

Borough of Palmyra
Redevelopment Agency Meeting Minutes, 6:30 PM
Monday December 4th, 2017

CALL TO ORDER

The Redevelopment Agency Meeting of the Borough Council of the Borough of Palmyra was called to order by Mayor Michelle Arnold 6:31 pm.

At the call of the roll

Present: Mayor Michelle Arnold, Mrs. Bernadette Russell, Mrs. Gina Tait, Ms. Mindie Weiner,
Mr. Lewis Yetter

Absent: Mr. Brandon Allmond, President Timothy Howard

Pledge of Allegiance was recited

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 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

Mayor Arnold requested a motion for approval of the October 2nd, 2017 Redevelopment Meeting Minutes.

Mrs. Russell made a motion to approve the minutes from the meeting of August 7th, 2017. Mr. Yetter seconded the motion.

At the call of the roll.

AYES: Mrs. Russell, Ms. Weiner, Mr. Yetter

NAYES: None

ABSTAIN: Mrs. Tait

PROFESSIONAL UPDATES

John Hogue of ERM stated National Amusements granted them access thru October 4th, 2017 to reseed the areas of concern by the Conservation District. The reseeded was done, the inspection completed and the silk screen fencing has been removed; the project is complete. Mr. Hogue noted, all field work associated with the project is complete. Mr. Hogue said, now it is necessary to document the findings and complete the remediation investigation report. Mr. Hogue indicated he would share the report with Mr. Gural before submitting it to DEP. Mr. Hogue also indicated there are some semi-annual reports due, in regards to being a remediation area. Mr. Hogue will be completing those reports which will indicate what has been done over the last six months and what is planned for the next six months.

Mr. Hogue stated there have been more inquiries lately regarding the redevelopment area, and a significant development in the area is the willingness or decision of National Amusements to market their property. Mrs. Russel asked when NAI decided to sell their property. Mr. Hogue indicated in the past six months, they listed it for sale, which has caused others to inquire about its surrounding areas. Mrs. Tait inquired, what will happen with what we believe is under the concession stand. Mr. Hogue stated the concession stand and the old projector house will have to be addressed during any redevelopment which takes place, and will become the responsibility of the redeveloper.

DISCUSSION ITEMS

Mr. Gural indicated there is no update regarding the Tax Appeal of Roto Cylinders Block 78.01 Lot 4, as we are currently still waiting for information from our attorney.

Mr. Gural indicated there has been no further information received from Sovereign Fund III, LLC, and David Meiskin, regarding their application for the Route 73 Redevelopment project, Mr. Hogue indicated he had received a call regarding the working relationship between the Borough and Sovereign Fund III, LLC, and had indicated their application was under review. Mr. Gural indicated an incomplete application was sent to the Land Use Board and our professionals, however is not in review as it was not complete and we have not received any information to complete the application.

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

All members present voted in favor of the motion

Mr. Rader – Harbour Drive – Mr. Rader inquired if the agenda for the redevelopment meetings is posted on the website. Mayor Arnold indicated it is.

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

All members present voted in favor of the motion.

REDEVELOPMENT AGENCY COMMENTS

Mayor Arnold stated she attended a Burlington County Seminar on Economic Development Authority for the State which presented some interesting information regarding financing and marketing opportunities.

Mrs. Russell – no comments

Mrs. Tait – no comments

Ms. Weiner – no comments

Mr. Yetter – no comments

ADJOURNMENT

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

All members present voted in favor of the motion

Meeting Adjourned at 6:51 pm

Respectfully Submitted

Doretha R. Jackson

Acting Municipal Clerk