

Borough of Palmyra
Redevelopment Agency Meeting Minutes
Monday June 5th, 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, Mrs. Gina Tait, Ms. Mindie Weiner

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 May 1st, 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

Palmyra Cove Nature Park/ NAI MEC Investigation/ Remediation Update

Mr. John Hogue of Environmental Resources Management stated to Council that most of the intrusive work is complete and the concentration has been on completing the restoration effort and having our contractor demobilize. Mr. Hogue further indicated some silk fence was left in place as the grass has not completely grown in, once it has, there will be a need to make some sort of coordinated effort to remove it. The access agreement has expired, so Mr. Hogue indicated he will speak with Mr. Rosenberg and they will work it out with National Amusements so that it can be removed. Mr. Hogue indicated they planted about 100 trees and many plants trying to restore the berm to the condition it was found in. Mr. Hogue also indicated he prepared a summary of his May 5th, 2017 meeting for South Brownfield Development Area, and a copy of it is available with Mr. Gural if anyone would like to review it. The semi-annual progress report is due to DEP and Environmental Resources Management will be completing and submitting it soon.

Mr. Gural asked Mr. Hogue if NAI was aware that the silk fencing was still in place and how long it needs to remain in place. Mr. Hogue indicated he spoke with Steve Barnet and made him aware that it was there

and that it would need to be removed. Additionally he told Mr. Barnet that some inspections would still need to be completed, however Mr. Hogue did not give him a time frame as to when that would occur.

DISCUSSION ITEMS

Mayor Arnold indicated that the redeveloper pre-submission questionnaire sent to David Meiskin of Windsor Companies on April 13th, 2017, has not been returned. Mr. Gural indicated he had spoken with Mr. Meiskin who indicated he had a question regarding what part of the area he was interested in, the entire area or just the Fillit property. Mr. Gural stated he told Mr. Meiskin he would need to determine that and indicate it on his questionnaire. Mr. Gural also stated he told Mr. Meiskin about the redevelopment meeting and it was open to the public, however he nor his questionnaire are present this evening. Mr. Gural indicated the DEP Pre-Planning Coordination meeting scheduled for the 8th has been postponed, and the DEP indicated they would make that meeting available to just the Borough without Mr. Meiskin attending. Mr. Rosenberg asked if the governing body would give consideration to issuing a RFP for the development of the Rt. # 73 area. Mayor Arnold stated yes perhaps we should move on with other opportunities. After some discussion regarding how and when RFP's should be prepared, council decided to coordinate efforts and try to release the RFP just before the Brownfields Conference in December of 2017.

Mr. Rosenberg stated the Fillit mediation meeting was scheduled and at the last possible moment our adversary pulled out of the mediation. Mr. Rosenberg indicated he would like to have direction from the governing body as to whether or not they desire for him to continue trying to reschedule the mediation or would just like to set and go with the trial. The governing body indicated they should have that discussion in closed session.

Mr. Gural indicated the 2017 Brownfield Conference is coming up in December and we are approaching the deadline to register, please let Marie know if you want to attend so reservations can be made.

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

Bob Rader – Harbour Drive Mr. Rader stated, you are the fourth Mayor in 15 years to attempt to do something with the other side of Rt. #73.... Is anything other than residential homes being considered for the redevelopment program? Is it any thought of commercial for the redevelopment area plan? Mayor

Arnold indicated that are several different opportunities for the use of the land in the redevelopment area, however most likely it will be a combination of commercial and residential as we do have COAH obligations to meet, everything is being considered. Mr. Rader stated some history regarding the Rt. # 73 Redevelopment Area Project starting back in 2002 thru 2008 regarding grants awarded, potential projects submitted and indicated there are a lot of unanswered questions regarding why some projects were denied, he further noted that it is fifteen years later and still nothing has happened on the Southside of Rt.#73. Mayor Arnold stated that the Southside of Rt.73 is not only one property it is many, some of which are still under litigation. The cleanup of that area is still proceeding and negotiations are still taking place regarding some parcels of land. After some discussion Mr. Cosky stated that the redevelopment area is very complex. Mr. Gural stated that the governing body generally looks at the area in its totality, however individual property owners are never prohibited from advancing their own development plans, or negotiating their own property settlement. The Borough just can't make any property owner do improvements to their properties. If any property owner wants to build on their land they can do so by pulling permits and if necessary appearing before the Land Use Board, there is nothing stopping them because they are in a redevelopment area.

No one else 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 inquired how we obtain all the information from prior years regarding the south side of Rt. 73 and what has been done. Mr. Gural stated that information is available on our website for potential redevelopers and access codes may be obtained by request, council was given that information during their orientation meeting, however Mr. Gural indicated he would send it out to council again.

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 7.03pm

Respectfully Submitted

Doretha R. Jackson

Acting Municipal Clerk