

Borough of Palmyra
Redevelopment Agency Meeting, 6:30 PM
Monday August 6th, 2018

CALL TO ORDER

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

ROLL CALL

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

Absent: President Bernadette Russell, Mr. Timothy Howard

The pledge of allegiance was recited.

Mayor Arnold read the **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 10th, 2018.
- A. Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on January 10th, 2018.
- B. Notice to All Council Members

APPROVAL OF MINUTES

Mayor Arnold asked for a motion to approve the Redevelopment Agency Meeting Minutes of May 7th, 2018. Mr. Yetter made a motion to approve the minutes. Mrs. Tait second the motion.

At the call of the roll the vote was:

AYES: Mr. Allmond, Mrs. Tait, Ms. Weiner, Mr. Yetter

NAYES: None

PROFESSIONAL UPDATES

Mr. Hogue indicated since the last meeting he, Mr. Gural and the various redevelopment professionals met and were discussing ways to advance the redevelopment properties in town. Mr. Hogue indicated Mr. Brewer was leading those efforts. Mr. Hogue indicated no environmental work has been done on the Fillit property since 2013 and they reached out to DEP to see if they would be willing to free up some of the grant money available to advance investigation of the problems the illegal dumping caused on the Fillit property. Mr. Hogue indicated DEP is willing to do that. Mr. Hogue indicated he submitted the progress report and had a meeting with Tony Finley to help advance that investigation work. Mr. Hogue indicated the Borough has had this funding for a long period of time and DEP just wants to see the project

advance. Mr. Hogue stated DEP is also willing to help out with the RFP efforts by identifying a list of redevelopers in New Jersey who have successfully completed a project of this scale. Mr. Gural noted he received an email from the Deputy Attorney General who has been investigating Fillit for some time and they were looking for an update as to how we were proceeding as they may wish to pursue enforcement action against Fillit at this time. Mr. Hogue stated they had issued a lot of violations however had not yet taken Fillit to court.

DISCUSSION ITEMS

Mr. Gural stated the redevelopment professionals plan to have a marketing plan ready for the fall to submit in hopes of attracting some redevelopers to the project. Mr. Gural noted we received a number of inquiries regarding our redevelopment areas from potential redevelopers. Mr. Gural noted an inquiry regarding the Highland Avenue Redevelopment area was from a brewery and we received a request from a developer for information from our secure FTP site which was provided. Mr. Gural stated additional another inquiry was received for the Highland Avenue redevelopment area from Mr. Wade of Outlaw Training. Mr. Gural and Mr. Gerkens notified Mr. Wade that the adoption of the Redevelopment Plan is on the council meeting agenda this evening.

Mr. Wade owner of Outlaw Training and Fitness currently of Cinnaminson introduced himself and stated their business have been open for seven years and they specialized in sports performance for young athletes, college athletes and the average athletes, while also offering fitness classes for personal training. Mr. Wade indicated they also work with various professional sports teams. Mr. Wade indicated the business is looking for a permanent location to redevelop/purchase and is hoping for it to be in Palmyra as he is also a Palmyra resident now. Ms. Weiner inquired if the intent was to keep the building. Mr. Wade indicated they would like to add a little space to it but had no intention of tearing the building down and would like to keep the bank in tack. Ms. Weiner inquired if the remodeling would have an impact on the residential area which the building is located in. Mr. Wade indicated he did not believe so as they usually have a max of fifteen people in the establishment at one time. Mr. Gural indicated the next step is to adopt the redevelopment plan whereby we could begin to enter into negotiations with the hopes of signing a redevelopment agreement.

PUBLIC COMMENT

Mr. Yetter made a motion to open the public portion for comment. Mrs. Tait second the motion.

All members present voted in favor of the motion

Mr. Rader – Harbour Drive – Mr. Rader stated the redevelopment of the Southside of Rt. 73 was first announced in the summer of 2002. Mr. Rader indicated there has been a lot of construction in the immediate area of the redevelopment area, so perhaps the Planning/Land Use Board should review the survey of 2002 and answer this question. Will development of the Southside of Route 73, in any way benefit the quality of life within the existing borders of Palmyra? This is why the governing body was elected and should be the first priority. If not, then why are we continuing with this program for 16 years? If yes, then can someone explain how the residents of Palmyra will benefit from this redevelopment program and why we are continuing on this path? Mayor Arnold indicated some of the issues which have

hampered the redevelopment have been the ownership of various properties, litigation regarding some properties, some environmental issues, illegal dumping in some areas and access to some properties, all of which have had a definite impact on our ability to move forward. Mayor Arnold indicated we are in a better space with moving forward as some of those issues have been resolved or we are working on and we also have COAH obligation to fulfill of 116 units. Mr. Rader again asked will it or won't it benefit the residents of Palmyra. Ms. Weiner indicated a lot of people would like to see the development of the Southside of 73 however she is not one as she would prefer to see a solar farm which the Green Team is looking into currently. Ms. Weiner indicated Council maybe divided in their thoughts, indicating she likes Palmyra the way it is and don't want to make an extension to the sewer or sewer plant. Ms. Weiner indicated we are a walking town and she like the town the size that it is. Mayor Arnold indicated there would be no need for an extension to the sewer as it is capable of handling whatever development is done on the Southside of Rt. 73. Ms. Weiner stated if we redevelop we have to consider the COAH requirements for housing, the schools are another thing which would need to be expanded as they are already pretty full right now. Ms. Weiner indicated if we don't redevelop then that's an entire different scenario.

Ms. Williams – Cinnaminson Avenue- Mrs. Williams indicated she is not currently a resident of Palmyra but hopes to one day become one. Mrs. Williams indicated in riding thru town on Rt. 73, she notes there is nothing which indicates what is in town. Mrs. William stated the Borough needs to publicize the business which are in town. Perhaps placing signs on Rt. 73 indicating various business are in town might bring some traffic into the center of town.

Mrs. Holloway – Broad Street- Mrs. Holloway indicated she would really like to see Rt. 73 developed as it would help with retail and possibly lowering our taxes additionally something put over there would bring business and people into town to look to shop etc. Mrs. Holloway indicated she is very much in favor of the redevelopment and encouraged council to do everything possible to get it developed.

No one from the public wishing to be heard, Mr. Yetter made a motion to close the public portion. Mrs. Tait second the motion.

All members present voted in favor of the motion.

REDEVELOPMENT AGENCY COMMENTS

There were no comments from the redevelopment agency members

Mayor Arnold asked for a motion to adjourn

Mrs. Tait made a motion to adjourn. Mr. Yetter second the motion.

All members present voted in favor of the motion.

Meeting adjourned at 6:57 PM

Respectfully submitted

DRJ

Doretha R. Jackson, RMC, Municipal Clerk Borough of Palmyra