

Borough of Palmyra
Redevelopment Agency Meeting, 6:30 PM
Monday October 7th, 2019

CALL TO ORDER

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

ROLL CALL

Present: Mrs. Michelle McCann, Mrs. Bernadette Russell, Mrs. Gina Tait, Ms. Mindie Weiner,
Mayor Michelle Arnold

Absent: Mr. Brandon Allmond, President Timothy Howard

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

APPROVAL OF MINUTES

Redevelopment Agency Meeting Minutes of March 11th, 2019

Mayor Arnold asked for a motion to approve the Redevelopment Agency Meeting Minutes of March 11th, 2019. Mrs. Tait made a motion to approve the minutes. Mrs. Russell second the motion.

At the call of the roll the vote was:

AYES: Mrs. McCann, Mrs. Russell, Mrs. Tait

NAYES: None

Abstain: Ms. Weiner

Redevelopment Agency Meeting Minutes of August 5th, 2019

Mayor Arnold asked for a motion to approve the Redevelopment Agency Meeting Minutes of August 5th, 2019. Mrs. Russell made a motion to approve the minutes. Mrs. Tait second the motion.

At the call of the roll the vote was:

AYES: Mrs. Russell, Mrs. Tait, Ms. Weiner

NAYES: None

Abstain: Mrs. McCann

Redevelopment Agency Executive Session Meeting Minutes of August 5th, 2019

Mayor Arnold asked for a motion to approve the Redevelopment Agency Executive Session Meeting Minutes of August 5th, 2019. Mrs. Russell made a motion to approve the minutes. Mrs. Tait second the motion.

At the call of the roll the vote was:

AYES: Mrs. Russell, Mrs. Tait, Ms. Weiner

NAYES: None

Abstain: Mrs. McCann

CORRESPONDANCE

Mayor Arnold read an E-mail regarding the Opportunity Zone Boot Camp and Pitch at NJIT in Newark on October 17th, 2019.

PROFESSIONAL UPDATES

There were no professional updates.

DISCUSSION ITEMS

Redevelopment – Block 24, Lots 1 & 2 (former PNC Bank) – update

Mr. Gural stated that we received the letter of credit from the bank regarding Outlaw Fitness. Mr. Gural indicated Mr. Brewer will be filing the complaint/motion later this week, regarding the declination of taking the property.

Redevelopment Rt. 73 South – update

Mr. Gural indicated the field survey is complete and Mr. Stock is currently preparing the GEO technical report and maps for the entire site. Mr. Gural indicated they are also currently undertaking traffic studies. Mr. Gural indicated they will be applying for land fill disruption permits as they are digging in the soil. Mr. Gural noted when the information is obtained it will become ours.

Motion to Intervene – NJDEP vs Fillit mediation- update

Mr. Rosenberg indicated the motion to intervene has been filed and mediation has been scheduled for October 16th, 2019 in Trenton. Mr. Rosenberg indicated he and Mr. Gural would be attending. Mayor Arnold, Mrs. Tait and President Howard noted they also would be in attendance. Mr. Rosenberg will be getting back to everyone with the start time.

Knights of Columbus – Preliminary Investigation/Determination of Need – update

Mr. Gural indicated he did not have an update regarding the determination of need for the old Knights of Columbus building. Mr. Gural noted the request was sent to the Land Use Board but they have not currently taken any action. There was some discussion and Mayor Arnold indicated she would check with the Land Use Board and get back to the Redevelopment Agency.

Request for leasing of Borough Property in Redevelopment Area

Mr. Gural indicated Mr. Malhi came in to see him and inquired if we would be interested in leasing some property we own on the other side of Rt. 73. Mr. Gural noted Mr. Malhi had purchased a gas station next to one of our properties and wanted to expand his business. Mr. Gural explained to Mr. Malhi, that the property was in a redevelopment area and that we currently have a signed redevelopment agreement and currently we are not permitted to lease that property. Mr. Malhi inquired why the property could not be lease; and if it

could how would they go about it. Mr. Rosenberg explained why that could not be done and the current redevelopment agreement we are under. Mr. Russell asked if it would be inappropriate for Mr. Malhi to reach out to the redeveloper. Mr. Rosenberg indicated it would be premature for him to discuss it with the redeveloper. Mr. Rosenberg indicated the redeveloper is under a conditional redevelopment agreement and until a redevelopment agreement is signed he would have no authority to do anything.

Mayor Arnold noted a gentleman who purchased the home a 511 W Sixth Street came before the Land Use Board for permission to add a second floor and garage to the house.

PUBLIC COMMENT

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

All members present voted in favor of the motion.

There were no Redevelopment Agency comments.

Mayor Arnold asked if there was business for executive session. Mr. Rosenberg indicated it could be discussed in executive session after the Council Caucus meeting and deals with contract negotiations.

Mayor Arnold asked for a motion to adjourn

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

All members present voted in favor of the motion.

Meeting adjourned at 6:54 PM

Respectfully submitted

Doretha R. Jackson, RMC

Municipal Clerk