

CELEBRATING
1923 **100 yrs.** **2023**

Borough of Palmyra
Regular Council Meeting Minutes
Monday, April 17, 2023, at 6:30 pm

The Regular Council Meeting of the Borough Council of the Borough of Palmyra was called to order by Mayor Tait at 6:37 PM.

ROLL CALL

At the call of the roll:

PRESENT: Dr. Laura Cloud, Natashia Latimore, John Liebe, Jessica O'Connor, Michelle McCann, Mayor Gina Ragomo Tait

ABSENT: President Timothy Howard

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 13th, 2023.
- Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on January 11th, 2023.
- Notice to All Council Members.

APPROVAL OF MINUTES

Mayor Tait requested a motion for approval of the April 3rd, 2023, Council Caucus Meeting Minutes and April 3rd, 2023, executive meeting minutes.

Mr. Liebe made a motion to approve the minutes from the April 3rd, 2023, Council Caucus Meeting and April 3rd, 2023, executive session meeting minutes. Mrs. McCann second the motion.

At the call of the roll the vote was:

INFAVOR: Ms. Latimore, Mr. Liebe, Mrs. McCann, Mrs. O'Connor

AGAINST: None

Abstain: Dr. Cloud

Motion Carried

CORRESPONDENCE

Ms. Jackson acknowledged a letter from Kristi Howell, President of Burlington County Regional Chamber of Commerce.

PRESENTATION

Mr. Joe Henry from Hardenberg Insurance group gave a presentation on avoiding complacency and managing insurance risks. Mr. Henry explained how dangerous complacency can be in the workplace. Mr. Henry gave several scenarios of unsafe practices noting three causes of accidents being did not see, did not think, and did not know how. Mr. Henry noted that there are three ways to manage risk, avoid hazardous activities, contractually shifting of the risk to another party, and control by understanding the risks so steps can be taken to reduce the given risk.

REDEVELOPMENT

Rt. 73 South Redevelopment Area- Update

Mr. Gural indicated a lot was going on. Mr. Gural the site plan for the Rt 73 redevelopment project has received all administrative approvals except the overhead electrical installation. When permits are issued for the second warehouse the redeveloper owes the Borough \$600,000.00. Mr. Gural stated there are streets in the affordable housing area of the project which need naming. Mr. Gural indicated that if the Council would like to appoint an ad hoc committee to come up with some names for those streets we would need those names by the next meeting. Council appointed Mayor Tait, Dr. Cloud and Councilwoman Latimore to the committee to come up with those street names. Mr. Rosenberg noted that he had several resolutions to discuss with the governing body in executive session, regarding the pilot for the affordable housing portion of the project, changes to the ownership of the affordable housing property builder, noting that Conifer not going to be the builder of the affordable housing project and the resolution would allow the special named developer to be the builder of the affordable housing project, the other two resolutions relate to the fair share housing agreement and revisions to the previous approved resolution regarding the affordable housing agreement with fair share housing and the need to establish a bond for the financing of the affordable housing component of the project. The final resolution relates to the financier who will be purchasing the bond and the signing of a confidentiality agreement for the financial information of that individual/group. Mr. Rosenberg indicated he would be further explaining in executive session.

Mr. Brewer stated that PURE would ultimately be obligated for the building of the affordable housing units even if they sublet it out to another company.

Mayor Tait thanked Mr. Rosenberg and Mr. Brewer for all their work over the weekend to get this ready for tonight.

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

Mr. Gural stated there is a matter which needs to be discussed in the executive session regarding this project.

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

Mr. Gural stated he had nothing new to report.

PROFESSIONAL UPDATES

William Kirchner, ERI

Mr. Kirchner explained the process and cost of the field replacement, noting that the cost is a little less than previously anticipated. Mr. Kirchner explained the two types of turfs available and what we would be replacing the field with. Mr. Kirchner showed two examples of the center design for the turf field, noting the cost of each. Mr. Kirchner indicated they are hopeful to begin the project in July. There was discussion regarding the financing of the project and the timing of usage of the grant received for the project. Mayor Tait asked if the remainder of the unused funds could be used for improvements to the kid's park. Mr. Liebe asked if the soccer field could be made bigger. Mr. Kirchner noted that we would lose some of the safety settings not to mention the additional cost of making it bigger.

Mr. Kirchner noted that construction has begun on the Temple/Firth Street Improvement/Rain Garden Park.

Mr. Kirchner stated the pre-construction meeting was held for paving Henry and Walnut streets and they are looking to begin around June 16th, after school is out.

Mr. Kirchner indicated the 4th Street Reconstruction Project is out for bid and they are looking to award it at the second meeting in May.

Mr. Kirchner explained the two resolutions, 2023-112 and 2023-115 on the agenda for approval.

Mayor Tait stated the sign on Little Broad and Highland has been removed. Mr. Berg indicated he would take care of replacing it.

Mayor Tait noted the appearance of our new OEM Coordinator, Ron Lindemuth who will be replacing Rick Dreby who resigned last month.

PUBLIC COMMENT

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. Dr. Cloud made a motion to open to the public portion for comments. Mrs. McCann second the motion.

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

Ms. Veitenheimer- Rowland Street - Ms. Veitenheimer indicated the sign was also missing at Little Broad and Garfield Avenue.

Seeing no one else wishing to make a comment, Mayor Tait asked for a motion to close to the public for comments. Dr. Cloud made a motion to open the public portion for comments. Mrs. McCann second the motion.

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

ORDINANCE ON FIRST READING (Public Hearing to be held May 15, 2023)

Ordinance 2023-04, An Ordinance of Borough of Palmyra Amending Chapter 215 of the Code of the Borough of Palmyra Entitled “Sewers” increasing the Senior Discount

Mayor Tait requested a motion to approve Ordinance 2023-04.

Mr. Leibe made a motion to approve Ordinance 2023-04. Ms. Latimore second the motion.

At the call of the roll, the vote was:

INFAVOR: Dr. Cloud, Ms. Latimore, Mr. Liebe, Mrs. McCann, Ms. O’Connor

AGAINST: None

Absent: President Howard

Motion carried. Ordinance 2023-04 was approved.

RESOLUTIONS

Resolution **2023-111 thru** Resolution **2023-** 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 Tait asked if any resolution needed to be removed from the consent agenda for additional discussion. Dr. Cloud requested Resolution 2023-113 be removed from the consent agenda so additional discussion could be had.

Mayor Tait read the following resolutions into the record: Resolution **2023-111 and 2023-112 and Resolutions 2023-114 thru** Resolution **2023-120**.

Resolution 2023-111, Resolution of Support from Borough of Palmyra Authorizing Participation in the 2023 Sustainable Jersey-PSE&G Energy Efficiency Partnership Program

Resolution 2023-112, Resolution authorizing the contract extension with Sunbelt Rentals for the rental of a backup generator for the sewer plant for an additional ten months in an amount not to exceed 70,000.00.

Resolution 2023-114, Authorizing the execution and award of a non-fair and open contract to Robert Beinfield, Esq of Hawkins LLP for Special Bond Counsel RAB Financing – Rt 73 Redevelopment Project

Resolution 2023-115, Resolution Awarding a contract to C Stevenson & Son in the amount of \$43,795.00 for replacement of the second influent Pump in the amount of \$43,795.00 per ERI’s recommendation of Award letter dated April 10, 2023, and Subject to the CFO’s certification of funds.

Resolution 2023-116, Resolution Authorizing the Payment to Hainesport Enterprises Inc. in the amount of \$18,321.68 for Repair to Street Sweeper International 4300.

Resolution 2023-117, Resolution Authorizing the Appointment of Ron Lindemuth as Emergency Management Coordinator for the Borough of Palmyra effective May 1st, 2023.

Resolution 2023-118, Resolution Authorizing the Appointment of Richard Dreby as 3rd Deputy Emergency Management Coordinator for the Borough of Palmyra effective May 1, 2023

Resolution 2023-119, Resolution Rescinding Resolution 2023-103, and Awarding a Contract to All Hands-Free Fire Equipment per quote #EST34952 dated April 11, 2023, in the amount of \$10,940.00 subject to certification of CFO.

Resolution 2023-120, Resolution Authorizing the Payment of April 2023 bills in the amount of \$3,116,999.30.

Mayor Tait asked for a motion to approve Resolution 2023-111 and Resolution 2023-112 and Resolutions 2023-114 to Resolution 2023-120.

Dr. Cloud made a motion to approve Resolutions 2023-111 and 2023-112 and Resolutions 2023-114 to Resolution 2023-120. Mrs. McCann second the motion.

At the call of the roll, the vote was:

INFAVOR: Dr. Cloud, Ms. Latimore, Mr. Liebe, Mrs. McCann, Ms. O'Connor

AGAINST: None

Motion carried. Resolutions 2023-111 and 2023-112 and Resolutions 2023-114 to Resolution 2023-120. were approved.

Mayor Tait returned to Resolution 2023-113

Resolution 2023-113, Resolution of Borough of Palmyra awarding a contract to Community Grants Planning & Housing for the preparation of FY2023 Clean Fleet EV Incentive Program grant Application and authorizing the Mayor to sign the Professional Service agreement.

Dr. Cloud questioned the cost of administrating the writing and submission of the grant application. Dr. Cloud asked if it was correct that we would be spending four thousand to get eight thousand. Dr. Cloud noted that at most it should not take more than 10 hours to prepare. Mr. Gural asked if Dr. Cloud had something else in mind. There was some discussion, and a vote was taken.

Mayor Tait asked for a motion to approve **Resolutions 2023-113**.

Mrs. McCann made a motion to approve Resolutions 2023-113. Ms. Latimore second the motion.

At the call of the roll, the vote was:

INFAVOR: Ms. Latimore, Mr. Liebe, Mrs. McCann, Ms. O'Connor

AGAINST: Dr. Cloud

Motion carried. Resolution 2023-113 was approved.

MOTION TO APPROVE TREASURERS' REPORTS

Mayor Tait requested a motion to approve the Treasurer's Report for March 2023. Ms. O'Connor made a motion to approve the Treasurer's Report for March 2023. Dr. Cloud second the motion.

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

PUBLIC EVENTS

Mayor Tait noted the Virtua Mobile Grocery Store is in the Community Center parking lot on Thursdays from 2:00 pm to 3:30 pm.

Mayor Tait noted The Green Team Delaware River cleanup on April 22, 2023, at 10:00 starting at Promenade Park

Mayor Tait noted that Palmyra Downtown Safety Day will be held May 6, 2023.

The Board of Public Utilities and the Borough of Palmyra will host an open meeting May 12th, 2023, in the Community Center at 7:00 pm.

Mayor Tait noted that Ms. Latimore and Dr. Cloud will be working on a spring yard sale.

Mayor Tait thanked Ms. Jackson and Ms. Johns for hosting the 2023 Rabies Clinic in Chief Flournoy Park.

DISCUSSION ITEMS

Mr. Gural indicated Rita working on his and has someone in mind for the Community Center position.

Mr. Gural explained how the Municipal Court Administrator position must be filled in conjunction with the committee from the County. Mr. Gural noted that applications have been submitted and we are hoping to begin interviews soon with that committee.

Mr. Gural indicated we are still looking for a Deputy Clerk and are still accepting applications.

Mr. Gural indicated he had no communication from the Board of Education regarding their move in.

Mr. Gural indicated several things which needed to be completed and to date he has had no update.

Mr. Gural indicated the sewer Salary guide is in the process and will have it to council for consideration soon.

Mr. Gural noted that he is waiting for the contract from the YMCA regarding the YMCA Summer Camp. Mr. Gural noted that the YMCA is aware that the school board will be in the back of the building. Mr. Gural noted that we are waiting for information to be posted on our website for children to sign up.

Mr. Gural noted that the Palmyra Seniors may be wishing to come back into the center. Mr. Gural indicated he had spoken to Mrs. Jones regarding such, and he indicated to her what things would be required for them to use the community center. Mr. Gural also noted that he told her the summer camp program was going into the building in July and August. Mr. Gural stated that she noted such, and indicated that if it happened it would take a little while to get it back in motion.

Mr. Gural indicated that Republic LLC had been notified of our intent to begin trash collection in the Riverfront. Mr. Gural stated that should begin around July 15, 2023. Mr. Gural noted that once we have successfully gotten that area under our belt our intent is to move into another zone for trash collection. There was discussion regarding the time frame, bulk collection, and the trash quick reaction force, noting that they meet every Thursday regarding any issues we have or may encounter.

Mr. Gural noted that Ms. Johns has requested approval for attendance at the Tax collectors & Treasurer's Association Spring Conference in Atlantic City May 31st thru June 2nd, 2023. Mr. Gural indicated she has requested an overnight stay, so approval is requested from the governing body. The council agreed it was ok for her to stay overnight and attend the conference.

Dr. Cloud noted that we received the Sustainable Jersey- PSE&G Partnership Program Grant in the amount of \$2,500.00 Dr. Cloud noted it is for an energy audit of the building.

Dr. Cloud noted that the Green Team will be doing another Delaware River Clean-up on Earth Day, April 22, 2023.

Mr. Gural indicated we will be asking public works for someone to become the Stormwater Management Coordinator. Mr. Gural noted he would be back to council when he had a name.

Mr. Gural indicated they were talking about locations for the charging stations noted in the 2023 NJ Board of Public Utilities Clean Fleet EV Incentive Program. Mr. Gural indicated they have noted several possibilities like in front of Borough Hall, down by the tennis courts, somewhere around Legion field. There was discussion and other locations were noted along with the cost of the infrastructure for the charging stations. Mr. Gural indicated they would have additional discussion as the time came closer.

Mr. Gural explained the 2023 Debris Removal Contract process we had already been through, noting that the recommendation was to rebid the contract with updated specs and contract title.

Mr. Gural asked Lt. Murphy to update the council regarding the personnel in the Police Department. Lt. Murphy explained he had given conditional offers of employment to one patrol officer, a class one officer, held a second interview with a second class one officer candidate and noted a retired officer would be coming back as a class two officer/digital evidence clerk.

Mr. Gural noted Mr. Rosenberg's memo regarding the 2023 Tax appeals.

Mayor Tait indicated the Council Committee changes would wait until President Howard was back.

Mayor Tait indicated she would like to hold a town-wide spring yard sale as many people had inquired about it. Dr. Cloud and Ms. Latimore indicated they would work with Ms. Johns to make that happen.

Mayor Tait thanked Rita and Tangy for holding the Rabies clinic last weekend in Chief Payton I Flournoy Park.

ADMINISTRATORS REPORT

Mr. Gural reminded all that the 2023 Burl Co JIF Elected Officials Training seminars are all online, noting that for every council member that attends we receive a \$250.00 dollar reduction on our insurance billing.

Mr. Gural thanked the council for completing the Wizer Cyber Hygiene training.

Mr. Gural noted that Financial Disclosure Statements for 2023 must be filed before April 30th, 2023.

ONGOING REMINDER PROJECTS

Mr. Gural stated the following items are reminders of 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

Surplus Vehicles

MAYOR / COUNCIL COMMITTEE REPORTS AND COMMENTS

Dr. Cloud-no comment

Ms. Latimore –no comment

Mr. Liebe-no comment

Mrs. McCann– no comment

Mrs. O'Connor –no comment

Mayor Tait –no comment

Mayor Tait asked Mr. Rosenberg and Mr. Gural if there were items for discussion in the executive session. Mr. Gural and Mr. Rosenberg indicate yes, regarding: Contracts and Negotiations.

Resolution 2023-121 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 and Negotiations

Mayor Tait requested a motion to approve Resolution 2023-121. Dr. Cloud made a motion to approve Resolution 2023-121. Ms. Latimore second the motion.

At the call of the roll, the vote was:

INFAVOR: Dr. Cloud, Ms. Latimore, Mr. Liebe, Mrs. McCann, Ms. O'Connor

AGAINST: None

Resolution 2023-121 was approved.

Into closed at 8:06 pm

Out of closed at 8:26 pm

Mayor Tait requested a motion to re-open to the public. Dr. Cloud made a motion to re-open to the public. Mrs. McCann second the motion.

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

Mr. Rosenberg suggested the following resolutions for approval:

Resolution 2023-122

Resolution of Borough of Palmyra Approving the revised first amended settlement agreement in the matter of the application of the Borough of Palmyra for judgement of Compliance, Superior Court of New Jersey, Count, Count of Burlington, Docket No BURL-L-1567-15

Mr. Rosenberg explained.

Mayor Tait requested a motion to approve Resolution 2023-122. Dr. Cloud made a motion to approve Resolution 2023-122. Mrs. McCann second the motion.

At the call of the roll, the vote was:

INFAVOR: Dr. Cloud, Ms. Latimore, Mr. Liebe, Mrs. McCann, Ms. O'Connor

AGAINST: None

Resolution 2023-122 was approved.

Resolution 2023-123

Resolution Approving an Agreement for Payment in Lieu of Taxes for Block 156 Lot 1.07

Mayor Tait requested a motion to approve Resolution 2023-123. Dr. Cloud made a motion to approve Resolution 2023-123. Ms. Latimore second the motion.

At the call of the roll, the vote was:

INFAVOR: Dr. Cloud, Ms. Latimore, Mr. Liebe, Mrs. McCann, Ms. O'Connor

AGAINST: None

Resolution 2023-123 was approved.

Resolution 2023-124

To Authorize the Execution of a Redevelopment Agreement between the Borough of Palmyra Route 73, LLC pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et. seq.

Mayor Tait requested a motion to approve Resolution 2023-124. Ms. O'Connor made a motion to approve Resolution 2023-124. Mr. Liebe second the motion.

At the call of the roll, the vote was:

INFAVOR: Dr. Cloud, Ms. Latimore, Mr. Liebe, Mrs. McCann, Ms. O'Connor

AGAINST: None

Resolution 2023-124 was approved.

Resolution 2023-125

Resolution Approving a Contingent Bond Purchase Agreement

Mayor Tait requested a motion to approve Resolution 2023-125. Mr. Liebe made a motion to approve Resolution 2023-125. Ms. Latimore second the motion.

At the call of the roll, the vote was:

INFAVOR: Dr. Cloud, Ms. Latimore, Mr. Liebe, Mrs. McCann, Ms. O'Connor

AGAINST: None

Resolution 2023-125 was approved.

Resolution 2023-126

Resolution Authorizing the Mayor to Execute a confidentiality and non-disclosure agreement with Jeremy Doppelt Group.

Mayor Tait requested a motion to approve Resolution 2023-126. Dr. Cloud made a motion to approve Resolution 2023-126. Ms. Latimore second the motion.

At the call of the roll, the vote was:

INFAVOR: Dr. Cloud, Ms. Latimore, Mr. Liebe, Mrs. McCann, Ms. O'Connor

AGAINST: None

Resolution 2023-126 was approved.

Mr. Gural explained the idea of giving a \$5.00 coupon to all who sign up for the trash app by May 6th, 2023. (One per household) The coupon would be redeemable at local participating business in Palmyra. The business would present the coupons back to the Borough for reimbursement. There was some discussion and Council agreed with the coupon program.

ADJOURNMENT

Mayor Tait asked for a motion to adjourn. Dr. Cloud made a motion to adjourn the meeting. Ms.

Latimore second the motion.

All voted in favor of the motion. Motion Carried

Meeting adjourned at 8:50 PM

Doretha R Jackson, RMC

Municipal Clerk

Approved: June 20th, 2023