

Borough of Palmyra
Council Caucus Meeting Minutes, 5:30 PM
Monday, June 6th, 2022

The Regular Council Meeting of the Borough Council of the Borough of Palmyra was called to order by Mayor Tait at 5:50 PM.

ROLL CALL

At the call of the roll:

PRESENT: Michelle McCann, Bernadette Russell, President Timothy Howard, Mayor Gina Ragomo Tait

ABSENT: Brandon Allmond, Laura Cloud, Natasha Latimore

The Pledge of Allegiance was recited.

OPEN PUBLIC MEETINGS STATEMENT

Mayor Tait Read the following open public meetings statement into the record:

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 January 5th, 2022.
- Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on January 10th, 2022.
- Notice to All Council Members.

APPROVAL OF MINUTES

Mayor Tait requested a motion for approval of the May 16th, 2022 Executive Session Meeting Minutes. Mrs. Russell made a motion to approve the minutes from the May 16th, 2022 Executive Session Meeting Minutes. President Howard second the motion.

At the call of the roll the vote was:

INFAVOR: Mrs. McCann, Mrs. Russell, President Howard

AGAINST: None

Motion Carried

CORRESPONDENCE

Municipal Clerk, Doretha Jackson acknowledged the following correspondence:

Letter- David W. Gossmueller, PH.D. Senior Permitting Specialist PSE&G

Letter- Donna Rendeiro, Executive Director State of NJ Dept of State Business Action Center

REDEVELOPMENT

Rt. 73 South Redevelopment Area- Update

Mr. Gural reported that the redeveloper will be hold a public hearing on June 16th, 2022 at 6:00 regarding the notice of investigation of the remediation of the former Fillit land. Mr. Gural noted this is to satisfy their requirement and part of their settlement agreement with the Department of Environmental Protection regarding the Environment Justice lawsuit regarding the Fillit land. Mr. Gural stated afterwards there is a special council meeting starting at 6:30 pm for council to answer any questions regarding the redevelopment project on the Southside of Rt 73. Mr. Gural stated notifications were sent to residents, as required by DEP, in the designated areas affected, per the map was provided by the State.

Mr. Gural also reported a press release was issued when the walls went up on the warehouse. Mr. Gural stated if you have not seen the building its impressive. Sansone moved up the deadline for completion of warehouse two which they hope to have done by the end of September

Mr. Gural reported Fair Share Housing and Sansone reached a settlement agreement.

Mr. Rosenberg reported the impasse between Fair Share Housing, the Borough and the redeveloper in regards to the settlement agreement which had some language issues which needed to be resolved, has been resolved. He noted that the settlement agreement still must be review by several individuals before it is approved but the language issues has been resolved.

Mr. Winckowski indicated the walls have been completed on warehouse #2 and they are working on the roof. Mr. Winckowski also reported the contractor is working on the interior structure, site work for warehouse and they are also applying for building permits for warehouse one. Mr. Winckowski noted all prior approvals are in place.

Outlaw Training & Fitness/620-622 Highland Ave Redevelopment Project – Update

Mr. Gural and Mr. Rosenberg indicated there were certain items that needed to be discussed in executive session regarding contracts and negotiations.

Resolution 2022-139, Resolution Excluding the Public from Certain Meetings Pursuant To Section 8 of the Open Public Meeting Act C. 231 P. L. 1975 for matters relating to:

Contracts, Litigation

Dr Cloud joined the meeting at 6:00 pm

Mayor Tait requested a motion to approve Resolution 2022-139. Mrs. Russell made a motion to approve Resolution 2022-139. President Howard second the motion.

At the call of the roll, the vote was:

INFAVOR: Dr. Cloud, Mrs. McCann, Mrs. Russell, President Howard

AGAINST: None

Into closed at 6:04 pm

Out of closed at 6:28 pm

Mayor Tait requested a motion to open to public. Mrs. Russell made a motion to open to the public. President Howard second the motion.

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

Sea Box/ELM Office LLC, 321 E. Broad Street - Former Knights of Columbus Property- Update

Mr. Gural noted the letter requesting redeveloper designation and concept site plans received from Elm Office, LLC. via John Gillespie. Mr. Gural indicated he and our redevelopment team would contact Mr. Gillespie and report back to council with additional information.

PROFESSIONAL UPDATE

William Kirchner, ERI

Mr. Kirchner stated that the Temple, 5th and Race project settlement was completed. Mr. Kirchner noted he received maintenance bonds for both projects but is still missing release of liens.

Mr. Kirchner reported the part of the 2021 Road project was the repaving of the Ethel B. Hardy basketball court. Mr. Kirchner indicated the repaving completed last week and the striping and coloring will be done in about a month after the pavement is cured. They also raised the rims 2 inches to compensate for the paving so it is still 10 ft. Mr. Kirchner noted that while out there they noticed a sink hole, which turned out to be an old septic tank not properly fill in which had caved in. Mr. Kirchner stated he would be having it properly removed and filled.

Mr. Kirchner noted the preconstruction meeting was held for the Temple Tap Grant. Mr. Kirchner indicated they will be holding off beginning the project until all material is available, around September, as the contractor is having a problem obtaining some of the pre-cast concrete structures. Mr. Kirchner reported Spring Garden and Walnut Street project was awarded at the last meeting and work will begin on or around July 1st to be completed by the end of the summer. Ms. Jackson will notify the sports teams because at the request of the police the side walk will be closed at times during the day.

Mr. Kirchner also reported the 2022 Road Program preconstruction meeting will be held this Wednesday.

Mr. Kirchner stated the resolutions on the agenda are change orders for the sign installation project on Broad Street and a resolution for a pump at the sewer plant.

Mr. Gural indicated an item on the discussion list is the sewer lateral policy. Mr. Gural asked if it could be discussed while Mr. Kirchner was here. Mr. Gural stated the information in your packet shows the current policy adopted in 1969. Mr. Gural indicated the issue with a specific property on Cinnaminson Avenue when his lateral does not directly connect with the main but connects to a neighbor's lateral which connects to the sewer main. Mr. Gural indicated this is not something that would be ok today but that connection was done many years ago. Mr. Gural indicated currently we are trying to determine whether the Borough or the homeowner is responsible for the repair to the lateral. There was additional discussion regarding ownership who is responsible, when it was done and potentially why. When all discussion was complete it was decided, by consensus of the governing body, that the Borough would agree to pay half the cost to replace the lateral up to \$12,500.00 and that the resident should get three separate quotes.

REPORTS

PHS Student Representatives

Ms. Gillespie stated the PHS National Honor Society spent over two hours collecting trash on May 5th at Sea Island Park and filled up twelve bags. Ms. Gillespie noted that Student Council held the Mr. PHS contest on May 25th, 2022. Ms. Gillespie noted it is a pageant for senior boys. Nate Moore was named Mr. PHS of 2022. Ms. Gillespie also reported that on May 26 Student Council and the Interact Club went to Six Flags to enjoy a day of fun. On Friday June 3rd, 2022 the PHS Junior Senior Prom was held and was a very successful event.

PUBLIC COMMENT

We requested those participants wishing to have or make a Public comment, email their questions or comments in advance to Municipal Clerk Rita Jackson at djackson@boroughofpalmyra.com. The opportunity to submit comments prior to meeting expired at 2:00 PM on Monday June 6th, 2022. Please sign in at the podium and state your name and address for the record. All comments will become part of the record and included with the meeting minutes.

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

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

Mayor Tait asked if any comments were received before the meeting.

Municipal Clerk, Ms. Jackson indicated she received one comment prior to the meeting. Ms. Jackson read the comment into the record;

Ms. Weiner, New Jersey Avenue- Ms. Weiner's comment is as follows:

Mayor and Council,

The PIA is finishing up some final steps for our first market which has been previously approved. Our request to have the fees waived was denied. We were unclear why the fees would not be waived for these few events. We understand the need for fees, people or organizations outside of Palmyra should surely be charged a fee to access our facilities. And possibly for individual's personal needs. What we don't understand is why we, as an organization whose sole mission is to add to the beauty of the town as a whole and create as much community engagement as possible would be charged. We have musicians to pay for, crafts to offer the kids, themes to help get our residents out and those umbrellas aren't cheap. We've done our best to be sure the resources of the Borough support staff are limited and with no overtime. Our organization is stepping up to hold these community events so the borough doesn't have to, in most communities the municipality holds the events. Please understand we appreciate the bounty of support you give; we need the understanding of financial support as well.

We respectfully request the fees to be waived for the few markets we are having this year.

Thank you for your time,

There was discussion regarding the request. Borough Council denied the Palmyra Improvement Association request for a fee waiver. Borough Council agreed that if asked they would consider a contribute of \$400.00 to the Palmyra Improvement Association.

Mayor Tait asked if there were any comments from the public

Seeing no one wishing to make a comment Mayor Tait requested a motion to close the public comment portion. Mrs. Russell made a motion to close the public comment portion. President Howard second the motion.

All members present voted in favor of the motion.

RESOLUTIONS

Mayor Tait stated **Resolution 2022-129** thru **Resolution 2022-138** will be enacted as a single motion, if either resolution needs additional discussion, it will be removed from the consent agenda and voted on separately

Mayor Tait asked if any resolutions needed to be removed from the consent agenda. Seeing none Mayor Tait read the following resolutions into the record:

Resolution 2022-129, Resolution Acknowledging the Completion of the Veterans Memorial Park Enhancements/2020 Burlington County Park Development Program Grant for Reimbursement from the County of Burlington.

Resolution 2022-130, Resolution requesting Approval of item of Revenue and Appropriation N.J.S.A. 40A:4-87 (Chapter 159) SFY 2022 Clean Communities Grant in the amount of \$16,616.74

Resolution 2022-131, Resolution Establishing the Borough of Palmyra as a Stigma-Free Zone for Mental Health Awareness

Resolution 2022-132, Resolution Authorizing 2022-2023 Liquor License Renewal for John P Grew Inc. T/A Park Tavern Plenary Retail Consumption License #0327-33-006-005

Resolution 2022-133, Resolution Authorizing 2022-2023 Liquor License Renewal for Ashburn Corporation T/A Rodger Wilco Liquor Store Plenary Retail Distribution License #0327-44-005-009

Resolution 2022-134, Resolution Authorizing 2022-2023 Liquor License Renewal for HARIKRISHNA Liquors, Inc. T/A Palmyra Liquors Plenary Retail Distribution License #0327-44-004-008

Resolution 2022-135, Resolution Authorizing 2022-2023 Liquor License Renewal for Milmarian Inc. ABC Pocket License #0327-33-002-003

Resolution 2022-136, Resolution requesting Approval of item of Revenue and Appropriation N.J.S.A. 40A:4-87 (Chapter 159) Local Recreation Grant in the amount of \$100,000.00

Resolution 2022-137, Resolution Approving Change Order #1 and Change Order #2 to Straight Edge Striping, LLC/Signs and Safety Devices, LLC in the amounts of \$2,695.00 increase for Veterans Parking Signs and 25 MPH signs making the adjusted contract price \$31,380.00 and authorizing Change Order #2 a decrease in the amount of \$4,325.00 making the new adjusted contract price \$28,685.00 per ERI's recommendations

Resolution 2022-138, Resolution Awarding a contract to C Stevenson & Son in the amount of \$43,895.00 per the recommendation letter of ERI, Inc. dated June 1, 2022 subject to approval of CFO Mayor Tait requested a motion to approve the consent agenda Resolutions 2022-129 thru Resolution 2022-138.

Mrs. Russell made a motion to approve the consent agenda Resolutions 2022-129 thru Resolution 2022-138. President Howard second the motion.

At the call of the roll, the vote was:

INFAVOR: Dr. Cloud, Mrs. McCann, Mrs. Russell, President Howard

AGAINST: None

Motion carried. Resolutions 2022-129 thru Resolution 2022-138 were approved.

PUBLIC EVENTS

Mayor Tait reported the Juneteenth Celebration in conjunction with Riverton Borough and Cinnaminson Township will be held at Chief Payton I Flournoy Park on Thursday, June 9th from 6:00 pm–9:00 pm. Mayor Tait reported the Juneteenth Celebration is being held early, in an effort to allow everyone the opportunity to attend, because the event falls on Father's Day and there are multiple activities conflicting with the actual day.

DISCUSSION ITEMS

Mr. Gural indicated the electrical sub-code official position still needs to be filled.

Mr. Gural confirmed the subcommittee is waiting for information from the state regarding Alcoholic Beverage Consumption in Public Spaces.

Mr. Gural stated the Accessory Structures/code revisions ordinance is currently being work on.

Mr. Gural reported the redeveloper will be holding a public hearing at 6:00 pm on June 16th, 2022 which will be followed by a special Borough Council Meeting is at 6:30 pm. Mr. Gural noted the special council meeting will be a Q&A for the public.

Mr. Gural reported the Borough is waiting for a response from the PPA/FOP regarding the grievance that was filed, additional information will follow when obtained.

Mr. Gural reported Mrs. Latimore is requesting a formal appointment to council committees.

President Howard made a motion to approve Mrs. Latimore's Council Committee appointment to Administration & Finance, Construction, Housing & Code Enforcement, Business Community & Development, Public Event and Board of Education Co-Liaison. Mrs. Russell second the motion.

All members present voted in favor of the motion.

Motion Carried

Mr. Rosenberg reported he is reviewing the current ordinance regarding vacant/abandoned foreclosed properties, and some new ordinances of other municipalities regarding the changes upcoming regarding vacant, abandoned and foreclosed properties. Mr. Rosenberg indicated he still desired to hold off a little longer to see how it plays out in other larger towns. Governing body agreed.

ADMINISTRATORS REPORT

Mr. Gural reminded all that a Cyber Awareness Training, Part 2 from Wizer-Training.com will be sent to all email addresses, the training must be completed by all before June 30th, 2022.

Mr. Gural stated that South Jersey Turf started the repairs to the artificial turf field, they will be back tomorrow to complete those repairs.

Mr. Gural and Mr. Rosenberg reported the Burlington County JIF will be providing a defense with a reservation of rights for the SURE vs Gupta and Dalal vs Borough of Palmyra litigation.

Mr. Gural requested Borough Council to let the Ms. Jackson know if they would like to attend, the NJ League of Municipalities Annual Conference, November 15-17, 2022.

Mr. Gural indicated he will be attending the Brownfield Conference in October in Oklahoma, noting we may be receiving an award for the redevelopment project. Mr. Gural asked if anyone wants to attend, please let him know.

ONGOING REMINDER PROJECTS

Mr. Gural stated the following items are reminders for the various projects the governing body is addressing. Mr. Gural noted additional information will be forthcoming in the future.

Purchase Orders - Council signature requirement

Sidewalk/snow & ice removal Ordinance
Sewer Lateral responsibility Ordinance and Sewer bills
Handicap Parking Sign Ordinance
Parking Ordinance - additional amended code subsections required
Veterans Affairs Committee Ordinance
Accessory Structures/cargo containers - Zoning/Land Development Ordinance amendments

MAYOR / COUNCIL COMMITTEE REPORTS AND COMMENTS

Dr. Cloud – Dr. Cloud noted the Stream Clean-up is scheduled for June 26th, 2022.

Mrs. McCann - no comment

Mrs. Russell – no comment

President Howard- no comment

Mayor Tait - Mayor Tait stated the Borough is seeking additional pavers for Chief Flournoy Park. Mayor Tait thanked the War Memorial for the Memorial Day Celebration, noting how nice the memorial park looked. Mayor Tait further reported the community garden has four beds not being used and The Singleton Foundation is allowing the middle school to plant flowers that are good for animals. The middle schoolers will look up the plants that are animal friendly and will plant them.

ADJOURNMENT

Mayor Tait asked for a motion to adjourn. Mrs. Russell made a motion to adjourn the meeting. President Howard second the motion.

All voted in favor of the motion. Motion Carried

Meeting adjourned at 7:38 PM

Doretha R Jackson, RMC

Municipal Clerk

Approved: July 18, 2022