

**CITY OF ESTELL MANOR  
CITY COUNCIL MEETING MINUTES  
MARCH 12, 2014**

Pursuant to the Open Public Meetings Act adequate notice of this meeting was sent to the Official Newspaper and was posted on the City Bulletin Board in accordance with Public Law 75, Chapter 231.

Meeting was called to order by Mayor Teasenfitz at approximately 7:00 pm. The flag salute and a moment of silence were observed.

**Roll call:** Present: Barbetto-yes; Haeser-yes; Cunningham-absent; Givens-yes; Teasenfitz-yes  
City Solicitor, Alfred Scerni was also present.

*Motions: Haeser/Givens to open meeting to public comment, voice vote with all in favor.*

No public comment made.

*Motions: Haeser / Givens to close meeting to public comment.*

**ORDINANCES**

**01-2014                      An Ordinance of the City of Estell Manor Amending Certain Fees for  
City Services**

*Motions: Haeser / Givens to open public hearing on Ordinance #01-2014, voice vote, with all in favor.*

Mr. Merrill asked what date the amended fees would take effect.

*Motions: Haeser / Givens to close public hearing, voice vote with all in favor.*

Scerni stated an amendment regarding the effective date would need to be made to the ordinance to reflect the correct effective date of June 1, 2014. Ordinance was vote on with the noted amendment to be made by the Clerk.

*Motions: Haeser / Barbetto to adopt Ordinance #01-2014 with the noted amendments made by City Solicitor, Alfred Scerni.*

*Roll Call: Barbetto-yes; Cunningham-absent; Givens-yes; Haeser-yes; Teasenfitz-yes  
Ordinance #01-2014 adopted.*

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**ENGINEER'S REPORT**

Chuck and Mike Fralinger were both present to review the engineer's report with Mayor and Council. They stated the bid openings for the ADA Upgrade project to City Hall were opened on March 11, 2014 and the lowest responsible bidder was determined to be MJJ Construction, LLC. Fralinger stated a resolution would need to be passed by Council to award the contract to MJJ Construction before any work can start on the project.

Fralinger stated they were still waiting on DOT grant funding announcements for any road improvement projects the City anticipates completing. A plan wheelchair viewing area plan was submitted to the ACIA for consideration for 2014 ADA grant funding. A complete packet of information with pictures is available in the City Clerk's office.

**RESOLUTIONS**

**40-2014                      A Resolution to Award a Contract to MJJ Construction, LLC  
For ADA Upgrades to City Hall**

*Motions: Haeser / Barbetto to approve a contract with MJJ Construction, LLC for ADA Upgrades to be made to City Hall*

*Roll Call: Barbetto-yes; Cunningham-absent; Givens-yes; Haeser-yes; Teasenfitz-yes*

**ORDINANCES**

**03-2014                      An Ordinance Establishing the 2012 International Property  
Maintenance Code as the City's Property Maintenance Code**

*Motions: Haeser / Givens to accept the introduction of Ordinance #3-2014*

*Roll Call: Barbetto-yes; Cunningham-absent; Givens-yes; Haeser-yes; Teasenfitz-yes*

**04-2014                      A CAP Bank Ordinance**

*Motions: Haeser / Barbetto to accept the introduction of Ordinance #04-2014*

Haeser questioned the COLA portion of this ordinance and how it affected the CAP bank percentages.

Scerni stated this is a traditional CAP bank ordinance which allows the City to exceed the ½% budget cap for up to three years and if the allowance is not used then they can "bank it".

*Roll Call: Barbetto-yes; Cunningham-absent; Givens-yes; Haeser-yes; Teasenfitz-yes*

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**05-2014                    An Ordinance Appropriating the Sum of \$10,000. From the Capital Improvement Fund of the City of Estell Manor for the Purchase of Computer Equipment**

*Motions: Haeser / Givens to accept the introduction of Ordinance #5-2014*

*Roll Call: Barbetto-yes; Cunningham-absent; Givens-yes; Haeser-yes; Teasenfitz-yes*

**BUDGET INTRODUCTION**

Councilman Barbetto addressed the 2014 proposed budget and reviewed certain line items which have changed from the 2013 budget for the public's information. He commented on lost revenue from the state through the Garden State Preservation Fund and additional loss of ratable's' from recently purchased land by the state through the Open Space Preservation Fund. Appropriated line items which needed to be increased included; legal fees, court security, recreation field maintenance and gas and diesel. Overall increase is approximately \$60,000. And the City anticipates an increase in ratable's by approximately 30% from the tax assessments. He stated there has not been any increases in taxes in the last two years; however the City's surplus has been depleting which does not allow for any additional funds.

Teasenfitz stated the amount of Garden State Preservation funding has not changed and it is reflective of the Governor's budget.

**RESOLUTIONS**

**39-2014                    A Resolution to Accept the Introduction of the 2014 Budget**

*Motions: Haeser / Barbetto*

*Roll Call: Barbetto-yes; Cunningham-absent; Givens-yes; Haeser-yes; Teasenfitz-yes*

**36-2014                    A Resolution to Welcome the 2014 Special Olympics USA Games And all Special Olympics Athletes and Volunteers to New Jersey**

*Motions: Haeser / Givens to accept Resolution#36-2014, voice vote with all in favor.*

**37-2014                    A Resolution Opposing the Decision Rendered by the NJ Pinelands Commission Rejecting a Proposal to Allow Construction of a Natural Gas Pipeline and Defeating a Memorandum of Agreement which had Been Supported by the Staff of the Pinelands Commission, the Staff**

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**of the NJ Board of Public Utilities and the Staff of the NJ DEP**

*Motions: Haeser / Barbetto to approve Resolution#37-2014*

*Roll Call: Barbetto-yes; Cunningham-absent; Givens-yes; Haeser-yes; Teasenfitz-abstain*

**38-2014                      A Resolution Accepting an Atlantic County Mutual Aid Assistance Agreement Between**

*Motions: Haeser / Givens to accept Resolution#38-2014*

*Roll Call: Barbetto-yes; Cunningham-absent; Givens-yes; Haeser-yes; Teasenfitz-yes*

**BILL LIST**

*Motions: Haeser / Barbetto to accept the bill list in the amount of \$207,818.79, this included an added amount of \$49.20 payable from the animal trust fund account to the State of NJ for dog licensing.*

*Roll Call: Barbetto-yes; Cunningham-absent; Givens-yes; Haeser-yes; Teasenfitz-yes*

**CLERK'S MINUTES**

Meeting minutes were submitted to Mayor and Council for their review and approval for the following meetings; January 1, 2014-Re-Organization Meeting, January 8, 2014-Regular Meeting and January 29, 2014 Workshop Meeting.

*Motions: Haeser / Barbetto to accept the Clerk's minutes as listed, voice vote with all in favor.*

**DEPARTMENT REPORTS**

Department reports were submitted by the following offices for February 2014; City Clerk, Municipal Court, Public Works, Tax Collector and Zoning Officer. An Annual Report for 2013 was also submitted by the Tax Collector.

*Motions: Haeser / Barbetto to accept the department reports as listed, voice vote with all in favor.*

Teasenfitz commented on the reports submitted by the office staff and any noticeable confusion that has occurred this evening. He stated the office staff has been very busy these last few months covering multiple tasks to expedite getting things accomplished.

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**OLD BUSINESS**

Teasenfitz provided an update on the potential revisions and updating of the City's Code Book through General Code to allow for a more user friendly and understandable version of the legislature of the City of Estell Manor. The project would take approximately two years to complete and the cost is approximately \$17,000.00; which could be spread over a five year period through a capital improvement purchase. The update would eliminate confusion in matters of court proceedings and would also allow increased enforcement of the City's rules and regulations.

City Solicitor, Alfred Scerni stated his support of the recodification for the City's legislation to strengthen the infrastructure and create better clarity on the rules and regulations for the community.

Councilmembers Givens and Haeser both agreed that recodification of the code book was necessary and an important tool for the Governing Body to understand in order to complete their responsibilities to the City.

Teasenfitz stated this project will require a lot of input from both the Governing Body and the staff if the City approves this project.

Senior Citizen Advisory Board/Senior Citizen Social Event Committee chose a date of April 22, 2014 at 2:00 pm to set as the next senior citizens social hosted by the City.

Teasenfitz stated he would like to start informing the community of the City's plan to create a senior citizens advisory board and will include information in the next newsletter to be sent out informing the community.

**NEW BUSINESS**

Teasenfitz read aloud correspondence from the ACMJIF informing the City of their accomplishments through the 2013 safety incentive program and the awards received. Linda Kent and Brian Johnson were noted for their diligence and dedication to the program which awarded the City \$750.00 in program awards. The complete letter is attached with these minutes.

**PUBLIC COMMENT**

*Motions: Givens / Haeser to open meeting to public comment, voice vote with all in favor.*

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Christina Surran stated she has submitted OPRA requests on two different occasions for documents she feels the City should have on file. Those documents are a Prosecutor's report and a State Police Report; date unknown. She questioned why the previous Labor Relations Attorney, Steve Glickman has not released the stated documents to the City. She also stated she had been given two different responses to her OPRA requests.

Teasenfitz responded to Ms. Surran that she has received all the requested documents through her OPRA requests which the City has in its possession.

Surran questioned how the City plans on paying for any legal fees which exceed the \$80,000. Appropriated amount in the City's 2014 budget.

Judy Cassagrande commented on how pleased she is that the City is moving forward with updating the City's code book and on the creation of a senior citizens advisory board.

Mr. Merrill questioned the Swiftreach calls and what type of information would be decimated through this service.

Haeser and Teasenfitz both supplied information to Mr. Merrill regarding the Swiftreach system and other technological devices which the information could be received.

Diane Pogue asked if there was a use policy for the athletic fields.

*Motions: Haeser / Givens to close meeting to public comment, voice vote with all in favor.*

*Motions: Haeser / Barbetto to adjourn meeting at approximately 8:30 pm, voice vote with all in favor.*

Respectfully submitted,

Accepted:

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Fern A. Brown, Acting Clerk

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Mayor, Stephen Teasenfitz