

Borough of Palmyra
Redevelopment Agency Meeting Minutes
Monday August 7th, 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. Frank Cosky, Mrs. Bernadette Russell, Ms. Mindie Weiner, Mr. Lewis Yetter

Absent: Mrs. Tait

PLEDGE OF ALLEGIANCE

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.

APPROVAL OF MINUTES

A motion was made by Mrs. Russell to approve the Redevelopment Agency meeting minutes of June 5th, 2017. Mr. Cosky second the motion.

At the call of the roll the vote was:

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

NAYES: None

ABSTAIN: Mr. Yetter

John Hogue, ERM

Mr. Hogue stated the munitions work is all completed and the report should be out by the end on the month. Mr. Hogue indicated the silk fence is still in place and he would be speaking with National Amusements in regards to removing it. Mr. Hogue indicated in the last few weeks there has been some interest in the project by many redevelopers.

DISCUSSION ITEMS

Fillit Mediation – Mr. Rosenberg indicated the Fillit matter should be discussed in closed session, as decisions regarding action taken may be needed.

Tax Appeal – Roto Cylinders Block 78.01 Lot 4

Mr. Gural indicated this item is on this agenda as Mr. Hogue, as our environmental advisor, and may have some insight into this matter. Mr. Gural stated that recently the property owner, Roto Cylinders, formerly Armotek is seeking an appeal of our valuation of their property due to the contamination on the property. Roto Cylinders believes the appeal will be found in their favor. Mr. Hogue stated; Roto Cylinders has indicated they are being assessed at the clean value of the property instead of the impaired value, due to the contamination, which they caused. Mr. Hogue indicated our tax assessor had inquired if there was some merit to their claim about the impaired value and deductions. Mr. Hogue indicated he forward information regarding that claim to Mr. Gural and the assessor. Mr. Hogue stated there is a condition which must be met regarding the impaired value which indicates that the property owner can't be using the property for the same purposes which caused the contamination. Mr. Hogue stated this needs to be looked into. Mr. Hogue indicated if the borough feels it may need a cost estimate for remediation, ERM could provide it. Mr. Rosenberg inquired as to what the assessed value is currently. Mr. Gural indicated it was about two and one half million. Mr. Rosenberg stated the assessment of the past 3 to 5 years could be impacted by this appeal and if we lose we would have to reimburse Rota Cylinders not only the taxes which were paid to the Borough but also the taxes paid to the school and county and the numbers could be big. Ms. Weiner asked if they have cleaned up their property and if they are conducting the same business they were conducting before; which contaminated the property. Mr. Gural indicated he could not answer that question at this time however indicated Roto Cylinders claims they are cleaning up the property. Mr. Gural stated what they did in the past resulted in contamination of our sewer plant. Mr. Gural explained the Borough reached an out of court settlement with them in the amount of \$400,000.00 to clean up our sewer plant, as that was the major concern at the time. Mr. Cosky inquired, "Roto Cylinders agree at that time not to further contaminate our sewer system?" Mr. Kirchner indicated yes and further explained how changes were made to their waste water treatment system so they could dispose of the waste water offsite and not put it in our sewer system. Mr. Rosenberg explained the past litigation regarding our cleanup of the sewer plant, indicating there was no requirement for them to clean up their property, as they were two different matters at the time. Additionally Mr. Rosenberg explained how the potential appeal in favor of Roto Cylinders could affect the Borough and its taxpayers. After some additional discussion, Mr. Rosenberg suggested Mr. Gural, Mr. Hogue, Kelly Grant and Mr. Kirchner meet and get back to council with their findings regarding the deduction condition and property condition. Mr. Rosenberg also stated that perhaps Mr. Gural should ask Kelly Grant to render an opinion as to whether or not council should reserve money in next year's budget for this

Sovereign Fund III, LLC

Mr. Gural stated that we recently received a Land Use Board application and 14 complete sets, from Sovereign Fund III, LLC/ David Meiskin for plans, for the redevelopment on the Southside of Rt. #73. Mr. Gural indicated he had forwarded the complete pre-submission form submitted to council. Mr. Rosenberg and Mr. Gural will be meeting with Mr. Brewer, our Redevelopment Counsel, to gather additional information for council regarding this proposal and moving forward.

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, Mr. Cosky second the motion.

At the call of the roll.

All voted in favor of the motion

No one from the public wishing to be heard Mrs. Russell made a motion to close the public portion. Mr. Cosky second the motion.

At the call of the roll.

All voted in favor of the motion

REDEVELOPMENT AGENCY COMMENTS

Bernadette Russell stated no comment

Mindie Weiner stated no comment

Lewis Yetter stated no comment

Frank Cosky stated no comment

President Howard stated no comment

Mayor Arnold indicated no comment

Mrs. Russell made a motion to adjourn the meeting. Mr. Cosky second the motion.

At the call of the roll.

All voted in favor of the motion

Meeting Adjourned at 6:54pm

Respectfully Submitted

Doretha R. Jackson

Acting Municipal Clerk