

Borough of Palmyra
Redevelopment Agency Meeting, 6:30 PM
Monday December 2nd, 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: 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 following **OPEN PUBLIC MEETINGS STATEMENT** into the record.

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 October 7th, 2019

Mayor Arnold asked for a motion to approve the Redevelopment Agency Meeting Minutes of October 7th, 2019. Mrs. Russell made a motion to approve the minutes. President Howard second the motion.

At the call of the roll the vote was:

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

NAYES: None

Abstain: Mr. Allmond, President Howard

CORRESPONDANCE

Mayor Arnold noted there was no correspondence.

PROFESSIONAL UPDATES

Mr. Hogue stated that most of their efforts have been in trying to remove the obstacles to access the Fillit property. Mr. Hogue explained the conversations and letters with Mr. Carr, Fillit's Attorney and noted he, the DEP, and Stock Development Group had answered the concerns and issues Mr. Carr inquired about. Mr. Hogue indicated the access notice has been sent. Mr. Hogue noted the DEP has tried to follow up with Mr. Carr but has yet to have a response from them. Mr. Hogue noted that the site visit was done last week with a

representative of Stock Development Group and a few others. Mr. Hogue indicated the site was in disarray and many of the things the agreement Fillit signed with the Borough, indicating should not be done, appear may be happening. Mr. Hogue indicated it is in unsafe condition and noted they are staging petroleum substances, some of which appear to be leaking. Mr. Hogue indicated the Borough also sent Fillit a letter reaffirming the dates the work is planned for in early January and also sent them a copy of the land fill disruption permit to sign and return. Mr. Gural indicated Mr. Carr has five days to respond according to the remediation agreement; and inquired of Mr. Hogue as to when he felt it was appropriate to approach the DEP and ask if they would consider another mechanism allowing us to move forward. Mr. Hogue indicated he would ask this week when he spoke with Mr. Finlay. Mr. Gural indicated he too would email Mr. Finley with that question. Mr. Gural indicated additional environmental contamination was observed during the site visit which was prohibited per our settlement agreement with Fillit. Mr. Gural asked should the Borough consider additional litigation against them regarding this contamination. Mr. Rosenberg indicated this should be discussed in executive session. Mr. Gural asked if we should report the contamination. Mr. Rosenberg indicated that discussion should be in closed session.

Mr. Brewer noted Mr. Gural had gone over most of the updates with the Fillit property, he explained the conditional redevelopment agreement. Mr. Brewer noted that on the agenda tonight was a resolution to extend that conditional redevelopment agreement for an additional 120 days, to April 12th, 2020, to allow Stock Development Group, Inc. more time to gather the information they need.

Mr. Brewer also noted the litigation was filed for the PNC property. Mr. Brewer indicated he touched base with the attorneys for the property owner but does not believe we will be able to reach a settlement as the value of the property, both parties are indicating, are just too far apart. Mr. Brewer indicated the original order to show cause was scheduled for December 16th, 2019 but that date have been changed to January 14th, 2020. Mr. Brewer indicated at that time or shortly thereafter the Borough will have confirmation from the court that the Borough can fill the declaration of taking of the property.

RESOLUTION

Mayor Arnold asked for a motion to approve Resolution 2019-250.

Resolution 2019-250, Resolution Authorizing the extension of Amendment to 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.

Mrs. Russell made a motion to approve Resolution 2019-250. Mrs. Tait 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

DISCUSSION ITEMS

Redevelopment – Block 24, Lots1 & 2 (former PNC Bank) – update

Mr. Gural indicated he had nothing further to add.

Redevelopment Rt. 73 South – update

Mr. Gural indicated he had nothing further to add

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

Mr. Gural indicated the Land Use Board did not take action on the request from the governing body to look into an area in need of redevelopment for the Knights of Columbus building. Mr. Gural indicated he will be at the next Land Use Board to make sure it is addressed. Mr. Brewer indicated he would also.

PUBLIC COMMENT

Mayor Arnold asked for a motion to open the public portion of the meeting.

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, Mrs. Russell made a motion to close the public portion. President Howard 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 it deals with contracts and negotiations.

Mayor Arnold asked for a motion to adjourn

Mrs. Russell made a motion to adjourn. President Howard 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