

Borough of Palmyra
Redevelopment Agency Meeting, 6:30 PM
Monday May 6th, 2019

CALL TO ORDER

The Redevelopment Agency Meeting of the Borough of Palmyra was called to order by Mayor Michelle Arnold at 6:32 pm.

ROLL CALL

Present: Mr. Brandon Allmond, Mrs. Michelle McCann, Mrs. Bernadette Russell, Mrs. Gina Tait, Ms. Mindie Weiner, President Timothy Howard, Mayor Michelle Arnold

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 11th, 2019.
- A. Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on January 11th, 2019.
- B. Notice to All Council Members

PROFESSIONAL UPDATE:

Mr. Brewer indicated the appraisal is in and we are in the process of adopting an ordinance authorizing the acquisition of the property.

Mr. Brewer indicated we have a potential redeveloper for the Rt. 73 South Side Redevelopment area. Ms. Weiner asked Mr. Brewer to explain the various steps of the process to exercise eminent domain and the determination of the value of the property. Mr. Brewer explained. Mr. Brewer also explained how the value is determined if the issue were to go to court. Mrs. Tait asked how long the process would take if it went to court to determine the value of the property. Mr. Brewer indicated six to nine months. Mr. Brewer explained the declaration of taking and indicated it could be filed immediately after the complaint is filed. Mr. Brewer noted once the declaration of taking is filed the appraised value of the property must be deposited and the Borough is legally obligated to pay.

DISCUSSION ITEMS

Mr. Gural explained the meeting with the NJDEP Permit Coordination Meeting with Fillit/Soil Safe occurred on Wednesday of last week. Mr. Gural stated Mr. John Hogue was in attendance. Mr. Gural indicated many from various departments of the DEP were in attendance at the meeting. Mr. Gural

stated as we anticipated the method which Soil Safe noted was to use slightly alternative fill which is slightly contaminated and is not an approved method for capping landfills and were able to disseminate that information to the group. Mr. Gural indicated the conversation then moved from an environmental to a legal conversation regarding how to settle the litigation. Mr. Gural stated Mr. Hogue was then dismissed and the meeting went on with Fillit, Soil Safe and DEP without our representation. Mr. Gural indicated we will have additional information in closed session.

PUBLIC COMMENT

President Russell made a motion to open the public portion for comment. President Howard second the motion.

All members present voted in favor of the motion

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

All members present voted in favor of the motion.

Mayor Arnold indicated there was business for executive session. Mr. Gural indicated yes regarding litigation in the before mentioned issue.

Mr. Rosenberg indicated he also had discussion regarding the proposed redeveloper designation and interim cost agreement.

Mayor Arnold asked for a motion to approve **Resolution 2019-139**

Mrs. Russell made a motion to approve Resolution 2019-139, Resolution Excluding the Public from Certain Meetings pursuant to section 89 of the Open Public Meeting Act C. 231 P.L. 1975 regarding **Fillit/Negotiations and** President Howard second the motion.

At the call of the roll, the vote was:

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

NAYES: None

Resolution 2019-139 is approved

Borough Council went into closed session at 6:52 PM

Closed Session

Borough Council returned from closed session at 7:11 PM

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

All voted in favor of the motion.

Mayor Arnold asked for a motion to approve Resolution 2019-140, Resolution Authorizing Mr. Rosenberg to file a motion to intervene in the lawsuit of NJDEP vs Fillit currently pending in the

Superior Court Law Division of Burlington County.

Mrs. Russell made a motion to approve Resolution 2019-140, Resolution Authorizing Mr. Rosenberg to file a motion to intervene in the lawsuit of NJDEP vs Fillit currently pending in the Superior Court Law Division of Burlington County. President Howard second the motion.

At the call of the roll, the vote was:

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

NAYES: None

Resolution 2019-140 is approved

Mayor Arnold asked for a motion to adjourn

Mrs. Tait made a motion to adjourn. Mrs. Russell second the motion.

All members present voted in favor of the motion.

Meeting adjourned at 7:14 PM

Respectfully submitted

DRJ

Doretha R. Jackson, RMC

Municipal Clerk Borough of Palmyra