

Borough of Palmyra
Redevelopment Agency Meeting Minutes
Monday April 3rd, 2017

The Redevelopment Agency Meeting of the Borough of Palmyra was called to order by Mayor Michelle Arnold at 6:30 pm.

At the call of the roll present were; Mayor Michelle Arnold, President Tim Howard, Mr. Cosky, Mrs. Russell, Mrs. Gina Tait, Ms. Mindie Weiner, Mr. Lewis Yetter

The Open Public Meetings Statement was then read into the record as follows:

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Municipal Clerk in the following manner:

- A. Posting written notice on the official bulletin board at the Palmyra Borough Hall on March 24th, 2017.
- B. Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on March 24th, 2017.
- C. Notice to All Council Members.

Palmyra Cove Nature Park/ NAI MEC Investigation/ Remediation

Mr. John Hogue of Environmental Resources Management gave an update on newly continued progress of the remediation on the south side of Rt. 73. Mr. Hogue indicated on March 20th, 2017 they were able to remobilize and begin the remediation for unexploded munitions in the Palmyra Nature Cove Park and on the NAI property. The highest risk areas were addressed previously and this is the next progression toward moving forward with the project. There is about two more months of intrusive work to be completed and the group was allowed access to work on Mondays. Mr. Hogue stated that no munitions have been found yet.

Ms. Weiner inquired have they not located any because they just have not dug deep enough. Mr. Hogue indicated no, as they could be at any depth; they have just begun the remediation and are only about 5% thru it. Mr. Hogue indicated they dig down about 4 feet however in some locations it may be a little deeper. President Howard asked if the rain or the weather slows things down, Mr. Hogue indicated not really, maybe a little but does make it a lot sloppier. Mr. Hogue indicated he is hoping to have the investigation completed by June. Mr. Hogue stated that when they first started the munitions investigation the Army indicated that they had cleaned up and not left anything behind; however the first week they began the investigation back in 2008, they found dozens of munitions. Mr. Hogue stated it's highly likely there are more out there and also there are some areas which they cannot investigate, such as under permanent building structures. John indicated, they know there are some munitions there, because there is metallic debris in the soil which is emitting a strong signal and because they are so close to where other munitions were found; it definitely warrants further investigation of those areas. Mr. Hogue stated that when munitions are located they are set off the next day as they are required to give 24 hour notice to certain state agencies and they must also notify the Borough. Mr. Hogue also indicated it is not as entertaining as it used to be as they are now able to contain the blasts better.

NJSCI Final Report

Mr. Hogue reported the New Jersey State Crime Commission Investigation report has to do with a lot of sites in New Jersey, however a good portion of it had to do with the grounds on the south side of Rt. 73 and the Fillit property in particular where the dumping occurred. The report did provide some detail information which may be helpful in the Borough's efforts, which we were working thru, however the bulk of those files are temporarily off limits. The report is publicly available. Mr. Rosenberg then further explained, that since the Borough is in litigation with Fillit, we have certain discovery obligations. The Borough is obligated to make available to Fillit information we would potentially utilize at trial. Mr. Rosenberg, Mr. Gural, Mr. Hogue and representatives from Fillit met to go over how best to disseminate the information we received from the NJSCCI. Some of the documents received were of a personal nature and were clearly marked "CONFIDENTIAL DO NOT DISSEMINATE", Mr. Rosenberg and the others agreed that perhaps the information should not be disseminated until we had approval from counsel of the NJSCI, Mr. Andrew Cliver. When notified of the sensitivity nature of the documents received, counsel for the NJSCI, Mr. Cliver indicated that that information should not be disseminated and he would come back and pick it up. Mr. Cliver pick it up on Friday March 31st, 2017, and Mr. Hogue was instructed by Mr. Rosenberg to destroy any documents he had. Mr. Rosenberg indicated we are still moving forward with our litigation. Mr. Hogue inquired if we would potentially get that information back once it has been screened. Mr. Gural indicated that was doubtful.

620 Highland Avenue (old PNC Bank Bldg.) Redevelopment Area (Active Realty Assoc. Willow Grove, PA)

Mr. Gural informed the governing body that Active Realty Associates contacted him and wanted to know if the Borough would be interested in purchasing the property at 620 Highland Avenue. Mayor Arnold indicated she also had been contacted and stated to the agent that she would like to schedule a walk thru with the construction official to get an idea of the condition of the building inside and to see if there are any violations which should be noted, before any decision or discussion would take place regarding the purchase of that property. Ms. Weiner asked if the property was already listed as area in need of redevelopment. Mr. Gural indicated yes. Ms. Weiner inquired "exactly what does that mean?" Mr. Gural stated it is an area in need of redevelopment, which means we hired a planner to investigate the property, they balanced the condition of the property against certain criteria which the state uses to define an area in need of redevelopment. This property met most of the criteria so the planner was comfortable in recommending to the Land Use Board, that they declare the area, an area in need of redevelopment. This gives the municipality the ability to condemn and by way of eminent domain acquire that property, if that was something the municipality wanted to pursue, although you would still have to pay the fair market price for the property. Mr. Rosenberg further stated it allows the municipality the ability to designate a redeveloper, without having to solicit bids. The redeveloper would then be eligible to seek loans, tax abatements, etc. It allows more opportunities to attract more outsiders to come in to redevelop the area. Ms. Weiner asked is there a reason we would want to be involved. Mr. Rosenberg indicated that is a decision the governing body would need to make, generally the governing body does not purchase property in a redevelopment area. Mrs. Russell inquired if we knew how long the property has been for sale. Mr. Gural indicated he did not know. Ms. Weiner

inquired, is there some way we could reach out to them and help them get more developers than they have been able to attract. President Howard indicated it was not our place to do their work for them.

PUBLIC COMMENT

Please sign in and state your name and address for the record. Council will give all comments appropriate consideration. Each citizen will be allotted up to five (5) minutes to speak, in order to allow everyone an opportunity to ask questions and express their opinions or concerns. Please direct all comments to the Mayor. Each citizen may only speak once during each public portion.

Mrs. Russell made a motion to open the public portion, President Howard second the motion.

At the call of the roll.

All voted in favor of the motion

Tom McElwee – Columbia Avenue – The redevelopment on the Southside of Rt. 73 from the railroad tracks north, how far does it go? Mr. Gural indicated it starts just north of the train trusses and goes down to the Palmyra Cove Nature Park and the Bridge Commission property. How are you going to investigate the buildings which may have munitions underneath them? Mr. Gural stated that's a problem. The previous NEC remedial investigation report listed also the entire site of the NAI property. The areas which could not be investigated were the two building on the NAI property, the only way would be to knock the building down.

President Howard made a motion to close the public portion. Mrs. Russell seconded the motion.

At the call of the roll.

All voted in favor of the motion

REDEVELOPMENT AGENCY COMMENTS

Lewis Yetter indicated he would like to see Highland Avenue developed.

Bernadette Russell indicated the same.

Mindie Weiner stated no comment

Gina Tait stated no comment

Frank Cosky stated no comment

President Howard stated no comment

Mrs. Russell made a motion to adjourn the meeting, President Howard second the motion.

At the call of the roll.

All voted in favor of the motion

Meeting Adjourned at 6.58 pm

Respectfully Submitted

Doretha R. Jackson

Acting Municipal Clerk