

Borough of Palmyra
Regular Council Meeting Minutes, 6:30 PM
Monday, April 15th, 2024

The Council Caucus Meeting of the Borough Council of the Borough of Palmyra was called to order by Mayor Tait at 6:32 PM.

ROLL CALL

At the call of the roll:

PRESENT: Michele McCann, Jessica O'Connor, President Timothy Howard, Mayor Gina Ragomo Tait

ABSENT: Laura Cloud, Natashia Latimore, John Liebe

The Pledge of Allegiance was recited.

Ms. Latimore arrived at 6:33 pm

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 14th, 2024.
- Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on January 14th, 2024.
- Notice to All Council Members.

APPROVAL OF MINUTES

March 18th, 2024 – Regular Council Meeting Minutes

Mayor Tait requested a motion for approval of the March 18th, 2024, Regular Council Meeting minutes.

President Howard made a motion to approve the minutes from the March 18th, 2024, Regular Council Meeting minutes. Ms. Latimore second the motion.

At the call of the roll the vote was:

INFAVOR: Ms. Latimore, Mrs. McCann, Ms. O'Connor, President Howard

AGAINST: None

CORRESPONDENCE

Municipal Clerk Jackson indicated there was no correspondence received.

REDEVELOPMENT

Rt. 73 South Redevelopment Area- Update Expansion of Warehouse #2

Mr. Gural stated that we were hopeful to have additional discussion regarding the expansion of warehouse two. Although the United States Fish and Wildlife has reduced the radius due to the Bald Eagle nest moratorium, NJDEP indicated they had an unverified sighting in 2021 and their requirements are different, and they will not grant the authorization to expand warehouse #2. Mr. Gural noted the redeveloper is going to go thru the appeal process and will keep the Borough informed as to their progress. Mr. Gural noted the affordable housing component is moving along and the pre-construction meeting was held last week. Mr. Gural indicated Conifer expects to complete all five buildings in 18 months.

Amy Austin- Palmyra School Board Representative-

Ms. Austin stated the Palmyra School Board has successfully appealed the state-aid to the school district. She noted the State indicated they incorrectly used the incorrect aggregate income number for the district when calculating the amount of state aid to be received by the Palmyra School District. Ms. Austin stated the district will receive \$8.3 million instead of the \$6 million. Ms. Austin indicated the school is extremely grateful that the residents passed the referendum as the schools need many repairs and will now be able to complete some of those projects.

Mayor Tait also recognized the police officers present at the meeting:

Sgt Steve Coveleski, Sgt. Tim Leusner, SLEO Gerald Griffin

President Howard asked Mr. Gural if warehouse two would continue with the 200,702-sq ft building. Mr. Gural indicated yes. There was additional discussion regarding the size and potential expansion. Mr. Brewer indicated the redeveloper could apply to the Land Use Board for the expansion approval and if things change, they will already have the approvals in place if granted.

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

Mr. Gural indicated he had nothing new to report regarding the project.

Sea Box/ELM Office LLC, 321 E. Broad Street - Update

Mr. Gural indicated he had nothing new to report regarding the project.

Mr. Brewer indicated he also had nothing new to report.

Mr. Gural stated that the governing body previously approved asking the Land Use Board to investigate two properties to determine if they were indeed areas in need of redevelopment. Mr. Gural suggested an additional property, Block 107 Lot 14 located on Broad Street, as another potential area in need of redevelopment. Mr. Gural stated that if the governing body agreed, Mr. Brewer could put

together a resolution for council consideration for the next meeting. There was additional discussion and the council agreed.

PROFESSIONAL UPDATES

William Kirchner, ERI

Mr. Kirchner went over the two current road projects being worked on, noting that the Temple Blvd project between Cinnaminson Avenue and Garfield Avenue also the Garfield /Temple Blvd intersection, and Garfield between Charles and Wallace Streets, and Leconey Avenue right off Broad Street, has been submitted to DOT and we await their review and comments. Mr. Kirchner stated he would like to have the project out to bid sometime in June. Mr. Kirchner also noted the PSE&G infrastructure project in Palmyra and Cinnaminson on Parry, Cleveland, Morgan, Garfield, and Columbia Avenues. Mr. Kirchner noted that he had spoken with the residents at the Temple and Garfield intersection, and they agree with the bump out at the intersection.

Mr. Kirchner again noted that we do not meet the criteria for a four-way stop at that intersection. Mr. Kirchner spoke about the significant amount of stormwater runoff affecting the sewer line and causing a backup in the pipe. Mr. Kirchner noted that the bottleneck in the system is due to the amount of rain over a brief period of time. Mr. Kirchner stated that he and Mr. Gural were looking into various cost-effective options to replace a portion of pipe as it is undersized and running uphill instead on downhill.

Mr. Kirchner also explained the two resolutions on the agenda for approval and the tree ordinance on the agenda for introduction.

PUBLIC COMMENT

This public portion is for discussion on professional updates, resolutions and ordinances listed on the agenda. 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 President Howard made a motion to open the public portion for comments. Mrs. McCann the motion.

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

Ms. Guglielmucci – Harbor Dr – Ms. Guglielmucci stated she was present to speak on behalf of the Palmyra Riverton Youth Association a non-profit, volunteer, youth athletic organization. Ms. Guglielmucci stated the biggest battle they have found is working with the Borough. Ms. Guglielmucci noted the fees being charged to use the baseball field, softball field and concession stand, noting the additional cost of having to obtain a Type-1 burn permit at \$54.00 daily. Ms. Guglielmucci asked where in the code it indicated the need to obtain a Type-1 burn permit to grill in Legion Park. Ms. Guglielmucci asked about a missing grill, where it was and when it would be returned and or they be reimbursed for the cost of it. Ms. Guglielmucci asked why they were not told they needed a Type-1 burn permit until

three days before their event when they had been doing this for years and never had to obtain it before. Ms. Guglielmucci stated that the organization cleans the dugouts, lines the fields and picks up the trash as the Borough is not doing it. Ms. Guglielmucci stated an inspector came out to inspect the grill that Saturday, why, no one has ever come out to inspect anything before. Ms. Guglielmucci stated the organization paid \$750.00 to use the community center for basketball season this winter and was told they would have to hire an off-duty police officer for crowd control. Ms. Guglielmucci asked what the money is going for that they are paying. Ms. Guglielmucci stated loud music with vulgar language, intoxicated people passed out on the fields, and people sleeping in the dugouts is the problem at Legion field not these volunteer organizations.

Mayor Tait indicated that the council was working on changes to the field ordinance. Mayor Tait and Mr. Gural noted that the grill in the concession stand was donated to the Borough over 15 years ago and was removed by public works because it was falling apart. There was additional discussion regarding ownership of the grill, the fees charged and the possibility of them being reimbursed, the cost and need for off-duty police. Mr. Gural explained the State requires a Type-1 burn permit be issued for any open flame on public property noting that many things were “flying under the radar” but because they have been brought to our attention they now have to be addressed. There was additional discussion. Mr. Gural noted that we do not have the right to waive the State requirement, however the Council can decide to waive the fee associated with the Type=1 burn permit. Mr. Gural also noted that the Burlington County Health Department requirement for the need of having a food serve/handling license cannot be waived. The Burlington County Health Department has conditions under which food prepared and sold to the public for consumption must be handled, the Borough cannot override those conditions. Mr. Gural explained. There was additional discussion.

Mrs. Guglielmucci - Horace Avenue - Mrs. Guglielmucci asked if the kids twenty-five or thirty of them, from other townships, getting off the train with soccer balls are paying to play on the fields. Mrs. Guglielmucci noted that when the PIA was doing various volunteer projects, they too were getting push back. Mrs. Guglielmucci stated they are volunteers, do not fight them.

Ms. Raymond-E. 4th Street – Ms. Raymond indicated that she was with PPYA Football Association and last year they paid one fee of \$54.00 for the Type-1 burn permit for the entire season, what changed? Ms. Raymond also questioned why they were not told about the need for the certified person requirement from the Board of Health, noting that each class cost \$100.00 dollars. Ms. Raymond stated the concession stand is a fundraiser for the organizations. There was additional discussion regarding donations and payment/waiving of fees.

Mr. Casale- W. 6th Street – Mr. Casale again noted his concerns with people standing/siting on the corner of 6th and Race Streets. Mr. Casale stated people are blocking traffic, leaving trash on the corner and in the street, shooting guns and smoking marijuana at that intersection. Mr. Casale asked what was

going to be done. Mr. Casale indicated he had spoken with a neighbor across the street asking her not to allow them to congregate on her porch. Mr. Casale noted concerns about the children walking to and from school and having to come down that street. Mayor Tait noted that they can not stop anyone from standing on a corner. Sgt. Coveleski noted that everyone has civil rights and civil liberties; it is not illegal to stand on a corner, people have the right to ask people for various things, people are allowed to have card games on the corner, people are now allowed to smoke marijuana, it is now legal. Sgt. Coveleski noted that when they go down to the area, they look for people standing in the middle of the street, littering, ordinance violations, noting things that they can be requesting Id's and issuing summons for. Sgt. Coveleski noted people who live in those homes and invite people over and they sit outside their house, and it is perfectly legal. There was additional discussion. Mr. Casale also expressed concern about the trees around his property lifting the sidewalk. Mr. Gural indicated he would notify the tree office and have them go out and look at the trees and roots.

Ms. Cruz - Race Street – Ms. Cruz expressed concern about what is going on at the corner of 6th and Race Streets. Ms. Cruz indicated she has two seven-year children, and they cannot even ride their bikes around the block. Ms. Cruz expressed concern about her children walking to school, noting that she had to install cameras around her house because she does not feel safe with all those people just hanging around.

Mr. Stratton -Race Street –Mr. Stratton expressed concerns about people standing on the corner, urinating in public, loud music, drinking alcohol, smoking marijuana, rude comments to people passing thru or walking on the street. Mr. Stratton noted that they threaten the police. Mr. Stratton asked if it was possible to post signs about the noise and loitering in the area. Mr. Stratton asked if the area was in a school zone. There was additional discussion.

Mrs. Endres 3rd Street- Mrs. Endres stated that these people are volunteers looking for help, and volunteering is especially important to her, she did it for years. Mrs. Endres asked what can be done with the people hanging out on the corner of 6th and Race Streets; she understands that the police's hands are tied, however these people are reaching out for help.

Seeing no one else wishing to make a comment, Mayor Tait asked for a motion to closed to the Public for comments President Howard made a motion to close the public portion for comments. Ms. Latimore second the motion.

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

RESOLUTIONS

Resolution **2024-112 thru** and Resolution **2024-123** 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. Seeing none, Mayor Tait read the following resolutions into the record:

Resolution 2024-112, Resolution appointing Breanna Lee Tessitore as a Chaplin for the Borough of Palmyra Police Department

Resolution 2024-113, Resolution Authoring Mayor Tait to execute the agreement to join the Somerset County Cooperative Pricing System #2SOCCP.

Resolution 2024-114, Resolution Appointing Michael T Collins as full-time Public Works CDL Driver/Laborer, Level II at the hourly rate of \$26.00 effective April 8th, 2024, subject to the terms in the Offer of Employment dated March 25, 2024

Resolution 2024-115, Resolution Authorizing an Electronic Tax Sale for 2024

Resolution 2024-116, Resolution Approving an Emergency Temporary Budget Appropriation for the Sewer Utility Down Payment

Resolution 2024-117, Resolution Authorizing the Borough of Palmyra to apply for the NJDEP Grant SWM-2022-Palmyra-00034 in the amount of \$60,750.00 and authorizing John Gural Administrator to execute grant agreement if awarded.

Resolution 2024-118 Resolution to award a contract under the educational services Commission of New Jersey – NJ State approved Co-Op Contract 22/-23-12 to Cherry Valley Tractor Sales for one Kubota F2690E 2WD Front Mount mower per their quote dated February 6, 2024, in the amount of \$22,852.12.

Resolution 2024-119, Resolution to authorize Mayor to execute the first Amendment to the Solid Waste Collection and Disposal Contract between Palmyra and Republic Services. Inc

Resolution 2024-120, Resolution Authorizing the award of a non-fair and open contract to Thor Construction Group for upgrading the Community Center Garden in the amount not to exceed \$39,216.50 per their quote received.

Resolution 2024-121, Resolution Appointing Xavier Mourey as Part-time SLEO 1 Officer to the Borough of Palmyra Police Department at the rate of \$15.13 per hour per the terms of his offer of employment

Resolution 2024-122, Resolution Appointing Tracy Kilmer as Borough of Palmyra Floodplain Manager and Community Rating System Coordinator

Resolution 2024-123, Resolution Authorizing the Payment of April 2024 bills in the amount of \$1,299,213.30.

There was some additional discussion regarding adding a resolution to the consent agreement. Mr. Rosenberg noted the following:

Resolution 2024-124 Resolution of the Borough of Palmyra Temporally suspending the imposition of the Type-1 Fire Permit fee for portable cooking operation for Palmyra based 501 (c) (3) entities for the balance of the year 2024 and refunding fees already paid from January 1, 2024, to present to Palmyra based 501 (c) (3) non-profit organizations.

Mayor Tait asked for a motion to approve **Resolutions 2024-112 thru Resolution 2024-124**.

Ms. O'Connor made a motion to approve **Resolutions 2024-112 thru Resolution 2024-124**. President Howard second the motion.

At the call of the roll, the vote was:

INFAVOR: Mrs. Latimore, Mrs. McCann, Ms. O'Connor, President Howard

AGAINST: None

Motion carried. Resolutions 2024-112 thru Resolution 2024-124 were approved.

ORDINANCE ON FIRST READING (Public Hearing -May 6th, 2024)

Ordinance 2024-08, A Bond Ordinance Providing for Various 2024 Sewer Utility Improvements by and in the Borough of Palmyra, in the County of Burlington, State of New Jersey Appropriating \$1,040,000.00 therefor from the Sewer Utility of the Borough of Palmyra and Authorizing the issuance of \$988,000.00 in bonds or notes of the Borough to Finance part of the cost thereof.

Mayor Tait asked for a motion to approve **Ordinance 2024-08**.

President Howard made a motion to approve **Ordinance 2024-08**. Mrs. McCann second the motion.

At the call of the roll, the vote was:

INFAVOR: Mrs. Latimore, Mrs. McCann, Ms. O'Connor, President Howard

AGAINST: None

Motion carried Ordinance 2024-08 was approved.

Ordinance 2024-09, An Ordinance Amending the Borough of Palmyra Tree Ordinance to comply with the NJDEP requirements for a Tree removal/replacement as part of the Borough's MS4 permit requirements.

Mayor Tait asked for a motion to approve **Ordinance 2024-09**.

President Howard made a motion to approve **Ordinance 2024-09**. Mrs. McCann second the motion.

At the call of the roll, the vote was:

INFAVOR: Mrs. Latimore, Mrs. McCann, Ms. O'Connor, President Howard

AGAINST: None

Motion carried Ordinance 2024-09 was approved.

ORDINANCE ON SECOND READING (Public Hearing)

Ordinance 2024-07, An Ordinance of Borough of Palmyra, Burlington County, In the State of New Jersey Amending the Sewer Connection fees.

Mayor Tait asked for a motion to open to the public for comments.

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

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

Mayor Tait asked if there were any comments, seeing none. Mayor Tait asked for a motion to close to the Public for comments President Howard made a motion to close the public portion for comments. Mrs. McCann second the motion.

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

Mayor Tait asked for a motion to approve **Ordinance 2024-07**.

President Howard made a motion to approve **Ordinance 2024-07**. Mrs. McCann second the motion.

At the call of the roll, the vote was:

INFAVOR: Mrs. Latimore, Mrs. McCann, Ms. O'Connor, President Howard

AGAINST: None

Motion carried. Ordinance 2024-07 was approved.

MOTION TO APPROVE TREASURERS' REPORTS

Mayor Tait requested a motion to approve the Treasurer's Report for March 2024. President Howard made a motion to approve the Treasurer's Report for January 2024. Mrs. McCann second the motion.

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

PUBLIC EVENTS

Mayor Tait noted the following upcoming events:

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

Mayor Tait also noted the Downtown Safety Palmyra Day will be held on May 4th, 2024, and there is no rain date.

Mayor Tait noted that the Women's Health Fair will be held on May 16th, 2024, from 6:00 pm to 9:00 pm in the Community Center.

Mayor Tait noted that the Spring Townwide yard sale will be held on May 18th, 2024.

Mayor Tait stated the Juneteenth- Celebration of Culture will be held on Wednesday, June 19, 2024, in Riverton Park

DISCUSSION ITEMS

Mr. Gural indicated there would be a resolution authorizing the contract and appointment of the Chief of Police at the next council meeting.

Mr. Gural noted the Community Garden contract was awarded at the meeting and Mr. Gural noted that construction should begin soon.

Mr. Gural indicated the mayor has signed the amended contract with the Republic and beginning May 1, 2024, we will begin collecting Zone one and January 1st, 2025, we will be collecting the entire Borough.

Mr. Gural stated that when we applied for Senator Booker's Congressionally Directed Spending grant the first time we were denied, so we reapplied again.

Mr. Gural stated that for the FY25 State Budget request we requested funding for the Public Works garage and if that was not possible then perhaps help with the floor repair in the Fire Company's building.

Mr. Gural also noted a grant opportunity regarding trails he received from Loretta Kelly that he is looking into.

Mr. Gural asked how the governing body wished to proceed with the Borough Newsletter. There was additional discussion regarding setting up a meeting for the committee.

Mr. Gural noted the request from Ms. Condo to attend the Treasurer/Tax Collector's Education Conference May 29, 2024, thru May 31, 2024, Atlantic City, including a three-night stay. The council approved the request.

Mr. Gural stated that the Borough fee schedule needs to be amended as it has not been updated since 2010. additional information to follow.

Mr. Gural noted the Legion Field/Community Center requests from Cire Forman All 4 Sports Foundation. Mayor Tait indicated it is a non-profit that wishes to use the fields and the community center. There was additional discussion regarding the event and the potential for there to be many attendees, after some additional discussion it was decided that the events could proceed however the foundation would be responsible for obtaining a police presence by Palmyra Police department at the Legion Field event. There was additional discussion as to how many officers would be required and it was decided at least one, but the police would determine based on the conversation with the applicants. Mayor Tait stated she had written to Mayor Parker regarding the "BOOM" parties in Philadelphia and is awaiting a reply from her.

Mr. Gural stated the memo received from Mr. Rosenberg noting changes regarding in-pocket liquor license renewals was in the agenda packet and should be read carefully. Mr. Gural noted that they were requesting permission to initiate a conversation with the owner of the current in-pocket license in the Borough Council agreed.

Mr. Gural noted the YMCA Summer Camp request. Mr. Gural noted the camp will run July 8th thru August 16th, 2024, from 9:00 am to 3:00 pm. Monday thru Friday, 3rd grade thru 5th grade student, all Palmyra children and free to all attendees. The offer will be for 60 to 70 children, first come and first serve.

Mr. Gural indicated that the Mayor and Ms. McCann met with them, and additional information will follow.

Mr. Gural stated that Financial Disclosure Statement are due to be filed by April 30th, 2024.

ADMINISTRATORS REPORT

Mr. Gural reminded all that the 2024 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 to our insurance billing.

Mr. Gural stated that Part 1 of the Wizer 2024 Cyber Awareness Training is available and needs to be completed to continue using the Borough email addresses.

Mr. Gural explained the requirement of the entire governing body and Land Use Board to complete the Stormwater Management Education and Training. Mr. Gural noted he would send it out to the governing body.

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

Parking Ordinance - additional amended code subsections required.

PUBLIC COMMENT

Mayor Tait requested those wishing to have or make a public comment, sign in at the podium and state your name and address for the record. Each citizen will be allotted up to three (3) minutes to speak, to allow everyone an opportunity to ask questions and express their opinions or concerns. 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 President Howard made a motion to open the public portion for comments. Mrs. McCann seconded the motion.

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

Seeing no one wishing to make a comment, Mayor Tait asked for a motion to closed to the public for comments President Howard made a motion to close the public portion for comments. Ms. Latimore second the motion.

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

Mayor Tait asked Mr. Gural and Mr. Rosenberg if there were items for the closed session. Mr. Gural and Mr. Rosenberg indicated no.

MAYOR / COUNCIL COMMITTEE REPORTS AND COMMENTS

Ms. Latimore stated she did not want people to think that the council does not care and was offended by the comment of the resident. Ms. Latimore indicated that there several of things that the Borough does not have control over, and we must follow the code or statues of the County and or State. Ms. Latimore stated it is time to work together and when you step up to the podium to give your comments regarding problems also come with suggestions of how the problem can be addressed.

Mrs. McCann— no comment

Mrs. O'Connor —no comment

President Howard—no comment

Mayor Tait stated the governing body does care about the youth and is trying to work with all the organizations to make it safe for everyone.

ADJOURNMENT

Mayor Tait asked for a motion to adjourn. President Howard made a motion to adjourn the meeting Ms. Latimore second the motion.

All voted in favor of the motion. Motion Carried

Meeting adjourned at 9:24 PM

Doretha R Jackson, RMC

Municipal Clerk

Approved: May 6th, 2024