

Borough of Palmyra
Special Redevelopment Council Meeting, 6:30 PM
Thursday, June 16th, 2022

The Special Redevelopment Council Meeting of the Borough Council of the Borough of Palmyra was called to order by Mayor Tait at 7:30 PM.

ROLL CALL

At the call of the roll:

PRESENT: Brandon Allmond, Natasha Latimore, President Timothy Howard, Mayor Gina Ragomo Tait

ABSENT: Laura Cloud, Michelle McCann, Bernadette Russell

The Pledge of Allegiance was recited.

OPEN PUBLIC MEETINGS STATEMENT

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. Public Notice of this meeting been given by the Municipal Clerk in the following manner:

- Posting written notice on the official bulletin board at the Palmyra Borough Hall on May 17th, 2022.
- Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on May 13th, 2022
- Notice to All Council Members.

PUBLIC COMMENT

Mayor Tait asked for a motion to open to the Public for comments President Howard made a motion to open the public portion for comments. Mr. Allmond second the motion.

All members present voted in favor of the motion. Motion Carried

REDEVELOPMENT Q & A

Ms. Nichols- 2nd Street:

Q. Is there going to be redevelopment on the North Side of RT #73 or is it only the South side?

A. Mayor Tait answered only the South Side.

Q. What kind of businesses are you considering replacing the existing business with?

A. Mayor Tait noted that would be up to the redeveloper.

Q. How do you think this will affect property values of the homes closest to the project?

A. Mr. Gural stated we believe it will increase property values.

Q. Should we be expecting any major reconstruction on Rt. 73 other than the changes to the traffic lights?

A. Mayor Tait stated, Rt #73 is a state highway and governed by the State. We don't know what they have planned for the state highway.

Q. How do you expect the redevelopment project to affect our taxes?

A. Mr. Gural noted and explained the pilot program for the warehouses in the redevelopment area. He noted how the payments are to be made to the Borough regardless as to if the warehouses are rented or not.

Q. Is there a process which the residents could begin to have speed bumps placed on 2nd Street? President Howard indicated he would contact the Chief of Police and see what can be done.

Mr. Bonsignore – Arch Street:

Q. Mr. Bonsignore asked if assisted living was considered when the affordable housing plan was made?

A. Mayor Tait explained Fair Share Housing and the decision in 2015, she noted the various ways we have tried to fulfill our obligation to Fair Share Housing Center regarding affordable housing. Mr. Gural noted Fair Share Housing dictates to us what they want to see within the Borough in regards to our obligation. Mayor Tait noted we don't control what goes in we are just obligated to build it.

Ms. Sheppard- Front Street

Q. Ms. Sheppard asked if this was the time to bring up a safety issue on the street.

A. Mayor Tait indicated yes.

Q. Ms. Sheppard stated that at the corner of Broad and Market there is a condemned house which has been there for ages. Is there anyone present from public works?

A. Mr. Gural, No.

Ms. Sheppard noted that public works had been out and someone did cut the weeds back. Ms. Sheppard explained some situations she has noticed regarding pedestrians trying to navigate the sidewalk when the weeds are protruding over the sidewalk and all along the fence. Ms. Sheppard noted that the island in the middle of Market Street at Broad Street is full of weeds that need to be cut down. Ms. Sheppard also noted that if the property owners will not clean it up then we should cut and remove the weeds and lien the property for the cost. Ms. Sheppard also noted the tree at Race and Broad Street has branches hanging so low that the children are walking into them. Is it possible to have the tree trimmed? Ms. Gural stated the Frank is our new Code Enforcement Officer, and there is a process in place which needs to be completed to lien a property regarding property maintenance. Mr. Gural indicated he would speak with Frank regarding the property on the corner of Broad and Market.

Ms. Rooney – Horace Avenue

Q. Ms. Rooney asked how the Fillit site would be remediated?

A. Mr. Hogue explained how the site was used in the past and the possible contaminants which could be on the property. Mr. Hogue stated most of the extreme most hazardous waste was removed before the redevelopment noting that the contamination to the ground was determined by soil borings completed in that area and although there are impacted areas most of the contaminates are not mobile. Mr. Hogue indicated they pretty much stay in the dirt. Mr. Hogue stated that part of the remediation plan as indicated earlier tonight; a lot of clean fill/dirt was brought in and placed on top to cap the land, also noting that the concrete structure would also serve as an additional cap to the land. Mr. Hogue explained DEP sets standards and permits must be applied for and approved by them for the site. Mr. Gural stated the theory is that it is contained within the soil and once that soil is capped it won't reach into the ground water.

Q. Was the dredge from the Delaware River used in the Nature Park on the redevelopment site?

A. Mayor Tait stated the dredge that came from the Delaware River saved the Redeveloper monies and helped the Army Corp of Engineers by allowing them space to place new dredge and keep the river open for larger boats.

Q. Is the dredge cleaned up in any way?

A. Mr. Stock indicated the dredge had to be tested before it could be used, and when tested it was clean. Mr. Stock noted it help by keeping them from having to truck in a lot of fill for the capping of the site. Mr. Stock noted the DEP oversees the entire project.

Mr. Bauer – Cinnaminson Avenue

Q. Mr. Bauer asked how many houses are being built and are they going to be townhouses?

A. Mayor Tait stated they will be rental apartments 1,2, and 3 bedrooms. Mr. Gural stated they will be townhouses, 102 units in five separate buildings.

Q. How will they be constructed?

A. Mr. Gural indicated in accordance with the UCC building code standards.

Q. Who will own them?

A. Mr. Gural noted the redeveloper and his team.

Q. For utilities, water, electric, gas and sewer, will it be pumped up to our current sewer plant?

A. Mr. Gural indicated the only utility the Borough is responsible for is the sewer. Mayor Tait indicated it will be connected to our current sewer plant and she believes there will be some sort of pump station on the site to help with the pumping to the current sewer plant. Mr. Gural indicated the redeveloper will be responsible for maintenance.

Q. Will there be pilings under the land fill?

A. Mr. Stock indicated no.

Mrs. Lindsay – Front Street

Q. Mrs. Lindsay stated in 2018 we had flooding in our basements, what was going on, on the other side of Rt. 73 to cause this? Ms. Lindsay stated she does not believe it is the water table. When are the potholes going to be fixed on the streets in Palmyra? Why are the trash trucks and recycling trucks coming so late for pick-up?

A. Mayor Tait indicated the recycling trucks are dispersed from the county we have nothing to do with it. The trash is Republic, which we have a contract with, they are telling us that they are short CDL licensed employees, trucks. We are working on that situation with Republic and as quickly as we are notified, we try to notify the residents. Mayor Tait indicated that Spring Garden Street is on the schedule to be repaved sometime in August of this year. President Howard indicated we can get the potholes fixed now however the paving of the entire Street will have to be included in a future road improvement project. President Howard also noted that in 2018 there was noted being developed on the other side of Rt 73; he speculated that the water table and the Delaware River tide being high so when it rains for an extended period of time the water goes nowhere as the flood gates close and the water does not flow into the Delaware River.

Mr. Reed – Harbour Drive

Q. Is there any information on the Rt 73 State highway project, from the river down to Rt. 70?

A. Mayor Tait indicated that was a state highway and was not aware on any such project.

Ms. Kelly – Highland Avenue

Q. How comfortable is council with our fire department and police department being able to service the affordable housing component of the project?

A. Mayor Tait indicated there have been conversations regarding servicing that area and she is confident it will all be worked out and they will be able to handle it.

Q. Will public works be called out there or will a special company be handling it?

A. Mr. Gural indicated its all-private property. President Howard stated public works will handle all of Palmyra. President Howard and Mayor Tait indicated the residents in that development would be welcomed just like any other resident of Palmyra, meetings are always open, police and fire will answer calls, etc.

Seeing no additional questions or comments Mayor Tait requested a motion to close the public comment portion. Mr. Allmond made a motion to close the public comment portion. President Howard second the motion.

All members present voted in favor of the motion.

ADJOURNMENT

Mayor Tait asked for a motion to adjourn. Mr. Allmond made a motion to adjourn the meeting. President Howard second the motion.

All voted in favor of the motion. Motion Carried

Meeting adjourned at 8:34 PM

Doretha Jackson

Municipal Clerk

Approved: August 15th, 2022