

Borough of Palmyra
Council Caucus Meeting Minutes, 7:00 PM
Monday August 7th, 2017

CALL TO ORDER

The Caucus Meeting of the Borough Council of the Borough of Palmyra was called to order by Mayor Michelle Arnold at 7:00 pm

ROLL CALL

Present: Mayor Michelle Arnold, President Tim Howard, Mr. Frank Cosky, Mrs. Bernadette Russell, Ms. Mindie Weiner, Mr. Lewis Yetter
Absent: Mrs. Gina Tait

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

OPEN PUBLIC MEETINGS STATEMENT

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 January 10, 2017.
- B. Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on January 10, 2017.
- C. Notice to All Council Members.

INVOCATION

Prayer was given by Mr., John Gural

APPROVAL OF MINUTES July 17th, 2017 Regular Council Meeting and Executive Session Meeting Minutes

Mr. Cosky made a motion to approve the Regular Council meeting and Executive Session Minutes of July 17th, 2017. Mr. Yetter seconded the motion.

At the call of the roll.

AYES: Mr. Cosky, Mrs. Russell, Ms. Weiner, Mr. Yetter, President Howard

NAYES: None

Absent: Mrs. Tait

CORRESPONDENCE

Mayor Arnold acknowledged a thank-you note received from the Walz Family.

Mayor Arnold then read a letter received from Jennifer Stonerod, of the N.J. Division of Criminal Justice indicating we would not be receiving the Detective Matthew L Tarentino of Community Policing Grant.

PROFESSIONAL UPDATES

William Kirchner, ERI- Mr. Kirchner indicated the six items he was asked to look into are as follows. Mr. Kirchner explained the various options of addressing the roadway and the cost associated with each option to eliminating the cracks along Temple Blvd. from Souder Street to Cinnaminson Avenue. In detail he went over each option from repairing and working on the joints only in the travel lanes to a complete reconstruction of the street. Mr. Gural asked for consent to contact the BC Bridge Commission to see if they would be willing to help with the costs. Borough Council agreed.

Mr. Kirchner also presented a proposal to the Mayor and Council to determine the appropriate traffic calming measures for Temple Boulevard. The cost to prepare the study is \$23,500.00, which could include a potential roundabout at Firth and Temple to help slow the traffic down.

Mr. Kirchner indicated several ways for the Borough to deal with the parking issues in the downtown area. Some suggestions were indicated in his July 5th letter which could include parking kiosks in the municipal parking lot, to hiring SLEO 1 Officers. A SLEO 1 Officer does not carry a gun however can enforce parking issues. Mrs. Weiner indicated we may wish to consider parking permits. Mr. Gural indicated currently we are just bring information to council for them to consider.

Mr. Kirchner presented to Council for consideration, a proposal for the engineering design services for the intersection improvements to the un-signalized intersection of Virginia, Maryland and Oregon Avenues. The proposal cost is \$9,500.00.

Mr. Kirchner presented a proposal for engineering design services for Filmore Street Improvement Project, which encompasses Filmore Avenue between South Broad Street and Spring Garden Street, the cost \$3,000.00. Mr. Kirchner explained the estimate was based on completing this project in conjunction with the Orchard Avenue Project.

Mr. Kirchner indicated he spoke with Mr. Haines and they thought all the pothole work was complete, however pothole requests are still coming, so they will continue to address those requests as they come in.

Mr. Kirchner indicated emergency buttons were installed by Bevan at Borough Hall in the court office, tax office, finance office construction office and community center which alert the police department when activated.

Mr. Kirchner stated the last four thermostats in the community center will be added to the automated system at the cost of \$1,868.00. Mr. Kirchner also noted the additional electrical improvements in the concession stand are complete at the cost of \$4,950.00.

Mr. Kirchner indicated he was working with public works installing new stop signs at Charles Street and Park Avenue for the four way stop, the stripping will be completed as soon as the signs are installed. The project should be completed in the next two weeks before school starts. Additionally new stop signs or adjustment of existing stop signs will be completed at Spring Garden, Parry, 5th Streets and Morgan

Avenue, also at Morgan Avenue and 4th Street, Garfield Avenue and 4th Street, and Garfield Avenue and 5th Street, once completed the stop bars will be done.

Mrs. Russell inquired if crosswalks are installed when stop signs are installed. Mr. Kirchner stated no, crosswalks are usually only put in in high pedestrian traffic areas.

Mr. Kirchner stated he gave a pending draft report the Mr. Gural regarding main Harbour Drive.

Mr. Kirchner indicated he put together a proposal to fill in the gaps on roads which road work has to be completed by New Jersey American Water or PSE & Gas, as they are not required to repair what they did not disturb. There are three sets of proposals, to fill in the missing pieces of the work New Jersey American Water did on various streets, we are looking at about \$350,000.00; the work that PSE & G is doing on various streets is about \$136,000.00; and the remaining just to clean up is about \$145,000.00. Those estimates were presented to Mr. Gural so the Borough can decide how they wish to proceed.

Mr. Kirchner provided the proposals for Orchard Avenue and some additional information was received from Kerbeck which they are currently going thru.

Mr. Kirchner stated they received the proposals from South Jersey Turf for the work at the ballfield which he forwarded to Mr. Gural.

Mr. Kirchner indicated he received a letter from the EIT Loan indicating they have closed out our sewer plant upgrade project from an oversight perspective and our new sludge permit was issued today.

Ms. Weiner asked if the thermostat control would be set up with the new person. Mr. Gural indicated yes. Ms. Weiner also stated with the rain we have several areas which flood a lot, was he aware of that.

Mr. Kirchner stated he was aware of it however no one has asked him to look into it, with that said there are some things that have been done to help with the drainage in that area. Some discussion was had regarding things that were done.

James Winckowski, CME –Mr. Winckowski indicated they are currently working on two projects, first the above ground storage tank project, which they are talking with the BCBC to determine how they want to help with this project. Mr. Winckowski, Mr. Gural and the CFO looked at the number of times the Borough has to go to Cinnaminson Township to fill up gas tanks every day and they concluded the cost savings to the Borough just regarding the trips associated with driving back and forth to Cinnaminson, about 9,000.00 miles per year, amounts to about \$25,000.00 per year, not to mention the loss in productivity and time spent out of the Borough.

Mr. Winckowski indicated proposals were submitted to the governing body from the vendor they are recommending for the project. Also submitted with the proposals are references from other communities in the area which have used them and also the scope of the work to be completed. Mr. Winckowski stated that the areas to be covered included all three floor of the Municipal Building, the Community Center, all the sport fields at Legion Field, tennis courts, the War Memorial, Ethel B Hardy Park and Palmyra Promenade. Mr. Winckowski stated the initial cost is about \$320,000.00, and there are other costs for maintenance, spare cards and operations that are recommended. Mr. Gural indicated we already have budgeted \$350,000.00 in capital funds and although the construction comes in at \$320,000.00 we would like to roll the soft costs into it also. Mr. Gural indicated he would be asking for an additional \$60,000.00 for the Capital budget so that we may complete the project, if council so desires. Ms. Weiner inquired, are there \$60,000.00 in soft costs. Mr. Gural indicated no the soft cost is

\$20,000.00 however there is about \$32,000.00 in contingencies and a three year warranty and maintenance we would like to pay for up front. Ms. Weiner asked how long we had the current system. Mr. Gural indicated it is many different systems which do not interface with one another and were all installed at different times. After some discussion Mr. Yetter inquired if there was some sort of DRV which records all activities. Mr. Winckowski indicated the recorder will record for about 30 days. Ms. Russell inquired if there was a chance to working with the schools. Chief Pearlman indicated no that is a totally different project.

Maser Consulting- Mr. Gural indicated the Palmyra Promenade project is due to be completed by week ending 8/21/2017. Mr. Gural indicated there is an opportunity for Council to have something engraved, for free, on six of the benches being installed, there are 10 benches total being installed however four benches were donated in the names of loved ones. Mr. Gural stated that if council wanted to have something engraved on the benches they needed to let him know tonight as he would have to let the company know in the morning so they could keep to their schedule. After some discussion Mayor Arnold suggested the name of the park, Ms. Weiner suggested the names of our various volunteer organizations. Mrs. Russell suggested we wait and, even if there is a cost, give us time to think about it, not rush to make a decision right now.

David Gerken, CGP&H- Mr. Gerken stated there were currently putting the application together for the ADA compliant issues along Harbour Drive. Mr. Gerken also noted the application was being funded by the BCBC so there is no cost to the Borough of Palmyra. Mr. Gerken indicated we applied for this grant last year and were not successful so we changed some things in the application and hopefully it will be granted this year. Mr. Gerken stated we are still waiting to hear regarding the application for the Grove/Bandshell. Mrs. Russell asked if there were plans for that project. Mr. Gerken stated Mr. Gural had them. Mr. Gerken also noted that the Borough's Master Plan is due for reexamination in 2018, which the State mandates be completed every ten years. Mr. Gerken indicated he would keep council posted as to those proceedings.

Dominic Vilecco, V-Comm., LLC – Mr. Vilecco stated his company was retained to look at two cell tower projects. Mr. Vilecco stated the first project was to see if there was room to place additional carriers on the tower for additional revenue and second of the two carriers on the tower ATT and Sprint, ATT's lease has expired, and they are currently on a month-by month agreement. Mr. Vilecco indicated he was sure they would like a more permanent arrangement. Mr. Vilecco stated he and Mr. Rosenberg, put together a bid package, to allow others with an interest to bid on the available space on the tower. Mr. Vilecco also indicated the bid packet was written in a way so as, it could be used again if there were open space available on the tower in the future. Mr. Gural asked Mr. Rosenberg if a resolution was required to release the bid documents to the public. Mr. Rosenberg replied, "Yes". Mr. Gural indicated at the next meeting the resolution would be on the agenda for Council's consideration. Mr. Vilecco stated he was also asked to look at the proposed site at public works to determine if it would be a good location for an additional tower. It was determined that there are some locations on public works grounds which will work. Mr. Vilecco went over his report in detail with council and

indicated V-Comm. ran some coverage studies which determined that this is high density area, and the sewer plant area is a preferred tower location in our zoning ordinance. Mr. Villecco stated the sight plans could support all four carriers. After some additional discussion, Ms. Weiner asked how much does the average carrier pay for use on a tower. Mr. Villecco stated about 2,500.00 per month. Mayor Arnold inquired who would pay for the tower. Mr. Villecco went over a number of scenarios which could occur. After some additional discussion Council decided get the bids out for the existing tower, get that leased and to revisit the potential new tower in three or four months once they have had the opportunity to what the need is.

PUBLIC PORTION

This public portion is for discussion on professional updates, resolutions and ordinances listed on the agenda. 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, Mr. Cosky second the motion.

All members present voted in favor of the motion

No one from the public wishing to be heard, Mr. Yetter made a motion to close the public portion. President Howard seconded the motion.

All members present voted in favor of the motion.

RESOLUTIONS Consent Agenda

Resolution 2017-171 to Resolution 2017-174 will be enacted as a single motion, if any resolution needs additional discussion it will be removed from the consent agenda and voted on separately.

- **Resolution 2017-171**, Resolution Authorizing Adam Greenberg, Esquire To Foreclose Upon Various Tax Sale Certificates And/Or Liens Held by the Borough of Palmyra through an In REM Foreclosure Proceeding
- **Resolution 2017-172**, Resolution Extending the Grace Period For 2017 Third Quarter Property Taxes
- **Resolution 2017-173**, Resolution Authorizing Increases in the Salary for Chief of Police Scott Pearlman to \$115,000.00 effective September 1st, 2017 and to \$122,000.00 effective January 1, 2018 and for Lieutenant of Police Meghan Campbell to \$104,000.00 Effective September 1st, 2017 and to \$107,000.00 effective January 1st, 2018
- **Resolution 2017-174**, Resolution Amending Resolution 2016-52 Which Authorized the Cancellation of the Taxes for a Totally Disabled Veteran, Leonard Newton Located at Block 134 Lot 6 for Tax Year 2015 and Thereafter and Refunding Taxes Paid

Mrs. Russell requested Resolution 2017-171 and Resolution 2017-173 be removed from the consent agenda for additional discussion.

Mrs. Russell made a motion to approve Resolution 2017-172 and Resolution 2017-174. Mr. Cosky seconded the motion.

At the call of the roll.

AYES: Mr. Cosky, Mrs. Russell, Ms. Weiner, Mr. Yetter, President Howard

NAYES: None

As requested by Mrs. Russell, **Resolution 2017-171**, Resolution Authorizing Adam Greenberg, Esquire to Foreclose upon Various Tax Sale Certificates and/or Liens Held by the Borough of Palmyra through an in REM Foreclosure Proceeding was removed from the consent agenda for additional discussion.

Mrs. Russell as for clarity as to what Mr. Greenberg was going to be doing. Mr. Rosenberg explained that the Borough holds annual tax sales, the goal of the tax sale is to sell any delinquent or outstanding taxes and or sewer payments which have not been paid. Mr. Rosenberg stated sometimes no one at tax sale bids on the outstanding certificates, therefore the Borough becomes the holder of the tax sale certificates. The Borough can, after holding the tax certificates for a period of six months, filing an in rem tax foreclosure, acquire ownership of the property. Mr. Rosenberg stated, the Tax collector has identified various properties which the Borough holds the tax sale certificates and this resolution will allow Mr. Greenberg to begin the foreclosure process so that Palmyra Borough can obtain ownership of these various parcels. After the Borough has obtained ownership, the Borough can decide how it wishes to move forward with the various properties. Ms. Weiner asked if there had been discussion about what to do with the properties once ownership is obtained. Mr. Gural indicated nothing had been decided, we are currently only seeking ownership. After some additional discussion. Mrs. Russell asked if we were only looking at the ones which were designated. Mr. Gural indicated we are only looking at the properties on the list which was given to council several months ago with pictures of each parcel.

Mrs. Russell made a motion to approve Resolution 2017-171. President Howard seconded the motion.

At the call of the roll.

AYES: Mr. Cosky, Mrs. Russell, Ms. Weiner, Mr. Yetter, President Howard

NAYES: None

As requested by Mrs. Russell, **Resolution 2017-173**, Resolution Authorizing Increases in Salary for the Chief of Police Scott Pearlman to \$115,000.00 effective September 1st, 2017 and to \$122,000.00 effective January 1, 2018 and for Lieutenant of Police Meghan Campbell to \$104,000.00 Effective September 1st, 2017 and to \$107,000.00 effective January 1st, 2018 was removed from the consent agenda for additional discussion.

Mrs. Russell stated we had some discussion in our closed session at last meeting. We were given this request without any information or questions prior to that meeting. Mrs. Russell requested the

resolution be pulled completely as, “we did not have a good conversation about this”, “why was this not in the budget for the forthcoming year”, “why is this occurring right on the shoestrings of negotiations”. Mrs. Russell indicated she “was not comfortable making a decision at that (sic), straw vote decision that we were doing at that meeting without information”. Mrs. Russell stated that just because we have the money doesn’t mean we have to spend it. Mrs. Russell indicated she had concerns about this, and the way it was handled and presented to council. Mr. Cosky stated he thought this had been resolved at the last meeting when we spoke about it, as we had time to discuss it, everyone had an opportunity to voice their opinions and we came to a unanimous agreement. President Howard indicated that we did have a lengthy discussion on it however if someone has additional questions about it, this is not something which is trivial, so those questions should be answered, it is possible we missed some things during our discussion. Mrs. Russell indicated conversations were had during the public safety committee meeting regarding this, however none of that information was relayed to council prior to our closed session. Mr. Cosky asked what the prior salaries were. Mayor Arnold stated everything was done correctly, the employees were properly rice noticed prior to our meeting which then allowed us to speak with them and about their employment with the Borough. Ms. Weiner stated that her understanding was that information discussed in committee meetings is then brought to council for discussion. Ms. Weiner indicated some of council was not given any information about this matter and the first time they were hearing about it was at the closed session meeting. Mayor Arnold stated the matter could not be discussed openly among council until the proper rice notifications were made and directions was received from the employees being noticed. Mrs. Weiner indicated that while it was discussed in length she felt like there was a little pressure to make a decision at that moment. After much discussion, Mr. Rosenberg indicated the procedure in which this was handled in his legal opinion was done correctly and in compliance with the law. Mr. Rosenberg also stated that if the governing body wished to have additional discussion regarding this matter that it could not be tonight as those affected employees must be rice noticed again. After some additional discussion council decided to table the resolution for additional discussion at another time.

Mrs. Russell made a motion to approve **Resolution 2017-175**, A Resolution to withdraw Resolution 2017-173. President Howard seconded the motion.

At the call of the roll.

AYES: Mrs. Russell, Ms. Weiner, President Howard

NAYES: Mr. Cosky, Mr. Yetter

Resolution 2017-173 was withdrawn from consideration.

MOTION FOR APPROVAL

Motion for Approval of Bingo License for Independence Fire Co #1 for Coach Bag Bingo on September 24th, 2017.

Mrs. Russell made a motion to approve the Bingo License for Independence Fire Co #1’s Coach Bag Bingo on September 24th, 2017. Mr. Cosky seconded the motion.

At the call of the roll.

AYES: Mr. Cosky, Mrs. Russell, Ms. Weiner, Mr. Yetter, President Howard

NAYES: None

COMMUNITY SPOTLIGHT

Mayor Arnold stated National Night Out was rained out however plans are being made to hold a mini night out so book bags and some other items we had for National Night Out can be distributed. Mayor Arnold thanked Chief Pearlman and the Police Department for all their hard work.

Ms. Weiner indicated that the Burlington County Times subscribers have voted the Palmyra Halloween Parade as "One of the Best 2017".

Mayor Arnold also indicated the following events will be taking place on the following dates:

PHSFEE will be hosting A Casino Night on September 9th, 2017 at Sacred Heart in Riverton,

The Independence Fire Company will be hosting a Designer Bag BINGO on September 24th, 2017 at the Fire House and Free Mammograms for Burlington and Camden County residents is being held at Virtua in Burlington and Camden counties.

Shawn Toner Vice-President of PHSFEE, Palmyra High School Foundation for Educational Excellence thanked Borough Council for their past support and again noted the Casino Night was being held on September 9th, 2017 at Sacred Heart Church in Riverton and the tickets are \$60.00 each, additionally we will be having a 50/50 and anyone wishing to sponsor a table can contact him and he will help them with that.

DISCUSSION ITEMS

Mr. Gural stated the capital improvement ordinance will be introduced at our August 21st, 2017 meeting with public hearing and final adoption at the September 18th, 2017 meeting. Twenty days after advertisement of the final adoption, we will be able to begin making those purchases. Mr. Gural indicated there are a couple of new things that were not anticipated when we prepared the Capital Budget which we previously discussed that will be included in the amendment to the capital budget. They included the steam roller and the saw for Public works to complete pothole repairs about \$50,000.00 and \$60,000.00 to add to the installation of security system/cameras in Borough Hall Project. Mr. Gural stated that even if we included these and any item in the Capital Ordinance Budget does not mean we will be doing those projects. Everything when the time comes, will still have to be authorized by Borough Council before we proceed forward. The total for the Capital Budget for 2017 is \$1,909,000.00 which includes the purchase of the ladder fire truck. This requires a 5% down payment, of \$95,450.00, which is already included in the Capital Improvement Fund balance. Mr. Gural explained bond anticipation notes (BANS) and how the process works, indicating that the capital ordinance allows the CFO to borrow the funds needed however the funds will not be borrowed until we have decided to move forward with a specific project which would require us to have the funds available. Some additional discussion was had regarding the current projects and potentially adding various other things. Mr. Yetter asked if this ordinance included the Public Road pump station. Mr.

Gural indicated yes in 2018. Ms. Weiner asked if the road improvement projects Mr. Kirchner spoke about earlier was included in this ordinance, Mr. Gural indicated yes. Mrs. Russell inquired if this was the time to include furniture for the farmer's market/summer concerts. Mr. Gural indicated yes now would be the time, after some discussion, Ms. Russell stated it would not be added now but she will do some research and bring it back to council at a later time.

Mr. Gural indicated, Chief Pearlman is working with the Bridge Commission regarding the signage on Temple Blvd. and Souder Street, Market and Souder Streets and on Rt. #73 regarding truck restrictions and speed limits. Mr. Gural stated that the parking enforcement issue and the SLEO 1 will remain as a discussion item as we gather more information. President Howard asked if the code enforcement person could become a SELO 1 and be able to additionally handle parking enforcement. Mr. Gural indicated he would see if that was possible.

Mr. Rosenberg submitted a package to the governing body regarding the vacant property ordinance and the abandoned property ordinance we introduced at last meeting and indicated to council that perhaps until everyone had had a chance to review it and the governing body had a chance to have a discussion regarding it, perhaps we should table the ordinances until that discussion was had. Mr. Rosenberg indicated perhaps a special work session should be held to work on the details of the ordinances. After some additional discussion, Mr. Gural stated he will coordinate a special meeting for discussion of both vacant and abandoned property ordinances. Mr. Gural and Mr. Rosenberg indicated ordinance 2017-07 amending the regulation of vacant/abandoned property and Ordinance 2047-08 establishing an abandoned property list will be withdrawn and no public hearing will be held on August 21st, 2017.

Mr. Gural notified the governing body that at 6:30 pm on August 21st, 2017 before our Regular council meeting a public hearing will be held for New Jersey Small Cities Public Facilities Program Grant.

Mr. Gural stated that in order to maintain our compliance with FEMA we are required to update our Flood Damage Prevention Ordinance. Our Ordinance was last updated in 2009, Ms. Kilmer has prepared the updated version of our Flood Prevention Ordinance and it will be introduced at our next regular council meeting.

Mr. Gural stated that CGP&H will be submitting a proposal for the housing inspections both CO and rental, which they performed for the Borough before, and which Mrs. Kilmer has currently been completing. Due to the work load and other responsibilities which Mrs. Kilmer has, we are trying to lessen the load and come to some agreement which will be mutually beneficial to all concerned. Mr. Gural indicated he would have more information at the next meeting. (It should be noted, that Mayor Arnold left the room at 9:32 pm and returned at 9:36) Mr. Rosenberg inquired if that proposal should go out to bid. Mr. Gural indicated they are already one of our approved vendors, and we are only seeking proposals at this point.

Mr. Gural stated that the agreement for the Burlington County Energy Aggregation Program was renewed for an additional two year period. Mr. Gural explained the due to the Burlington County Freeholders last minute renewal request July 25th, which needed to be completed before the end of week and Council not having a scheduled meeting during that time the extension was signed, to allow the Borough residents the opportunity to continue to participate in the program. If the extension was not completed our Borough residents would not be able to participate. The original ordinance allowed the Mayor to execute all documents to advance the program, so the extension papers were executed and

returned to the Burlington County Freeholders. Mr. Rosenberg indicated that Borough Council should adopt a resolution indicating retroactively the approval of the Mayor and Administrator's decision to extend the term of the Energy Aggregation Program. Mr. Gural stated all the provisions remain the same except this time there is a guaranteed savings of 3% over P S E & G. Additional discussion was had. President Howard made a motion to approve **Resolution 2017-176**, Resolution to extend the Energy Aggregation Program for an additional two year period, retroactive to July 28th, 2017. Mrs. Russell seconded the motion.

At the call of the roll.

AYES: Mr. Cosky, Mrs. Russell, Ms. Weiner, Mr. Yetter, President Howard

NAYES: None

Mr. Gural notified Borough Council that we received a donation request from the Halloween Parade Committee, he further noted that all the required information has been submitted and the request will appear on the bill list next month.

Mayor Arnold stated she has again received a scholarship for the National Foundation for Women's Legislators Conference in Minneapolis, Minnesota from November 14th, 2017 thru November 18th, 2017.

Mr. Gural indicated we have several volunteers for various projects and wanted to make sure they were covered in the event someone was unfortunately hurt volunteering for any various Borough sponsored program. Mr. Gural stated he had obtain quotes, and with Council approval, would purchase the policy to cover volunteers working on behalf of the Borough of Palmyra. The cost for the insurance is about \$400.00 per year which pays their co-pay and deductibles should they get hurt while volunteering on Borough events. They would still use their primary insurance but this would cover any deductibles which they might have to pay. Mr. Gural also noted that should someone not have insurance this would become their primary insurance. Mayor Arnold indicated that volunteer names should be submitted prior to the event, and additional information would be forthcoming as to how it should be handled. Mayor Arnold indicated she and Chief Pearlman are working on the back pack giveaway program. Office Depot and The National Foundation for Women's Legislators are donating 150 back packs for the event. Additional information will follow.

Mr. Gural stated the Borough received a subordination request from a resident regarding their mortgage loan refinance. The appraised value of the home is 110,000.00 and they wish to refinance \$86,250.00, the Borough of Palmyra Rehab lien is \$10,000.00, so the total of the liens would equate to 88% LTV. Our policy indicates it should not exceed 80%. Mr. Rosenberg indicated this approval would jeopardize our Rehabilitation lien, as if a foreclosure situation came to be, those funds which came from a RCA fund, the sending municipality could lose that COAH credit, which the municipality would have to replace. The funds to replace that credit would come from the pockets of the tax payers. Mr. Rosenberg stated the subordination request does not meet the terms of a subordination agreement that he could recommend. Ms. Weiner stated she was unaware of how the policy read however knew of situations where the homeowners could not refinance to get better rates because the Borough would not subordinate their lien. Mr. Rosenberg stated it has to do with the amount the individual is seeking to

refinancing. Mr. Yetter indicated if there is less equity in the property we could stand a chance on losing our money. Mr. Cosky stated we don't want to subordinate if there is a good chance we could lose money. Mr. Gural indicated the program forgives half of the original loan amount after 10 years, the other half is due and payable upon a title change/ sale of property. Mayor Arnold indicated the home has an enormous amount of equity which they are completely drawing out and leaving the Borough exposed. Mayor Arnold stated you have to wonder why they are taking out that much cash, are they going to sell the property or put a tenant into the property, our responsibility lies with the residents and taxpayers of Palmyra. Mr. Cosky inquired if they would be interested in taking a lesser amount to keep it in line with our policy at the 80% LTV. Mayor Arnold inquired if the property was owner occupied. Mr. Gural replied yes and there is no intention of making it a rental. After some additional discussion, Mr. Gural indicated he would speak with the homeowner and see if he would be willing to bring the amount into an 80% LTV.

Mr. Gural stated Burlington County JIF has an EPL Helpline/Attorney consultation service which is available for our use. Mr. Gural indicated he is the first contact, however we need to appoint an alternate contact person by resolution. As Chief Pearlman is the alternate fund commissioner we would recommend he be appointed as this alternate contact person also, a resolution will be on the agenda at the next meeting for your consideration.

Mr. Gural indicated Westlaw Legal is a people map finder service and gives us the ability to locate property owners, banks and things of that nature. Mr. Gural indicated it is his intention to purchase that service. Ms. Weiner asked how much the service was. Mr. Gural indicated about \$6,000.00 a year. Ms. Weiner asked if it finds cell phones, Mr. Gural indicated yes.

Mr. Gural indicated the new tax rate is 3.77% up .74 cent and 2% over last year. The School Board received an additional 50 plus thousand which they choose to include in their budget.

Mr. Gural notified Borough Council that Hardenberg Insurance will be doing a presentation next month on safety.

Mr. Gural also notified Borough Council that the New Jersey League of Municipalities will be hosting its annual convention November 14th, 2017 thru November 16th, 2017. Please notify Ms. Jackson if you intend to attend and if you will be needing hotel accommodations. Please do it as soon as possible.

Mr. Gural said Rick Dreby is again serving as acting code enforcement officer for another month.

Mr. Gural stated everyone was given copies of the master plan and the two updated documents, please send all recommendations to Mr. Gural and remember, this is not our decision to make, we can only make recommendations which the land use board may or may not consider.

Mr. Gural stated earlier this evening we discussed Maryland, Virginia and Oregon Avenues and at the next meeting they will be a resolution on the agenda for your consideration regarding those improvements.

Mr. Gural indicated we will be sending the Palmyra Police Association a letter requesting that we begin to set meetings next month regarding the contract negotiations.

Ms. Weiner indicated she had spoken with two different artists, one regarding the actual painting of the mural who would be providing a sketch so that council could have some sort of visual and another artist from Riverton and has done a couple of murals there. Ms. Weiner indicated they are taking about prices and she would get back to council when she hears from them. Additional discussion was had

regarding preparation of the wall and the traffic in that area. Mayor Arnold stated she was obtaining two quotes for the wrap, and asked Ms. Weiner to send her the information which she has. Mayor Arnold indicated more information will be forthcoming at our next meeting.

Mr. Rosenberg stated the Fillit Litigation would have to be talked about in closed session.

Mr. Gural stated we need to schedule some significant time to talk about the Orchard Avenue and Filmore Streets in regards to vacation of the streets, there is a lot of material to review and that needs to take place in closed session.

ADMINISTRATOR REPORT

Mayor Arnold indicated the Town Wide Yard sale will be held on September 23rd, 2017.

Mr., Gural stated there are a couple of minor amendments which need to be made to the salary resolution, which will appear on an upcoming agenda for your consideration.

Mr. Gural indicated that Palmyra Holdings has paid the monies however has not picked-up nor paid for the permits which have been waiting, additionally no inspections have been scheduled or completed.

Mr. Gural asked Mr. Rosenberg to notify them accordingly.

Mr. Gural stated that the Tri-Boro Cert Agreement, is complete. The term is for 5 years and all original papers have been signed by all parties and returned to the Borough of Palmyra.

Mr. Gural indicated Mr. Rosenberg has reach a settlement agreement on the Borough's behalf, with Spurs Capital regarding 34 Pear Street. Spurs Capital has agreed to pay \$10,000.00 and the Mayor of Borough of Palmyra will discharge the mortgage. Mr. Rosenberg indicated that the agreement should be done by resolution.

Mrs. Russell made a motion to approve resolution 2017-177 A Resolution to approve a settlement agreement between Spurs Capital and the Borough of Palmyra, where Spurs Capital will pay the Borough of Palmyra the sum of \$10,000.00 and the Borough will discharge the Palmyra Rehabilitation Lien against the property. Mr. Cosky seconded the motion.

At the call of the roll.

AYES: Mr. Cosky, Mrs. Russell, Ms. Weiner, Mr. Yetter, President Howard

NAYES: None

Mr. Gural stated we have an amendment to Ordinance 2016-19 Regulating Towing and Towing Operators in the Borough of Palmyra. The amendment allows for free towing of Borough vehicles and vehicles the Borough Police Department is having impounded. Mr. Gural stated it should be ready for next meeting.

Mr. Gural indicated the Habitat for Humanity's Land Use Board application was approved, however we have still not signed the agreement of sale.

Mr. Gural stated he recently received a complaint about the time that it is taking for the Riverfront Drive sinkhole to be completely repaired. Mr. Gural informed Borough Council that on Friday he received a letter from the property manager Anthony Sorrentino that the project is complete and the road is open for traffic and the drainage pipes underneath have been slip lined and are completely opened. All this was done at their own cost and they have reimbursed the Borough for all the repairs we completed earlier.

Mr. Gural indicated new signs regarding littering are being completed and as soon as we purchase new receptacles for our parks they will all be installed. Ms. Weiner inquired if the receptacles were for the downtown area as well. Mr. Gural stated the ones we are currently purchasing are only for the parks.

Mr. Gural noted that the Shade Tree bids have been returned and the winner of the bid was Eastern Environmental, LLC. Mr. Rosenberg is currently looking over the bids for completeness and compliance and the resolution to award the contract will be on the agenda at next month's meeting for council consideration.

Mr. Gural notified Borough Council that the 2017 Municipal Best Practices is in; it only has 25 questions this year and we must score a certain level to be eligible for 100% of our state aid. The questionnaire is due back by October 20th, 2017. Mr. Gural indicated we would probably hold our public hearing at the meeting the week before October 16th, or November 6th, 2017.

Mr. Gural asked Chief Pearlman to speak about the Safe and Secure Grants. Chief Pearlman stated we lost the Safe and Secured grant in 2010 however after four years we were able to get it back and the State just paid us for 2014 \$39,485.00, all the paper work has been submitted for 2015/2016 fiscal year which we should be receiving it in 30 to 60 days and Chief Pearlman indicated he is working on the paper work for fiscal year 2016/2017 which will close out last year and we will be up to date. This should add another \$79,000.00 to surplus. Mayor Arnold thanked the Chief for all his work and effort in getting the grants back.

COMMITTEE REPORTS

Mayor Arnold indicated there was no Palmyra Harbour Condo Association meeting this month. Mayor Arnold stated the public safety committee will be sending a letter to the Palmyra Police Association regarding the upcoming negotiations and the safety committee will meet prior to meeting with the association. Mayor Arnold stated the communications committee met and they have a draft of the newsletter to be sent to our residents; they will meet one more time to finalize the newsletter. Mayor Arnold spoke about the backpack giveaway, and the possibility that the PTA may be doing something similar and perhaps they could combine those efforts. Mayor Arnold asked Mrs. Russell to let her know. Ms. Weiner asked Mayor Arnold if there was some information she would share from the social media class with the tax office. Mayor Arnold indicated no. Ms. Weiner asked if there was some information she wanted to share with council from that class. Mayor Arnold indicated she would sit down with Ms. Weiner and Mrs. Russell and share that information.

Mr. Yetter stated the public works committee will not be meeting for another two weeks, however the green team met and decided the actions they need to take to become certified by Sustainable New Jersey. Mr. Yetter also reminded everyone that the Summer Concerts are still going, John Johnson and the Escape Land will be in concert tomorrow.

Mr. Cosky stated the construction committee met and had conversations about parking and the impact on business in our downtown area. Additionally Mr. Cosky indicated they had conversation about signs and the sign ordinance and are working on making some changes to it. Mr. Cosky stated the committee spoke about outdoor seating, the restrictions and why business cannot have it in many locations.

Mrs. Russell indicated the School Board will be meeting on Wednesday at 7:00 pm. Mrs. Russell also stated the Shade Tree committee had conversations and is requesting Mr. Rosenberg write a letter to

PSE & G and Nelson Tree Service regarding the manner in which the trees are being trimmed and the trimming of trees on private property without notification.

Ms. Weiner stated the Business and Community Committee met and spoke about outdoor seating and hopes to bring something to council for consideration soon. Additionally Ms. Weiner indicated the committee had some conversation about zoning regarding what can and cannot be done in specified areas, and is hoping have more information to present at a later date. The committee will be meeting again on this coming Wednesday. The Farmer's Market is still going and we have had many requests to continue into September. Ms. Wiener also stated the Farmer's Market has begun to do various different theme nights like, water balloon night. Ms. Weiner thanked public works for their work and effort in moving tables and chairs from location to location. Ms. Weiner stated the movie license has been renewed and they are considering a film festival at the band shell. Ms. Weiner indicated she would organize it and asked Mr. Cosky if he would be willing to help make it happen. Ms. Weiner indicated she was thinking it would be twice a month for August and September. After some discussion it was decided Ms. Weiner and Mr. Cosky would talk about it and get back to council with what was decided. Ms. Weiner indicated she would like to see more art in our community, however in order to receive grants for the arts, there is a need for an art district. Ms. Weiner stated so as we get ready to revisit the master plan she was hoping that possibly something could be included to create an art district. Ms. Weiner indicated the administration committee has not had a meeting but will be meeting soon.

President Howard indicated the youth and recreation committee met last and spoke about the new coordinator position and enforcing the existing rules and regulations regarding the fields and use of our community center. President Howard inquired about Mr. Fox's report and the changes that had been made to the manner in which we were addressing the lip on the field. Mr. Gural stated that instead of extending the dirt infield we are going to replace it with sod. Because we are replacing the sod we will need extended time off the field to allow for the sod to grow. Mr. Gural stated Steve Falicki from Pal/ Riv AA has been notified about the extended time needed off the fields.

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.

Mr. Yetter made a motion to open the public portion, Mr. Cosky second the motion.

All members present voted in favor of the motion

Mr. Giannone- Delaware Avenue – Mr. Giannone indicated he was the owner of a small property company were they purchase, rehab and resale properties. Mr. Giannone indicated he purchased 452 Delaware Avenue on December 16th, 2016 having no knowledge of the Borough's vacant property ordinance. In May when he went to sell the property he was told that was an outstanding vacant registration fee of \$9,500.00. Mr. Giannone indicated that the vacant registration ordinance has a lot of fundamental flaws. Mr. Giannone indicated law suits have been filed over this issue. Mr. Giannone

indicated perhaps the registrations should begin anew with each new owner. Mr. Giannone indicated his concerns regarding the vacant registrations fees, indicating the fees are not supposed to be punitive just the cost of the town to monitor the property. Mr. Giannone stated that the State of New Jersey never enacted the law to make these lienable items. Mr. Giannone indicated there is not record of these items anywhere, someone has to call and ask if there is an open vacant registration fee due on a property. Mayor Arnold stated we are currently looking at the ordinance as you heard earlier and there is a possibility there could be some changes however currently she could not speak to that. Mayor Arnold stated either she or Mr. Cosky would reach out to him at a later date.

Mr. McElwee- Columbia Avenue- Mr. McElwee stated Borough Council drug their feet on the ladder truck for three months. Mr. McElwee indicated he hoped council doesn't drag the process out regarding salary increases for the Chief and the Lt. of the police department. Mr. McElwee stated the only way to correct the parking problem on Little Broad Street is to get rid of the light rail. The parking spaces are not the problem, the more spaces you put in, the more people using the light rail will use those spaces, they current park on Garfield Avenue, Parry Avenue, Morgan Avenue and Highland Avenue in addition to the spaces on Broad Street. Mr. McElwee also stated that some time ago when they built the War Memorial they had benches with brass plates around the flag pole, the brass plates were gone in two weeks and brass is valued higher now than it was at that time, perhaps for the promenade the engraving is a better idea, as plates will walk. Mr. McElwee inquired, "what happened to the sidewalk ordinance, when did it die". Mr. Gural indicated it is still being enforced when there are complaints received from residents. Mayor Arnold stated it is also enforced when we receive recommendations from the Shade Tree Committee. Mr. McElwee inquired about the Harbour being private property and why we are entertaining a grant for sidewalks in the Harbour. Mr. Gural indicated it is a grant which is not costing the Borough anything to apply, as the Bridge Commission is paying Mr. Gerkens fees, and we should remember these are residents of Palmyra also.

Mr. Casparro- Morgan Avenue – Mr. Casparro stated that the PIA has a meeting scheduled for next Tuesday at 7:30 pm at Central Baptist Church, to discuss what to do to get volunteers from the school to help with the cleanup around town and the parks. Mr. Casparro stated he also sent an email to the governing body indicated they should adopt a resolution supporting the Heritage Trail as a lot of other towns have done, and wanted to know if it was going to be done. Mr. Gural stated the Borough of Palmyra has previously supported the Heritage Trail in Palmyra and our portion of the Trail is completely built out and completed.

Ms. Veitenheimer – Rowland Street – Ms. Veitenheimer asked if the parking meters were being installed in the parking area in front of Borough Hall. Mayor Arnold indicated no, that was just an idea presented in the process of deciding what to do about the parking situation in town. Mayor Arnold stated that if there were parking meters they would probably be in the parking lot behind the businesses on Broad Street, however the discussion is just beginning. Ms. Veitenheimer asked is there something we can do to move these meetings along as they are becoming longer and getting later and later.

No one from the public wishing to be heard, Mrs. Russell made a motion to close the public portion. President Howard seconded the motion.

All members present voted in favor of the motion.

MAYOR AND COUNCIL COMMENTS

Mayor Arnold thank everyone for coming out, for comments made. Mayor Arnold stated be good neighbors and be kind to one another.

Mr. Cosky thanked everyone for coming out and being patient as there is a lot of information to cover during these meetings.

Mrs. Russell asked everyone to keep supporting the Farmer's Market, and she is enjoying meeting a lot of new people.

Ms. Weiner stated there were too many organizations names for the six benches we have going into the Promenade, so perhaps we could just engrave Palmyra Promenade on the benches. Borough Council agreed.

Mr. Yetter wanted to remind everyone that the Summer Concert Series is still going on.

President Howard thanked everyone for coming out.

Resolution 2017-178 Resolution Excluding the Public from Certain Meetings Pursuant To Section 8 of the Open Public Meeting Act C. 231 P. L. 1975.Litigation, Contracts, Negotiations, Personnel

Mr. Yetter made a motion to approve resolution 2017-178. President Howard seconded the motion.

At the call of the roll.

AYES: Mr. Cosky, Mrs. Russell, Ms. Weiner, Mr. Yetter, President Howard

NAYES: None

Council went into CLOSED SESSION at 10:52 pm

Mrs. Russel made a motion to open to the public. Mr. Yetter second the motion.

All members present voted in favor of the motion

Council back in session at 11:14 pm

Mrs. Russell made a motion to approve Resolution 2017-179 Resolution to approve a settlement Agreement between the Borough of Palmyra and Fillit Inc. Mr. Cosky seconded the motion.

At the call of the roll.

AYES: Mr. Cosky, Mrs. Russell, Ms. Weiner, Mr. Yetter, President Howard

NAYES: None

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

All members present voted in favor of the motion

Meeting Adjourned at 11:15 pm

Respectfully Submitted

Doretha R. Jackson
Acting Municipal Clerk