

**Borough of Palmyra**  
**Regular Council Meeting Minutes**  
**Monday, August 19<sup>th</sup>, 2019**

**CALL TO ORDER**

The Regular Meeting of the Borough Council of the Borough of Palmyra is hereby called to order by Mayor Michelle Arnold at 7:00 pm.

**ROLL CALL**

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

Absent: President Timothy Howard, Mrs. Bernadette Russell

The pledge of Allegiance was recited followed by a moment of silence.

**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:

- Posting written notice on the official bulletin board at the Palmyra Borough Hall on January 11, 2019.
- Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on January 11, 2019.
- Notice to All Council Members.

**INVOCATION**

Charles Soper, Palmyra Police Department Chaplin, gave the invocation. Mr. Soper also noted the 10<sup>th</sup> anniversary of the Bread of Life Food Pantry was celebrated last week and they will be hosting a “Block Party” on September 15, 2019 from 3–6 pm on 5<sup>th</sup> Street between Garfield and Morgan.

**APPROVAL OF MINUTES**

**March 16<sup>th</sup>, 2019, 2019 – Budget Workshop Meeting Minutes**

Mayor Arnold requested a motion for approval of the March 16<sup>th</sup>, 2019 Budget Workshop Meeting minutes. Mrs. Tait made a motion to approve the Budget Workshop Meeting Minutes from March 16<sup>th</sup>, 2019. Mr. Allmond second the motion.

**At the call of the roll the vote was.**

**AYES: Mr. Allmond, Mrs. McCann, Mrs. Tait, Ms. Weiner**

**NAYES: none**

**August 5<sup>th</sup>, 2019 – Council Caucus Meeting Minutes**

Mayor Arnold requested a motion for approval of the August 5<sup>th</sup>, 2019 Council Caucus Meeting minutes.

Mrs. Tait made a motion to approve the Council Caucus Meeting Minutes from August 5<sup>th</sup>, 2019. Mr. Allmond second the motion.

**At the call of the roll the vote was:**

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

**Abstain:** Mrs. McCann

**NAYES:** none

## **CORRESPONDENCE**

Mayor Arnold acknowledged letters received from the following:

Letter – Jehan Halim, Bureau of Environmental, Engineering & Permitting

Letter- Ann Golden, Crossing Guard

Letter- Kathleen Petite, Crossing Guard

## **PROPOSED SOUTHSIDE RT#73 – REDEVELOPMENT TEAM**

Mayor Arnold introduced Mr. Glenn Stock from Stock Development Group of Doylestown Pennsylvania. Mr. Stock indicated he founded his company about 10 years ago and they focus primarily on redevelopment of brownfield properties in New Jersey. Mr. Stock stated prior to forming his company he was First Vice President with Prologis, Inc., the largest industrial real estate investment trust in the world. Mr. Stock indicated he worked primarily in Northern New Jersey. Mr. Stock indicated a lot of the redevelopment sights in Northern New Jersey have been cleaned up thus he is here. Mr. Stock indicated the industrial distribution demand is growing, and the pressure on service providers to get products into the hands of consumers in less than 48 hours puts more opportunities into demographics with a lot of households. Mr. Stock indicated our opportunity zone designation also makes this property attractive to investors. Mr. Stock indicated he recently finished a project in Perth Amboy with Tom Finley of the Department of Environmental Protection. Mr. Stock indicated he has spoken with many of our professionals, is excited to be here and is looking forward to formalizing the relationship and begin his due diligence and to begin to look at what might possibly go on the property. Mrs. Tait indicated the information sent was detailed and looks great. Ms. Weiner asked if his company primarily cleans up a sight, then sells it to a developer, also is that what is planned for this property? Mr. Stock indicated on properties which have the environmental hurdles which Palmyra has there are not a lot of developers who have handled this type of project. Mr. Stock indicated his background is in environmental and his company goes in and gets the property remediated to a point where it is safe to build vertically. Mr. Stock indicated his partners are generally those with the better relationships with the tenants. Mr. Stock indicated they own millions of areas of square feet so they are generally out recruiting tenants for building suits opportunities. Mr. Stock indicated the initial stage is to determine what it will take to get the sight redeveloped. Mr. Stock stated we could be looking at a million square feet of industrial development, some retail and noted the Borough has the desire to put some affordable housing on the location which is upscale. Mr. Stock indicated it will take him 120 days to do his due diligence to really understand what the scope is and to be able to articulate that to other capital partners. Ms. Weiner stated this period is for you to learn more about the sight to determine if we move forward. Mr. Stock indicated this period is to allow him to go thru the material and work already done to learn more about the geo technical characteristics of building on the landfill and knowing the landfills range and depth.

Ms. Weiner asked if he actually built the 1.3 million sq. ft. facility or did your company just prep the location and get it ready for someone else to build. Mr. Stock indicated he prepped it for someone else to build. Mr. Stock indicated he worked the project thru; remediation, demolition, prep and pads; then the developer takes over for build portion. Ms. Weiner indicated the plans which were presented are what can be or what you actually in vision for the sight. Mr. Stock indicated a project goes from concept to reality. Mr. Stock indicated he had done the market research and warehouse distribution works in this area. Ms. Weiner indicated there is a need for that. Mr. Stock indicated yes. There was some discussion regarding retail store fronts and industrial warehousing and the market demand. Mr. Stock indicating he did not see the demand for a lot of retail. Ms. Weiner inquired about infrastructure and sewer demands. Mr. Stock indicated that is later down the road. Ms. Weiner asked if in the projects completed in north jersey included open space renewal space or the likes. Mr. Stock indicated in the project in Perth Amboy that was 90 acres, 10% was left for open space. Mr. Stock noted his company would work close with the Borough to make sure the things placed in the redevelopment area are what the Borough wants and also what the area indicates will thrive in that area. Mayor Arnold noted the concept plan includes several different ideas, regarding stainability, warehousing, box stores/retail residential and open space and this is just an introduction.

### **Public Comments**

Mayor Arnold asked for a motion to open the Public Portion. Mrs. Tait made a motion to open the public portion for comments. Mr. Allmond second the motion

**All members present voted in favor of the motion**

**Mr. Rader – Harbour Drive** – Mr. Rader noted the redevelopment on the Southside of 73 has been going on for about 17 years. Glad to see something happening on the southside of 73. Will the public be kept informed? Mayor Arnold indicated yes.

**Mrs. Basta– Garfield Avenue–** Mrs. Basta indicated the redevelopment area had extensive cleanup before, will grant funds be used or will it be tax dollars. Mrs. Basta asked where the information was from the previous work done. Mayor Arnold stated the information is available however when the clean-up was done before there were some areas which could not be done on National Amusements property. Mayor Arnold noted the remaining clean-up would be a joint venture with the State of New Jersey. Mr. Gural explained what was done previously and the funding which is still available for additional clean-up once determined. Mrs. Basta asked if included in the plan there would be a manner for foot traffic to access the other side of 73. Mayor Arnold indicated all things will be taken in consideration. Mr. Rosenberg indicated this is just the beginning there is a lot of work which has to happen before we are even talking about what is placed there. Mr. Rosenberg indicated this work needs to be completed before the redeveloper can determine if the project is something they want to proceed with and if it is worth them taking on the project. Mr. Rosenberg indicated this agreement simply will allow us to take the project off the market and give him the exclusivity to do the things he needs to do to determine if this is a project they would like to move forward on. There was some additional discussion regarding tax breaks and pilots. Mrs. Weiner noted prior to the caucus meeting

every month there is a redevelopment meeting held at 6:30 pm., all information regarding redevelopment projects is discussed at that meeting.

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

**All members present voted in favor of the motion.**

Mayor Arnold indicated since taking office it has been her goal to have something done with the redevelopment on the Southside of Rt. 73. There was some additional discussion regarding what the redevelopment agreement is and what it means. Ms. Weiner indicated she is aware that many people in town are very excited about redevelopment; she is not, nor it is something which she wants but she would like to understand that this agreement simply allows Mr. Stock access to the records, grounds, to determine if this is a project his company wishes to do; then after that time things would proceed to the Land Use Board and on. Mr. Gural explained yes and explained the process.

**2019-192**, Resolution Authorizing the Execution of a Conditional Redeveloper Designation and Interim Cost Agreement with Stock Development Group, Inc. Pursuant to the Local Redevelopment and Housing Law N.J.S.A.40A:12A-1 et, seq

Mayor Arnold asked for a motion to approve **Resolution 2019-192**. Mrs. Tait made a motion to approve Resolution 2019-192 Resolution Authorizing the Execution of a Conditional Redeveloper Designation and Interim Cost Agreement with Stock Development Group, Inc. Pursuant to the Local Redevelopment and Housing Law N.J.S.A.40A:12A-1 et, seq. Mr. Allmond seconded the motion.

**At the call of the roll the vote was:**

**AYES: Mr. Allmond, Mrs. McCann, Mrs. Tait, Ms. Weiner**

**NAYES: none**

Mayor Arnold and Mr. Stock then signed the redevelopment agreement.

Mr. Brewer indicated this is the start of a potential redevelopment project, and indicated Mr. Stock and his company is very capable of handling this type of project. He noted this takes the project off the market is a start to moving forward. Mr. Hogue congratulated all parties.

#### **PUBLIC PORTION**

Mayor Arnold asked for a motion to open the Public Portion. Mrs. Tait made a motion to open the public portion for comments. Mr. Allmond second the motion

**All members present voted in favor of the motion**

**Mrs. Lojeski – Cinnaminson Avenue** – Mrs. Lojeski indicated she has a problem with the property next door to hers, 402 Cinnaminson Avenue. Mrs. Lojeski indicated she has spoken and visited with Mr. Lunneman (code enforcement) several times and indicated none of the problems have been rectified. Mr. Gural indicated Mr. Lunemann is currently on vacation but will be back on Friday. Mr. Gural

indicated he would speak with him and get back to her. Mrs. Lojeski indicated the property has significant overgrowth in front of the house which impedes pedestrian traffic. Mrs. Lojeski indicated they share a driveway and the overgrowth makes it difficult to be able to see to pull out of the driveway onto Cinnaminson Avenue. Mrs. Lojeski indicated there is a dilapidated building in the back of the property, trash against the house and trash in a can which has never been put out. Mrs. Lojeski stated the owner is now working on this property and she was surprised that he obtained a permit. Mrs. Lojeski indicated the fence on the 4<sup>th</sup> Street side of the building is falling down. Mr. Gural indicated he would address it with Mr. Lunemann when he returns and will get back to her.

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

**All members present voted in favor of the motion.**

### **ORDINANCE ON FIRST READING – Public Hearing – September 16<sup>th</sup>, 2019**

**Ordinance 2019-08**, an Ordinance of the Borough of Palmyra in the County of Burlington, State of New Jersey, Amending Chapter 158, Article X of the Code of the Borough of Palmyra Regarding Signs.

Ms. Weiner indicated she tried to look up chapter 84 and asked Mr. Gural if he knew what it was.

Mr. Gural noted this ordinance is not the comprehensive changes which council has discussed for some time. Mr. Gural indicated this ordinance is to clarify some language which Mrs. Kilmer felt was important. Mr. Gural indicated it addresses banners and some other definitions. Ms. Weiner asked if there was someone from the committee that could clarify the changes. Mayor Arnold asked about the 90 days for temporary signs and indicated 90 days may be too long for a temporary sign. There was some additional discussion. Mayor Arnold asked how council wished to proceed. Mrs. Weiner indicated she would like to wait and let Mrs. Russell sum it up for Council. Mr. Allmond and Mrs. Tait indicated they would like to move forward as this is first reading. Mr. Gural indicated we could move forward and Ms. Weiner could get clarification with Mrs. Russell before the public hearing. If she was not satisfied with her answers regarding the ordinance or wished to not pass the ordinance she could vote no at that time and or introduce another ordinance with other changes. There was some additional discussion.

Mayor Arnold asked for a motion to approve Ordinance 2019-08. Mrs. Tait made a motion to approve Ordinance 2019-08. Mr. Allmond seconded the motion.

**At the call of the roll, the vote was:**

**AYES: Mr. Allmond, Mrs. McCann, Mrs. Tait**

**NAYES: Ms. Weiner**

**Ordinance 2019-08 passes**

**Ordinance 2019-09**, An Ordinance of the Borough of Palmyra in the County of Burlington, State of New Jersey, Amending Chapter 195, of the Code of the Borough of Palmyra.

Ms. Weiner asked Mr. Gural to explain. Mr. Gural indicated he would defer to Chief Pearlman. Mayor Arnold indicated Chief Pearlman explained the Ordinance at the last meeting. Mr. Rosenberg indicated he was familiar and explained the ordinance.

Mayor Arnold asked for a motion to approve Ordinance 2019-09. Mrs. Tait made a motion to approve Ordinance 2019-09. Mr. Allmond seconded the motion.

**At the call of the roll, the vote was:**

**AYES:** Mr. Allmond, Mrs. McCann, Mrs. Tait, Ms. Weiner

**NAYES:** None

**Ordinance 2019-09 passes**

### **RESOLUTIONS – Consent Agenda**

Resolution **2019-193** to Resolution **2019-203** will be enacted as a single motion, if any resolution needs additional discussion it will be removed from the consent agenda and voted on separately.

Mayor Arnold asked if any items which needed to be removed from the consent agenda.

There were none.

Resolution **2019-193** to Resolution **2019-203** will be enacted as a single motion, if any resolution needs additional discussion it will be removed from the consent agenda and voted on separately.

**Resolution 2019-193**, Resolution Authorizing the Sale of Property No Longer Needed for Public Use on a Online Auction Website or Disposal as Scrap

**Resolution 2019-194**, Resolution of Governing Body Acknowledging Receipt of and Certification of the 2018 Municipal Audit

**Resolution 2019-195**, Resolution to Cancel Certain Reserves Identified in the 2018 Audit

**Resolution 2019-196**, Resolution Authorizing the Refund of Marriage License Fees Paid in the amount of \$28.00 to Ethan Thornton, Jr. and Tajah Moore

**Resolution 2019-197**, Resolution authorizing Change Order #5 to Charles Marandino, LLC for the 2018 Road Program project in the additional amount of \$1,974.00 per ERI's recommendation letter dated August 2, 2019.

**Resolution 2019-198**, Resolution authorizing Change Order #2 to Pioneer General Contracting for the 2019 Misc. Concrete Construction project in the decreased amount of \$8,123.70 per ERI's recommendation letter dated August 2, 2019.

**Resolution 2019-199**, Resolution Authorizing the Purchase of a Kubota B26TLB Which is a Capital Improvement exceeding \$15,000.00 from Cherry Valley Tractor Sales Per their Proposal Dated August 13<sup>th</sup>, 2019 in the amount of \$38,286.5s Under New Jersey State Approved Co-Op #65MCESCCPS

**Resolution 2019-200**, Resolution Authorizing the Purchase of a Toro Dingo TX 1000 Wide Track which is a Capital Improvement exceeding \$15,000.00 from Cherry Valley Tractor Sales per their Proposal Dated August 12<sup>th</sup>, 2019 in the Amount of \$45,809.84 Under New Jersey State Approved Co-Op #65MCESCCPS

**Resolution 2019-201**, Resolution Authorizing the Purchase of a 7 Ton Tandem Axil Trailer which is a Capital Improvement from Cherry Valley Tractor Sales Per their Proposal Dated August 14<sup>th</sup>, 2019 in the Amount of \$7,999.00 Under New Jersey State Contract #A78905

**Resolution 2019-202**, Resolution of Borough Council of the Borough of Palmyra Authorizing and Approving the Borough of Palmyra Police Department's Application and Participation for Enrollment in the Law Enforcement Support Office (LESO) 1033 Program

**Resolution 2019-203**, Resolution Authorizing the Payment of Bills for the Month of August 2019 In the Amount of \$1,681,146.16

Mayor Arnold asked for a motion to approve the consent agenda Resolution 2019-193 thru Resolution 2019-203. Mrs. Tait made a motion to approve Resolution 2019-193 thru Resolution 2019-203. Mr. Allmond seconded the motion.

**At the call of the roll, the vote was:**

**AYES: Mr. Allmond, Mrs. McCann, Mrs. Tait, Ms. Weiner**

**NAYES: None**

**Resolution 2019-193 thru Resolution 2019-203 were approved**

#### **MOTION TO APPROVE TREASURER'S REPORTS**

Mrs. Tait made a motion to approve the Treasurer's Report for July 2019. Mr. Allmond second the motion.

**At the call of the roll:**

**AYES: Mr. Allmond, Mrs. McCann, Mrs. Tait, Ms. Weiner**

**NAYES: None**

#### **COMMUNITY SPOTLIGHT**

Mayor Arnold noted Enda Washington Webb turned 100 years young and a celebration was held at the community center on August 10<sup>th</sup>, 2019

Mayor Arnold noted the Burl Co Sheriff's Dept. and Dept. of Military & Veterans Services will be holding 2<sup>nd</sup> Annual Veteran's Expo, October 10<sup>th</sup>, 2019.

Mayor Arnold noted the 4<sup>th</sup> Annual Constituent Services Fair will be held September 5<sup>th</sup>, 2019 at Camden County community College.

Mayor Arnold noted Independence Fire Company #1 will be hosting a Beer Fest on October 5<sup>th</sup>, 2019.

Relay for life will be held in Cinnaminson on September 28<sup>th</sup>, 2019.

#### **PUBLIC REMINDERS**

Mayor Arnold stated fire dept. offers smoke detectors free of charge to seniors and low income residents.

Mayor Arnold indicated a number from PSEG has been spoofed and if someone should receive a call from them do not give them any information. Mrs. Tait indicated no utility company will call and ask for personal information.

#### **DISCUSSION ITEMS**

**NEW Business**

Public Events

Mayor Arnold noted the Summer Concert in the Park was rained out on Tuesday but was rescheduled for Friday and there was a tremendous turnout and the band was very good. The next concert is August 20<sup>th</sup>, 2019 featuring the Lonesome Turnpike Ramblers. Mrs. Tait indicated we may want to consider changing the concerts to Friday nights instead of Tuesdays.

Mayor Arnold indicated the next Farmers Markets will be held on August 22<sup>nd</sup>, 2019 and August 29<sup>th</sup>, 2019 weather permitting. Ms. Weiner indicated they are also planning markets for September 19<sup>th</sup>, and in October 30<sup>th</sup> weather permitting. Mayor Arnold indicated the Town Wide Yard Sale will be held on September 14<sup>th</sup>, 2019. Mayor Arnold indicated she would like to consider placing the ad in the newspaper. There was discussion regarding the cost to place the ad. Mr. Allmond indicated it is another means of communication. Council was in agreement to place the ad. Ms. Weiner asked if we had a flyer. Mayor Arnold indicated there was one in the file.

Mayor Arnold noted the dedication of Chief Payton I Flournoy, Sr. Park will be held on September 7<sup>th</sup>, 2019 at 11:00 am. Council discussed the banner to the dedication and it was decided the banner would be one sided at the cost of \$140.00. There was additional discussion regarding the cost and wording of the plaque for the park. Mayor Arnold indicated the quote for the plaque is about \$914.00. Mr. Allmond asked if when the wording was determined council could get a mock up and of exactly what it looks like. Mayor Arnold indicated council does not have another meeting before the plaque needs to be ordered. Mr. Gural noted he would not be present for the dedication but would like to get the entire expectation of the staff involvement lined up before he goes on vacation so everyone would be on the same page and would know what was expected on them. Mrs. Tait indicated she would like to see the program, so everyone would be aware of their part. Mayor Arnold indicated the program had not been finalized. There was some additional discussion regarding the program, who was doing what, the number of chairs to be placed where, the community center set-up, table cloths, flower center pieces and the plaque. Ms. Weiner asked that all final details be worked out so everyone would know what was expected of them and the Borough staff prior to Mr. Gural leaving for vacation. Mayor Arnold indicated yes

Mr. Gural indicated the subordination request exceeds our guidelines however there is no cash out regarding this subordination request. Mr. Rosenberg indicated the value of the property went down from the time of purchase, so it is in a high loan to value situation. There was some discussion regarding the 95% LTV and the Borough's guarantee of second place lien placement by the mortgage company. Mr. Mr. Rosenberg explained the process noting the Borough would be deviating from the current policy.

**Resolution 2019-204**, Resolution to Authorize the Subordination of the Palmyra Housing Rehabilitation Lien on Block 89 Lot 11 Allowing the New First Mortgage to Santander Bank to Supersede the Borough of Palmyra Housing Rehabilitation Program Lien with the Conditions Stipulated.

Mrs. Tait made a motion to approve Resolution 2019-204 Resolution to Authorize the Subordination of the Palmyra Housing Rehabilitation Lien on Block 89 Lot 11 Allowing the New First Mortgage to Santander Bank to Supersede the Borough of Palmyra Housing Rehabilitation Program Lien with the Conditions Stipulated. Mr. Allmond second the motion.

**At the call of the roll.**

**AYES: Mr. Allmond, Mrs. McCann, Mrs. Tait, Ms. Weiner**

**NAYES: None**

Mr. Gural noted the Volunteer Accident Insurance policy has been renewed. Mr. Gural explained the need to make sure volunteers for various events are tracked and all volunteer names and necessary permission slips are turned in. Additionally, Mr. Gural stated the Borough must follow the rules when working with children.

Mayor Arnold indicated the Burlington County Residential Energy Aggregation Program is being rolled out again. Mayor Arnold indicated Palmyra will be placed in the program as we participated last time. Mrs. Tait asked if the residents would have the option to opt in. Mayor Arnold indicated it would be as it was before, all enrolled and residents could opt out. Mrs. Tait indicated the residents should have the right to choose to participate. Mr. Allmond asked how we are already part of the program. Mayor Arnold indicated because we were in the original program. There was some discussion regarding the program and our participation. Mrs. Tait asked why are we making the residents do all this work to opt out. Mayor Arnold indicated we will do another public forum to let the residents know this is happening.

Mr. Gural stated the Borough Hall sanitary sewer pit/pump system is in need of cleaning several times a year. Mr. Gural explained how the sewer works in the Borough building and noted we have found that people put improper items in the toilets which get stuck in the equipment. To correct this problem we are looking at a possible redesign of the system, a very expensive project. Mr. Gural noted in the short term to help with the problem we have removed the paper towels from the restrooms, the hand dryers are in place.

Mr. Gural indicated the trash removal company does not understand the logistics of picking up the trash on Cinnaminson Avenue, in the business district. A business owner made a suggestion of having the trash carts put into the Borough's parking lot for pick-up, essentially under the mural. Mr. Gural indicated it would not be attractive. Mr. Gural indicated he has spoken with Republic and indicated we may begin liquidating damages as noted by the contract. Mr. Gural indicated no decision has been made but we are looking at it closely.

Mr. Gural indicated we have talked about water coolers/fountains for Borough Hall, public works, Police department and the Community center. Mayor indicated she would give her files to Mr. Gural for additional work. Mr. Gural indicated he would get back to the governing body.

Mr. Gural explained what is going on with the Tri-Boro EMS/Palmyra Ambulance Squad. Mr. Norman indicated her wanted to address the rumors on the street. Cinnaminson Township is starting an EMS squad. Mr. Gural indicated Cinnaminson EMS would handle calls from the Northeast side of town (Taylor's Lane out to Mooretown) and our squad would handle everything else on this side. Mr. Gural noted the office opened in Riverton will be closing and they will be coming back to Palmyra. Mr. Gural noted our residents will not notice a change or feel any negative impact. Mr. Gural indicated he met with Chief Dreby, Deputy Chief Zimmerman and the public safety committee regarding the Fire Department staffing concerns. Mr. Gural noted the fire department is looking at possible changes next year and is anticipating requesting some full time staffing. Mr. Gural indicated he wanted to give you notice that this will be for discussion at budget time next year. Mr. Gural stated the former Knights of Columbus building was placed for sale and the potential purchaser has expressed an interest to turn the

building into a six unit apartment building. Mr. Gural indicated that building may be an area which council wishes to consider as a proposed area in need of redevelopment. Mr. Gural explained the process and indicated it is a matter which the Land Use Board may want to look at. Mr. Rosenberg explained the process indicating a resolution would be needed to ask the land use board to look into it. Mr. Gural indicated he would have something for next meeting. There was some additional discussion. Mrs. McMann requested the Borough consider a letter of support regarding legislation with the telephone services tax appeals. Mr. Rosenberg indicated it was a waste of money as the amount is so little.

Mr. Gural stated Ms. Condo is requesting approval of overnight stay for the Annual Government Finance Officers Assoc. Conference in Atlantic City September 24<sup>th</sup> – 27<sup>th</sup>, 2019. Council agreed. Mr. Gural indicated the Opportunity Zone Challenge Grant is available and the BCBC has agreed to write the grant for the Borough. Mr. Gerken will write the grant and Bridge commission will pay for it. Mr. Gural indicated we are looking for best opportunity to win the grant. Mr. Gural indicated Mrs. Russell has asked if it were possible for us to join the Downtown New Jersey program. Mrs. Gural explained the program and indicated the cost is \$ 275.00 per year. Mr. Gural indicated if council is interested he would sign the Borough up. After some additional discussion and explaining of the program, Mayor Arnold indicated she thought it was a good idea and we should join. Borough Council agreed. Mr. Gural indicated he would sign the Borough up.

#### **OLD Business**

Mayor Arnold indicated she is still gathering information for Tony's Barber Shop Mural and will have additional information for next meeting.

Mayor Arnold indicated the Palmyra Improvement Association submitted a request to use our facilities for the "Porch Fest" to be held on September 14<sup>th</sup>, 2019. Mayor Arnold indicated the application was revised and the time for usage is 4:00 pm until 9:00 pm. Mr. Gural indicated they requested to close little Broad street during that time and Chief Pearlman is handling that request. Mr. Gural indicated they have requested the use of tables, chairs and restrooms for the concert but the Community Center and Borough Hall will be closed and we do not have staffing available to set-up or break down at that time on a Saturday night. Ms. Weiner indicated she would be there and could see to it that they could get into the building to get and put back the tables and chairs. There was some additional discussion regarding the use of bathrooms. Mr. Gural noted this is not a Borough event and the buildings are closed on Saturday nights. Chief Pearlman indicated he would have the officers working that night secure the Borough building and open the front doors for use of bathrooms. Mr. Gural indicated the community center will not be open for bathrooms.

Mr. Gural indicated those attending the New Jersey League of Municipalities Conference in Atlantic City November 19-21<sup>st</sup>, 2019 should let Ms. Jackson know so arrangements can be made.

Mr. Gural noted the committee recommendations for the proposed merit increases are for closed session discussion.

Mr. Gural stated those planning on attending the 2019 Brownfields Training Conference in Los Angeles CA, December 11<sup>th</sup> - 13<sup>th</sup>, 2019 is held every two years. Mr. Gural indicated if council wishes to attend a decision must be made tonight as registrations are necessary. There was discussion regarding who would be attending, how long the stay would be and how the arrangements would be made. R. Gural

indicated the hotel stay from December 10<sup>th</sup>-14<sup>th</sup>, 2019 is recommended. Mayor Arnold, Mrs. Tait, President Howard and Mr. Gural have expressed an interest in attending. Ms. Weiner expressed concern about the price of the trip, the cost of the conference and airfare, and the timing of the conference. Ms. Weiner indicated her concern with sending someone who may not be serving on council in the next year. Mr. Gural agreed. There was some additional discussion and it was decided that registrations would be made for hotel accommodations and the conference, as they could be changed, if needed, after elections in November. The Conference registration is \$200.00 and the hotel accommodations are \$150.00 per night. Airfare would be paid by the individual and would be reimbursed.

Mr. Gural stated the DVRPC Brownfields Basics: Resources for Revitalizing your Community is September 20<sup>th</sup>, 2019, and anyone wishing to attend should let him know so they can be signed up. Mr. Gural indicated they are working on the downtown parking ordinance and additional information will follow.

### **ADMINISTRATOR'S REPORT**

Mr. Gural indicated Council and the Mayor met with the NJDEP and the Attorney General in regards to why we should be able to move in our own direction regarding the redevelopment of the Southside of Rt. 73. Mr. Gural indicated it was a good meeting and a very good argument was made as to why we should be allowed to move forward with our project.

Mr. Gural indicated the 620-622 Highland Ave Redevelopment Project will be discussed in closed session.

Mr. Gural indicated the new "Did You Know" section on our website is working out well and is very informative. Please send him any recommendation you have.

Mr. Gural indicated the required training for the Tap Grant - FHWA & NJDOT he attended on Friday.

Mr. Gural indicated the design engineer and the construction administration engineer may have to be different, which may require us hiring another engineer for the project.

**Ms. Robinson** indicated school is not in session currently so there is not a lot going on. In June however the graduation was held with 68 students graduating. School will begin on September 5<sup>th</sup>, 2019 and recently held orientation for the new freshman and 6<sup>th</sup> grade students who will be attending the high school. Mr. Robinson also noted student class schedules will be going out soon.

**Mr. Tait** indicated two students went to Boy's and Girl's State and thirty students went to Europe.

### **COMMITTEE REPORTS**

**Mr. Allmond - Communications and Public Relations Committee-** Mr. Allmond indicated he nothing to report currently.

**Mrs. Tait - Public Safety Committee, Board of Education, Public Events-** Mrs. Tait stated, she and the public safety committee met with Chief Dreby and Deputy Chief Zimmerman regarding the staffing issues. Mrs. Tait indicated the building and grounds committee is looking into getting the community center interior painted. Mrs. Tait indicated the youth and recreation committee will be meeting next month and she attended the Board of Education meeting and learned about the issues between PHSFEE and the Board of Education regarding mural placement within the school.

**Mrs. McCann – Administration and Finance**– Ms. McCann stated the Admin and Finance committee has not met but the merit increase committee did meet and has their recommendations which will be discussed in closed session.

**Ms. Weiner – Business and Community Development, Homeowner Association** – Ms. Weiner indicated green team held rain barrel class which went really well. Ms. Weiner indicated the Green Team will be meeting next week. Ms. Weiner indicated she attended the homeowner’s association meeting on July 16<sup>th</sup>, and will be attending the meeting held tomorrow. Ms. Weiner indicated the Business community development did not meet. Ms. Weiner indicated she attended the land use board meeting and spoke about application the land use board was working on.

## **PUBLIC PORTION**

Mayor Arnold asked for a motion to open the Public Portion. Mrs. Tait made a motion to open the public portion for comments. Mr. Allmond second the motion.

**All members present voted in favor of the motion**

**Mr. Rader – Harbour Drive** – Mr. Rader indicated there have been great strides with the redevelopment of Rt. 73 by Mr. Gural and Mayor Arnold, but Council has failed in their four and one half year ethics violation investigation. Mr. Rader indicated to date there have been no findings of wrong doing but the investigation has been disruptive of the Council meetings. Mr. Rader asked if there would be a public announcement by council that the ethics violation has failed and the amount of total funds expended. Mr. Rader stated Ms. Weiner does not support the redevelopment and has concerns about funding expenses but totally supported the spending of \$3,000.00 in taxpayer funds to investigate a nonexistent ethics violation investigation. Ms. Weiner indicated having a different opinion of what should be on the other side of Rt. 73, does not make it right or wrong. Ms. Weiner noted the ethics investigation is ongoing and when we have additional information we will share it with the public. Mr. Allmond stated it was not our decision to withhold any information from the public. Mr. Allmond indicted we did the investigation which lead to the information being sent to Division of Local Government–Department of Community Affairs, now we have to wait for their decision.

**Mr. McElwee – Columbia Avenue...** What’s going on with Habitat for Humanity? Mr. Gural indicated the dedication has been cancelled. Mr. McElwee indicated, to his understanding, people would be asked to help build the homes. Mr. Gural indicated the home was a modular unit. Mr. McElwee indicated that was not discussed in the beginning. Mr. McElwee indicated he is glad to see something happening on the other side of Rt. 73.

No one from the public wishing to be heard, Mayor Arnold asked for a motion to close the public portion. Mrs. Tait made a motion to close the public portion, Mr. Allmond second the motion.

**All members present voted in favor of the motion.**

Mayor Arnold asked if there was any business for executive session. Mr. Gural indicated yes, a Personnel, negotiation matter and litigation.

Mayor Arnold asked for a motion to approve **Resolution 2019-205**. Mrs. Tait made a motion to approve Resolution 2019-205, Resolution Excluding the Public from Certain Meetings pursuant to section 89 of the Open Public Meeting Act C. 231 P.L. 1975 regarding Personnel, Litigation, Contracts and Negotiations. Mr. Allmond second the motion.

**At the call of the roll, the vote was:**

**AYES: Mr. Allmond, Mrs. McCann, Mrs. Tait, Ms. Weiner**

**NAYES: None**

**Resolution 2019-205 is approved**

Borough Council went into closed session at 9:53 PM.

**Closed Session**

Borough Council returned from closed session at 10:51 PM.

Mrs. Tait made a motion to open to the public. Mr. Allmond second the motion.

**All voted in favor of the motion.**

Mrs. Tait made a motion to approve **Resolution 2019-206**, A Resolution of the Borough of Palmyra establishing the annual rates of compensation and/or hourly rates paid to Borough employees. This Resolution Supersedes Resolution 2019-160. Mr. Allmond seconded the motion.

**At the call of the roll, the vote was:**

**AYES: Mr. Allmond, Mrs. McCann, Mrs. Tait, Ms. Weiner**

**NAYES: None**

**Resolution 2019-206 Approved**

Mayor Arnold asked for a motion to adjourn.

Ms. Weiner made a motion to adjourn the meeting. Mrs. Tait second the motion.

**All voted in favor of the motion**

Meeting adjourned at 10:56 PM

Respectfully Submitted,

*Doretha R Jackson*

Doretha R Jackson, RMC