer is as good, or better than, what we currently have. Counsel would like to know if we want to move forward with settling it while we have him on board, or wait, as there is still time. Mr. Jacobs clarified that the rest of the terms are pretty straightforward, Counsel has increased our request for \$30,000.00 for equipment for the school and television station. Our Counsel can handle the paperwork while he is still on board, or we can put it off, as there are currently two and a half years left in the franchise. Mr. Guishard stated that he would like to know more details about the senior discount; he also asked and confirmed that the \$30,000.00 would be a one-time payment for the life of the contract, which will be fifteen years or more. Mr. Silva questioned whether a shorter term exists. Some discussion ensued. It was the consensus of Committee to allow Counsel to handle it.

Mayor Schenker asked about the status of the Lundy Center Improvements. Mr. Jacobs stated that we have a project to redo the doors to be ADA compliant, as well as a project for ADA compliant parking. Since both are small projects, the plan was to do both of them together the next year when the funding comes through. Mayor Schenker stated that money was allocated last October. Mr. Jacobs stated that we have not yet received the funds for the second project. Mayor Schenker questioned why we would not proceed with the first project, and Mr. Jacobs said that we can if that is what Committee wants. Mayor Schenker stated that the projects are not related as to the type of work. Mr. Guishard asked when we expect to receive the funding for the second project. Director of Community Development Phil Sartorio stated that we have the funding for the first project. Normally we receive notices of funding in November or December. Mr. Kurtz asked and Mr. Sartorio confirmed that we could go ahead with the first project, as we have the funds. Mayor Schenker asked and confirmed with Mr. Jacobs that everyone is on the same page regarding the projects. Mrs. Link questioned whether the project would go out to bid or quotes; Mr. Jacobs stated that it depends on the dollar amount of the project.

Solicitor – nothing additional.

Engineer – Mr. Filippone reported that the 2018 Road Program is an aggressive program involving several roads. He will be meeting with Ken Landberg tomorrow to complete contract paperwork, and will schedule a pre-construction meeting thereafter. Safety is the main concern, as the project involves many heavily traveled roads.

Work is underway for Buffalo Pike Associates with the goal of being open for the holidays. Outback Steakhouse site work is also underway. Artist Walk has sold many new homes; Phase 8 will begin soon with twelve new homes. Inspections have resulted in four new COs since the last meeting.

Janney Electric has begun work to correct the dent in the Municipal Emergency Generator fuel tank.

The Underhill Park Bridge will be replaced in Spring 2019 by the County Public Works Department, and is estimated to take about 6-8 weeks. Some discussion ensued about the impact on local drivers, and the quality and longevity of the replacement work.

Mr. Filippone and Mr. Sartorio did a brief Zoning Analysis regarding the proposed Storage Unit at Underhill Park. It appears that this can be done administratively; it may need a foundation due to its size. He will let Committee know when he meets with the Mays Landing Athletic Association (MLAA) so that they may attend.

Township Committee:

Mrs. Link discussed Hurricane Florence and its devastating impact on the Carolinas. She noticed many reports focused on the dams there, and briefly discussed our local dam with Director of Public Works Brett Noll.

She stated that the Wine Festival will take place this weekend. She anticipates good weather and a great time.

Mr. Kurtz reported that last weekend's Art in the Park event was a beautiful day with a significant number of vendors. The Merchants' Association is preparing for the Wine Festival this coming weekend; new rules allow for wine to be enjoyed throughout the park this year. He encouraged all to attend.

Mr. Silva reviewed the monthly activity report from the Police Department, and noted that nearly 4,600 calls were taken in August.

He recently attended a ribbon-cutting ceremony at Hardy Liquors and said the new business is doing well. Upcoming events include an Open House at Recovery Centers of America on September 27<sup>th</sup> and Coffee with a Cop on October 3<sup>rd</sup>.

Mr. Guishard expressed regret that the 9/11 Ceremony had to be cancelled due to inclement weather.

He participated in the VFW Coin Drop last weekend, and thanked the local motorists for their support. He also reminded everyone of the Senior Citizens' Advisory Committee Expo on September 29<sup>th</sup>.

Mayor Schenker had no comments.

Mayor Schenker then opened the floor for public comment.

### **Public Comment**

Linda Gentile, owner of Shore Animal Control, stated that her firm has been doing Animal Control in the Township for sixteen months, and that there have been numerous issues with aggressive dogs. She further stated that there have been four dog-on-dog fatal attacks, more than all of her other Townships put together. She estimated that there are 2,000 dogs not licensed in the Township. She stated that she thinks this town deserves and needs a full-time Animal Control Officer, whether through the Police Department or Public Works. She also stated that she is here now because her contract goes for another year and a half, but if the Township is considering either Municipal Animal Control through Police, through Public Works, or even just hiring a full-time officer here 9-5 Monday through Friday to patrol every day, it is going to take time to plan this and budget for it. She stated that she has given the Township an option of either full-time or part-time with the Public Works or with the Police and she would be happy to help with this conversion; she believes it is the right thing to do. She also stated that maybe the Township will have a private contractor as after-hours only, which is what Pleasantville is now doing. She directed Committee's attention to her revenue comparison and suggested they consider their fees for dog licensing in comparison to Waterford Township, who has done the most proactive work with dog licensing per resident, they have 10,000 in population and 1,166 licenses, and their revenue was \$20,000.00 versus Hamilton Township. She stated that she is seeing a revenue of \$55,000.00 if positive Animal Control was patrolling every day looking for these unlicensed dogs. She stated that she hasn't even calculated how many dogs have come into the Police Department since her firm has started here, they would have that information, but it's an enormous amount of dogs that have come in versus the population in our other contracts. She said she hoped that Committee would consider that, and they would be happy to help in any way with a conversion. She stated she thinks it is something that would be beneficial and she hopes the Police Department will have some discussion as well.

At Mr. Guishard's inquiry, Ms. Gentile confirmed that all dogs must be registered according to State Law to prevent rabies, a fatal disease. Mr. Guishard also asked about the statistics. Ms. Gentile stated that Hamilton Township has 26,000 residents; the average is basically 10%, so there should be 2,600 licenses instead of 717. Some discussion ensued.

Michael Dougherty of Blunt Force Consulting and a member of the Mays Landing Merchants' Association spoke about the 8<sup>th</sup> Annual South Jersey Wine and Food Festival at Lake Lenape Park and requested volunteers to help at the event. He is looking forward to a great event with great weather, but can use a few extra hands. He thanked Township Clerk Rita Martino for her help with the paperwork and Mr. Kurtz for his mentorship. The tickets are available at a \$5.00 discount at [www.sjwinefestivaltickets.com](http://www.sjwinefestivaltickets.com) and use the code HAMILTON. Tickets for minors or non-drinkers are only \$10.00. Leashed dogs are also welcome.

Hearing nothing further from the public, on the motion of Mr. Silva, second of Mrs. Link it was moved to close the public portion.

Recorded Vote: Aye: Guishard, Kurtz, Link, Schenker, Silva  
Nay: XXX  
Abstain: XXX

Motion Carried 5-0.

On motion of Mr. Silva, seconded by Mr. Kurtz and carried the meeting was adjourned at 7:30 pm.

Respectfully submitted,

Rita Martino, RMC, CMR  
Township Clerk