

Mr. Joseph Scavuzzo  
President

Mr. Patrick Brennan  
Vice President

Mr. George Piperno  
Secretary

Mr. G. Burton German  
Treasurer

Mr. Ronald Johnson  
Ass't Secretary/Treasurer

**Minutes of the MPWC Monthly Business Meeting  
March 10, 2016**

**ATTENDEES:**

**Commissioners:**

Mr. Joseph Scavuzzo, President  
Mr. Patrick Brennan, Vice President  
Mr. G. Burton German, Treasurer  
Mr. George Piperno, Secretary  
Mr. Ronald Johnson, Asst. Secretary/Treasurer

**Other Attendees:**

Michael A. Saraceni, COO  
Craig Campbell, Superintendent  
Richard Spafford, P.E.  
Karl N. McConnell, General Counsel  
Brandy Eisenmann  
Carol Feriozzi  
Others present as listed below.

The President called the meeting to order at 6:00PM

All Commissioners were present.

Salute to the Flag; the Open Public Meetings Act Compliance Statement was read.

**ITEMS DISCUSSED**

**HomeServe Representatives**

HomeServe representatives Bill Eller and Monica Valera attended the meeting to answer questions and give a progress report. Mr. Eller thanked the Commissioners for their support of HomeServe. Ms. Valera advised that currently there are 2300 customers and 2700 contracts signed for HomeServe with better than a 4% affirmative response rate. Several Commissioners expressed concern over the marketing pieces to MPWC customers. A discussion ensued and HomeServe represented they would take into consideration the concerns expressed for future mailings. Ms. Valera stated that she would send several options for MPWC approval.

**KMS Development- Crossroads Development Project**

Michael Sencindiver presented on behalf of KMS Development and their partner Delco of the Commissioners with a summary, renderings and site plans showing the buildings and location of Phase One of the Redevelopment Project. These developers are equitable owners of Renaissance LLC, the Designated Redeveloper by the Township and the CCIA. A lengthy discussion ensued with representations as to the details of the transactions for them acquiring the property and regarding the details of the redevelopment plans for the project. The Commission inquired of General Counsel whether the Commission had the discretion to vary the connection fees. General Counsel advised that they have discretion pursuant to the Redevelopment Act. Mr. Sencindiver, when questioned regarding his request indicated that he was requesting that the fees be reduced to 50%, and that he was facing a deadline to complete the transactions and to close on the sale from the CCIA. The Commission thanked Mr. Sencindiver for his presentation and indicated that they would discuss further and get back to him.

**Clements Avenue Tank Bid-**

The Commission was presented the Results and Staff Recommendations.

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### Authorization to Bid Longwood Avenue Main Replacement

Staff requested authority to put out the project for bid.

### Cherry Hill Township-Review of Fees for Road Projects

Mr. Saraceni stated that Mr. Spafford met with Cherry Hill Township officials about road projects and it was disclosed that there will be \$22,000.00 additional fees for the main replacement project. A discussion ensued and it was agreed to pay the additional fees.

### Purchase of 2013 Explorers

Mr. Campbell stated that four (4) 2013 Explorers leases terminated and General Counsel intervened to ensure those vehicles were purchased for \$17,500.00 each. This purchase was budgeted for 2016.

### Westfield Avenue-Proposed Installation of Bollards in Parking Lot

Mr. Saraceni proposed installation of bollards in the Westfield parking lot as a result of several accidents and recent damage to the Westfield building. He also stated that this work would be completed in-house.

### Financial Disclosure Statements-April 30,2016

Mr. Saraceni told the Commissioners that the Financial Disclosure Statements are due April 30, 2016. He stated that he would notify the Commissioners when the Financial Disclosure Statements were posted on the DCA website to be completed.

### Public Official's Training –May 1<sup>st</sup> 2016

Mr. Saraceni stated that the Public Officials Training is available and encouraged to take online and is due by May 1, 2016. Commissioners can contact Mr. Saraceni or Mrs. Feriozzi to verify their usernames and passwords and if they require any assistance.

### Approval of the Minutes

Motion to approve the Minutes of the Business Meeting of February 11, 2016 and the Special Meeting held on February 25, 2016 was made by Mr. German, 2<sup>nd</sup> by Mr. Piperno ; **a unanimous vote.**

### Payment of Bills

Motion to approve payment of bills dated March 10, 2016 with the exception of Pennsauken was made by Mr. German, 2<sup>nd</sup> by Mr. Johnson ; **a unanimous roll call vote.**

### Payment of Bills

Motion to approve payment of bills dated March 10, 2016 to Pennsauken was made by Mr. German, 2<sup>nd</sup> by Mr. Piperno ; **a unanimous roll call vote. Mr. Scavuzzo abstained.**

### Correspondence

- M. Saraceni to Merchantville Historical Society-Invitation- 3-1-2016
- M. Saraceni to Mayor Edward Brennan-Invitation- 3-1-2016

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**Staff Reports:**

Chief Operating Officer: Mr. Saraceni proposed to the Commissioners the purchase of a public address system for the Board Room to which the Commissioners agreed.

General Counsel: Mr. McConnell stated that Verizon has restricted their acquisition of antennae sites in this region and just informed us that they will not proceed with seeking a National Highway antennae lease.

**Old Business:**

**Westfield Avenue-Polling Site**

Mr. Saraceni stated that Mr. Padalino & the County Board of Elections surveyed the lobby area and agreed that there is sufficient room for use as a polling site.

**New Business:**

**Clements Avenue Tank Painting**

Motion to award bid to US Tank Painting - Motion: Mr. German, 2<sup>nd</sup> By Mr. Piperno: **a unanimous roll call vote.**

**Authorization to Bid Longwood Avenue Main Replacement**

Motion to authorize bid for Longwood Avenue Main Replacement: Motion: Mr. German, 2<sup>nd</sup> By Mr. Johnson: **a unanimous roll call vote.**

**Purchase of 2013 Explorers**

**Authorization to purchase the four (4) leased 2013 Ford Explorers:** Motion: Mr. German, 2<sup>nd</sup> By Mr. Piperno: **a unanimous roll call vote.**

**New Services:**

**Grant Avenue- addition of 1" Domestic Line:** Motion to approve new service. Motion: Mr. German, 2<sup>nd</sup> By Mr. Johnson: **a unanimous roll call vote.**

**706-710 Haddonfield Road- addition of 4" Domestic Line & 6" Fire Service:** Motion to approve new service. Motion: Mr. German, 2<sup>nd</sup> By Mr. Johnson: **a unanimous roll call vote.**

**Commissioners Reports / Discussions / Comments**

Mr. Brennan asked staff to research how the MPWC can make donations to Flint, Michigan, to which Mr. Saraceni agreed and indicated that staff would research.

Mr. German proposed that future Monthly Commission Meetings should be held at 4:00PM. A discussion ensued and it was decided that a final decision would be given at a later time, possibly the re-org meeting in July.

Mr. Piperno revisited the reduced connection fee for Crossroads Redevelopment Zone as requested by KMS Development. A discussion ensued. The Commission consented to a 50% reduction in connection fees, conditioned upon several stipulations that would be expressed by resolution or reflected in an authorized agreement prepared by staff.

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**A motion to approve Crossroads Connection Fee** formula as KMS request with numerous conditions and requirements: Motion by Mr. German and 2<sup>nd</sup> by Mr. Piperno. **A unanimous roll call vote.**

Mr. Johnson- Mr. Johnson commended Ms. Eisenmann and Mr. Fitzgerald along with their committee on the videos that were presented to the Pennsauken Historical Society. He recommended that the videos be available to others (possibly channel 19) to be viewed.

**Executive Session**

A motion was made by Mr. German and 2<sup>nd</sup> by Mr. Johnson to move to Executive Session for personnel matters at 8:15 PM without intention of returning to Public Session. A unanimous roll call.

Minutes of the Executive Session are to be kept confidential.

The Commissioners returned to public session at 8:22 PM. Motion: Mr. German and 2<sup>nd</sup> by Mr. Johnson: a unanimous roll call followed.

**Adjournment:**

A motion was made by Mr. German and 2<sup>nd</sup> by Mr. Piperno to adjourn the meeting at 8:23 PM: A unanimous roll call followed.

Submitted by,  
Carol Feriozzi & Michael Saraceni