

CITY COUNCIL WORK SESSION
MARCH 7, 2017
4:30PM

ATTENDANCE:

Councilman Edwards
Councilman Spence
Councilman Surrency
Councilman Zapolski
Council President Lugardo-Hemple
Administrator Dr. Stephanie Bush-Baskette
Municipal Solicitor Rebecca Bertram

CALLED TO ORDER: President Lugardo-Hemple called the meeting to order.

STATEMENT OF MEETING NOTICE: The Deputy Clerk read the statement of meeting notice, "Adequate notice of this meeting pursuant to N.J.S.A.10:4-6 giving the time, date, location and agenda to the extent known has been given in the following manner:

1. by posting notice of said meeting on the bulletin board at City Hall Annex, 181 East Commerce Street, Bridgeton, New Jersey on March 1, 2017 at 4:30 p.m.
2. By mailing such notice to the Daily Journal, South Jersey Times and the Press of Atlantic City on March 1, 2017 at 4:30 p.m.

PRESENTATION:

River Grove Project – Mr. Ed Bethea of Gateway, Ms. Jeanine McDonald of the Cumberland Empowerment Zone, and Ms. Darlene Barber, Chair of Cumberland Empowerment Zone were present to answer questions from council. Councilman Spence stated he opposes the project. Councilman Zapolski questioned the length of the PILOT agreement, the dollar amount, and allocation of the money. He suggested there be a 10% non-refundable deposit made and would like the MOU to state everything clearly. Councilman Spence mentioned other buildings downtown needed attention, he doesn't think the city will benefit, and the city does not need more apartments. Councilman Surrency questioned the USDA funding being earmarked for the specific area, Ms. McDonald clarified it is for any area in the city of Bridgeton. Councilman Edwards commended President Lugardo-Hemple on her discussions and bringing the percentage up from 29% to 100%. President Lugardo-Hemple spoke of sending information regarding the discussion to council members for their input. Councilman Zapolski reiterated the city receive a 10% non-refundable deposit, and requested clarification in the resolution and MOU. Councilman Spence voiced his concerns regarding taxes the school and county may not receive due to the pilot.

Mayor Kelly introduced Mr. James Angeloni Managing Director of J & J Development Group who spoke of developing a site on Route 49 between Bank and Pine Street. Mr. Angeloni explained the new project noting six months to do their due diligence, then decide on full continuance of the project or terminate. Councilman Zapolski questioned what was different with this project from the last one, the purchase price, and a 10% non-refundable deposit to the city. Mr. Angeloni explained the need for additional approvals from the NJDOT due to the property being on a state highway. It was agreed the purchase price would be \$500,000 with a 10% nonrefundable deposit to the city.

AGENDA REVIEW:

C. Invocation/Flag: Councilman Edwards

G-1 Ordinance Amending the City Code Chapter 251 Peace and Good Order Section 5 Fireworks and Explosives. Councilman Zapolski asked to have the ordinance removed from the agenda indefinitely, he would like to meet with the Administrator to review the ordinance.

G-2 Ordinance Amending Chapter 300 of the City Code Regarding Municipal Solid Waste and Recyclable Materials Collection. A discussion ensued regarding the content of the ordinance. It was agreed to amend the wording of the ordinance and to allow the first reading.

J-5 Resolution Authorizing use of UEZ Funds for Main Street. Removed by request of BMS

J-6 Resolution Supporting an initiative to Close the Dark Store Loophole. Councilman Zapolski explained the resolution. Mayor Kelly noted the League of Municipalities will look into it also.

J-7 Resolution Approving the refund of a peddler’s license application fee. Councilman Zapolski questioned the need for the resolution to come to council, and the content. Resolution was removed

J-10 Resolution regarding the River Grove Housing Project. Councilman Spence asked for the resolution to be voted on separately. Councilman Zapolski requested the resolution be amended to include a 10% non-refundable deposit. A discussion ensued regarding the project, Mr. Bethea and Ms. MacDonald explained the amount of money already paid out by the Empowerment Zone over the past four (4) years. Councilman Zapolski motioned to modify the agreement to include a 10% non-refundable deposit, Councilman Spence seconded the motion. The roll call vote was as follows:

<u>VOTE</u>	<u>YEAS</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Councilman Edwards		X		
Councilman Spence	X			
Councilman Surrency		X		
Councilman Zapolski	X			
President Lugardo-Hemple		X		

Councilman Zapolski then motioned to modify Resolution J-10 to include \$30,000 of the purchase price be allocated to the library. Councilman Spence seconded the motion. The roll call vote was as follows:

<u>VOTE</u>	<u>YEAS</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Councilman Edwards	X			
Councilman Spence	X			
Councilman Surrency	X			
Councilman Zapolski	X			
President Lugardo-Hemple	X			

SCHEDULE OF BILLS: \$523,126.59

REPORTS:

M-2 CDBG Budget Report. Councilman Zapolski discussed the report, questioning excess money in the CDBG budget and allocation of funds.

COMMITTEE LIAISON REPORTS:

Councilman Spence spoke of attending a recent meeting of the Cohansey Area Watershed Association (CAWA) where a representative of Stockton University gave a report on recent studies of the waterways. He announced the group meets on the first (1st) Thursday of the month and invited anyone interested to join. Councilmen Edwards, Surrency, Zapolski, and President Lugardo-Hemple had no reports at this time.

BUSINESS ADMINISTRATOR / MAYORAL REPORTS:

The Administrator spoke of unfinished Verizon projects in the city. She spoke of the Verizon Wireless project, and suggested council hold off on moving forward. The Administrator then discussed executing a tree audit in the city, and policy decisions that need to be made regarding trimming of trees. She clarified refunding application fees for construction permits, informing council of the state regulations. Councilman Zapolski recommended incorporating the regulation into the city code. The Administrator then asked council to confirm they received her recent communication over the weekend. Lastly she clarified with council the funds for CHABA are available and the resolution will be on the next agenda. Councilman Spence mentioned street lighting in the city and said he would like to discuss changing to LED lights and would like to find out if there are any grants for such.

Mayor Kelly spoke of Atlantic City Electric giving trees to residents in the city, this is not just in Bridgeton, it is statewide. The Mayor mentioned a recent article in the paper regarding a Swiss company that makes tortilla machines coming to a 30,000 square foot facility in the city, and bringing jobs to the city. President Lugardo-Hemple mentioned recently meeting with Mr. Velazques, noting she has information regarding the project and will forward it to each councilmember.

OTHER BUSINESS/CONCERNS:

Solicitor Bertram mentioned a memo she sent to council regarding 40 Preston Avenue and an offer to purchase the property. A discussion ensued regarding the offer amount. Councilman Zapolski suggested 10% of the assessed value at a minimum as a starting point. Councilman Spence spoke of possible conditions being part of an agreement. The Solicitor stated representatives from Cumberland Tire were not present, therefore no discussion would occur. Lastly, Solicitor Bertram noted she provided a resolution to the Clerk regarding NJ Ethanol, Council agreed to add the resolution to the agenda as J-11.

EXECUTIVE SESSION:

Council President read the Resolution Authorizing an Executive Session for the following matters:

1. Litigation Attorney/Client Privilege – Bertolini vs. City of Bridgeton
2. Litigation Attorney/Client Privilege – Hymer vs. Bridgeton Fire Department

Upon a motion by Councilman Surrency and second by Councilman Spence RESOLUTION NO. 35-17 that Council enter into an executive session was adopted by a unanimous roll call vote. The original resolution may be found in the Resolution Book.

ADJOURNMENT:

There being no further items of discussion, it was moved by Councilman Spence and second by Councilman Zapolski the Work Session be adjourned which motion was carried.

President Lugardo-Hemple adjourned the Work Session.

Respectfully submitted,

Approved:

Kathleen L. Keen, RMC
Deputy Municipal Clerk

Gladys Lugardo-Hemple
Council President

Date: _____