

**MINUTES OF A REGULAR MEETING OF THE MAYOR AND BOROUGH COUNCIL  
OF THE BOROUGH OF AUDUBON PARK, IN THE COUNTY OF CAMDEN, NEW  
JERSEY, HELD JANUARY 5, 2015 IN THE ANNEX BUILDING AT 7:00 PM.**

---

A regular meeting of the Mayor and Borough Council of the Borough of Audubon Park was convened in the Annex Building, 504 Road A, Audubon Park, NJ on Monday, January 5, 2015, at 7:00 PM.

Mayor Pennock requested all stand for the flag salute.

Mayor Pennock announced that Chapter 231, Public Law 1975 requires adequate notice of this meeting be provided. This was done by placing Annual Notice in the Courier-Post and Retrospect Newspapers and by posting on the bulletin board in the Municipal Building.

ROLL CALL: Councilman Carpinelli, Councilwoman DiPasquale, Councilwoman Hook, Councilwoman Jones, and Councilwoman Lewis were present. Councilman Delengowski (not excused) was absent.

Motion made by Councilwoman Lewis to approve the minutes of the Regular Meeting held on Monday, December 1, 2014 and the minutes of the Working Session Meeting held on Monday, December 15, 2014, seconded by Councilwoman DiPasquale. Roll call vote: Councilman Carpinelli-yes, Councilwoman DiPasquale-yes, Councilwoman Hook-yes, Councilwoman Jones-yes, and Councilwoman Lewis-yes.

**ORDINANCES:**

**#2015-01 – ORDINANCE OF THE BOROUGH OF AUDUBON PARK, COUNTY OF CAMDEN AND STATE OF NEW JERSEY REGULATING HAWKERS, PEDDLERS, SOLICITORS CAVASSERS AND ITINERANT VENDORS**

Motion made by Councilwoman DiPasquale and seconded by Councilwoman Lewis that the aforementioned ordinance introduced at this time be approved on the first reading and remain on file with the Clerk for public inspection until the public hearing thereon and further consideration thereof which will be on February 2, 2015, in the Annex Building. The Clerk was further directed to publish said ordinance together with the notice of such hearing in the manner required by law in the Retrospect Newspaper and also to post copies on the bulletin boards in the Municipal Building prior to the second reading and make copies available to the general public of the Borough who shall request same. All ayes.

**RESOLUTIONS:**

**RESOLUTION 2015:14**

**BILL RESOLUTION (PAYMENT OF CLAIMS)**

M01052015

**(January 2015)**

BE IT RESOLVED, by the Borough Council of the Borough of Audubon Park, County of Camden, State of New Jersey, that the claims for payment detailed in the attached voucher list are hereby approved with the following totals:

Current Fund (2014) \$ 4,913.03  
Current Fund (2015) \$56,193.98  
MPB Trust (2014) \$ 2,360.00

Motion made by Councilwoman Jones to adopt Resolution #2015:14, Bill Resolution, provided the proper affidavits are attached, seconded by Councilwoman Lewis. Roll call vote: Councilman Carpinelli-yes, Councilwoman DiPasquale-yes, Councilwoman Hook-yes, Councilwoman Jones-yes, and Councilwoman Lewis-yes.

**RESOLUTION #2015:15**

SUBJECT: ADMINISTRATIVE AUTHORIZATION IN LIEU OF VENDOR  
CERTIFICATION FOR 2015

BE IT RESOLVED, by the Mayor and Borough Council of Borough of Audubon Park, County of Camden, State of New Jersey, that the following vendors are hereby approved for administrative authorization in lieu of vendor certification for the payment of bills for the year 2015:

KONICA MINOLTA  
VERIZON/VERIZON WIRELESS  
PITNEY BOWES

Motion made by Councilwoman Lewis to adopt Resolution #2015:15, Authorization in Lieu of Vendor Certification, seconded by Councilwoman DiPasquale. Roll call vote: Councilman Carpinelli-yes, Councilwoman DiPasquale-yes, Councilwoman Hook-yes, Councilwoman Jones-yes, and Councilwoman Lewis-yes.

**RESOLUTION #2015:16**

M01052015

**RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF AUDUBON PARK,  
COUNTY OF CAMDEN, STATE OF NEW JERSEY AUTHORIZING THE BOROUGH OF  
AUDUBON PARK TO CONDUCT A PRELIMINARY ENTRY AND INVESTIGATION  
INTO REAL PROPERTY SITUATE IN THE BOROUGH OF AUDUBON PARK KNOWN  
AS THE “BASEBALL FIELD” FOR PURPOSES OF EXERCISING EMINENT DOMAIN  
PURSUANT TO N.J.S.A. 20:3-1 et seq. (EMINENT DOMAIN ACT OF 1971) (“THE ACT”)**

WHEREAS, there exists real property consisting of a baseball field at the corners of A and B Roads directly across from the Tot Lot and behind the even side of Oriole Drive (“P.I.Q.”) in the Borough of Audubon Park (“Borough”);

WHEREAS, the P.I.Q. contains a baseball field and a large fenced in vacant area which is owned by the Audubon Mutual Housing Corporation;

WHEREAS, the P.I.Q. has fallen into a state of disrepair and is not being used as a recreational area by the residents of the Borough;

WHEREAS, it is common knowledge that parking is in high demand in the Borough and needed for the use of residents who live near the P.I.Q.;

WHEREAS, The Act authorizes the use of eminent domain or the taking of private property for public use;

WHEREAS, it has been determined that the P.I.Q. is needed for the purposes of a recreational area and municipal parking to serve the residents of the Borough;

WHEREAS, N.J.S.A. 20:3-16 requires that prior to the commencement of any action for eminent domain, a municipality, its employees and agents may enter upon any property during reasonable hours which it has authority to condemn for the purpose of making studies, surveys, tests, soundings, borings and appraisals, provided notice of the intended entry for such purpose is sent to the owner and occupant of the property by certified mail at least ten days prior thereto;

WHEREAS, it will be necessary to authorize the entry onto the P.I.Q. to conduct an investigation in the manner and methods as set forth in the preceding preamble;

WHEREAS, it may also be necessary for the Borough to conduct other studies of the P.I.Q. including reports of title and the like necessary to make a determination whether acquiring the P.I.Q. by eminent domain is in the best interest of the Borough;

WHEREAS, the Borough is desirous of moving forward with a preliminary entry and investigation of the P.I.Q. for the purposes set forth above; and

WHEREAS, the Mayor and Borough Council have deemed it in the best interest of the public health, safety and welfare of the Borough and its residents to authorize the entry and investigation of the P.I.Q. for determining whether or not the use of eminent domain is appropriate.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Audubon Park, County of Camden, State of New Jersey that it hereby authorizes the necessary Borough officials, employees, agents and contractors to enter onto the P.I.Q. in accordance with applicable law for the purpose of conducting an investigation as well as conducting other studies and investigations with regard to the P.I.Q. in order to determine whether it is appropriate to acquire the P.I.Q. through the use of eminent domain;

BE IT FURTHER RESOLVED, that the Borough is hereby authorized to enter into professional service agreements, including contracting the services of an appraiser and a title company and other agreements necessary to procure the goods and services to undergo the entry and investigation of the P.I.Q. as aforesaid pursuant to the Local Public Contracts Law;

BE IT FURTHER RESOLVED, that the Borough Engineer and Solicitor are hereby authorized to conduct the necessary studies, tests, surveys and evaluations to determine whether or not it is appropriate to acquire the P.I.Q. through the use of eminent domain;  
BE IT FURTHER RESOLVED, that the Mayor of the Borough of Audubon Park and other Borough officials are hereby authorized to execute any and all other documents and take action necessary to carry out the purposes and intent of this Resolution; and  
BE IT FURTHER RESOLVED, that a Notice of this action shall be printed once in the official newspaper of the Borough of Audubon Park.

Motion made by Councilman Carpinelli to adopt Resolution #2015:16, seconded by Councilwoman DiPasquale. Roll call vote: Councilman Carpinelli-yes, Councilwoman DiPasquale-yes, Councilwoman Hook-yes, Councilwoman Jones-yes, and Councilwoman Lewis-yes. Mayor Pennock agrees with the decision made by Borough Council.

### **OTHER BUSINESS:**

The following items were discussed by Mayor and Borough Council:

### **REPORTS:**

Councilwoman Jones reported that on February 21, 2015 Collingswood Community Theatre is presenting "Anything Goes" at 2 PM.

Councilwoman Hook asked how Borough Council feels about a Community Garden. She has paperwork on a Master Gardeners Program sponsored by the Camden County Freeholders. The class is \$300.00. Eric Riso, Esquire to research if this is allowable for Councilmembers.

The Mayor reported on the following:

- No payments were received from Tippy Toes Day Care;
- Courtesy Busing issues;
- Shared Services with Haddon Township
- MPB issues.

With no further agenda business, Councilman Carpinelli moved to open to the public, seconded by Councilwoman Lewis. All ayes.

Chief John Terruso, Audubon Park Volunteer Fire Company – Chief Terruso reported that the Annual Ceremonial Bonfire is scheduled for January 17, 2015 and the APFD Secretary will send a letter to Audubon Mutual Housing Corporation requesting use of the field. The APFD Volunteers will be covering Rio Grande this weekend while their members attended a funeral. They will be leaving at 6:30 AM and returning 6:00 PM. Mayor Pennock reported the fire calls for APFD for the month of December 2014.

Barbara Frantz, 3 Peacock Road – Ms. Frantz asked if the Borough has an Aid on the School Bus. She also asked about the article in the Retrospect about fulltime Kindergarten.

With no further comments from the public, Councilwoman Jones moved to close the public hearing, seconded by Councilwoman Lewis. All ayes.

Motion made by Councilman Carpinelli to adjourn the meeting at 8:10 PM, seconded by Councilwoman Jones. All ayes.

---

DAWN M. PENNOCK, RMC  
MUNICIPAL CLERK