

**CITY COUNCIL WORK SESSION**  
**APRIL 4, 2017**  
**SPECIAL TIME 4:00PM**

**ATTENDANCE:**

Councilman Edwards  
Councilman Surrency  
Councilman Zapolski  
Council President Lugardo-Hemple

Absent - Councilman Spence

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 29, 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 29, 2017 at 4:30 p.m.

**PRESENTATION:** Mr. Jerry Velazquez from the Cumberland County Improvement Authority addressed council regarding CCIA's proposal for *Bridgeton Downtown Redevelopment*. Mr. Ron Portadin, Architect then explained the design and streetscape for the project. Questions arose regarding the Historic Commission being contacted. Councilman Zapolski questioned the structure, the number of office spaces, what types of services would utilize the office space, and if there would be any revenues. President Lugardo-Hemple asked how much of the building will be used for county offices. Mr. Velazquez said 22,500 would be used for County Offices. Mr. Robert Carter of Marathon Engineering spoke of remediation needed at the property; a discussion ensued regarding obligation, cost, and notification of the remediation. Councilman Surrency said he thinks the project is a wonderful idea for downtown Bridgeton, to entice other businesses to move into the city and to generate revenue. Councilman Edwards thanked Mr. Velazquez for a great presentation, he then asked what CCIA is asking of City Council. Mr. Al Marmero, Special Council to the CCIA spoke noting they would need a resolution of the City Council naming the CCIA as developer of the area. Mayor Kelly asked Mr. Velazquez how long the project would take, Mr. Velazquez stated within one year. Mayor Kelly then spoke of the office spaces and the foot traffic the project will create, he urged Council to approve the project and thanked CCIA for bringing it forward and Council for listening. Council President Lugardo-Hemple spoke of meeting with other businesses in the area, and the positive feedback. She then stated all council should be present and discuss the project before any decisions are made. Mr. Mike Abbott asked about the contamination, the files regarding same, and receiving a phone call about a presentation to Main Street regarding the project. Mr. Steven Paul of Main Street Association said there was no formal presentation at the Main Street meeting. Mr. Ed Bethea said the foot traffic is needed downtown

and he supports and encourages any development downtown. Mr. Wade Sjogren, President of Wibco Inc. said he is very supportive and feels it is a tremendous opportunity for the city.

Next Mayor Kelly addressed Council regarding the 2017 proposed budget for the City, stating it is the goal of the administration to meet the needs of the residents and businesses, and to introduce a realistic budget that provides the services required and takes into account the financial challenges the city faces. Dr. Bush-Baskette, Administrator acknowledged Department Heads in attendance and introduced a power point presentation broken down by department. She explained the accomplishments, needs, and goals of various departments. Curt Morgan spoke on behalf of the Water/Sewer Department budget, Dean Dellaquila, Superintendent of DPW addressed the needs and goals of the Public Works Department. Chief Bowen spoke on behalf of the Fire Department, and Chief Gaimari spoke on behalf of the Police Department. Lastly Comptroller Lake spoke of the budget; meeting with department heads and the finance liaison. She explained via power point the current fund budget appropriations, how the budget is funded, current balance, surplus, debt service, the tax impact, the water sewer budget, and solid waste revenues. Mayor Kelly thanked the Administrator and departments for the presentation, he also thanked the residents who came to the budget introduction. Council President Lugardo-Hemple thanked all of the department heads and employees for coming to the meeting and Councilman Zapolski as Finance Liaison for his help.

#### **AGENDA REVIEW:**

C. Invocation/Flag: Councilman Surrency

F. Minutes: The minutes of March 21, 2017 were removed from the agenda pending finalization.

G-1 Ordinance Amending City Code Chapter 149 – Fees adding Section 149-22A- Notary Service Fees. President Lugardo-Hemple noted other municipalities charge for Notary Services and the City of Bridgeton does not. Councilman Zapolski explained the ordinance further.

J-1 Resolution authorizing refund of plumbing and fire permit application fee to senior citizen. Councilman Zapolski noted research was performed to determine the actual residence vs. rental.

J-3 Resolution authorizing execution of discharge of mortgage for the Kintock Group of NJ, Inc. Council President Lugardo-Hemple questioned approving the resolution without the money being received. Solicitor Bertram stated the resolution conditional upon receipt of the payment.

#### **COMMITTEE LIAISON REPORTS:**

Councilman Zapolski spoke of working on an ordinance regarding fireworks, and UCC refund issues. Construction Official Tom Krwawecz explained the UCC fees collected. Councilman Zapolski asked to meet with the Administrator and Construction Official to further discuss. Lastly Councilman Zapolski spoke of the budget noting he has some follow up questions he feels council should hear, but due to the time he will do it another day.

#### **BUSINESS ADMINISTRATOR / MAYORAL REPORTS:**

The Administrator spoke of financial information being completed with regard to the police lieutenants; meeting with the City Engineer, Superintendent of Public works, and the Recreation director regarding futsal and tennis. She said a request was made to the BOE for a joint meeting with City Council, and lastly she explained the city does not pay workers for their notary services, and would be looking into it further.

Mayor Kelly said Senator Sweeney recently came to the city to present information about school budgets and funding legislation that will soon be before the Governor; he stated Bridgeton Public Schools received \$27 million less than they should have. Mayor Kelly noted under the Fair Funding Formula of 2008 the city is not getting their fair share, thus the need for the City and School Board to work together. President Lugardo-Hemple stated she attended a budget meeting with Senator Sweeney, and support is needed to help stop the budget cuts.

**OTHER BUSINESS/CONCERNS:**

Solicitor Bertram discussed offers made for city owned properties; one for Ellis Street and Spruce Street and one for Walnut Street and Irving Avenue.

**EXECUTIVE SESSION**

Upon a motion by Councilman Surrency and second by Councilman Edwards RESOLUTION NO. 53-17 the City Council has determined that it is necessary to go into an executive session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b was adopted by a unanimous roll call vote. The original resolution may be found in the Resolution Book.

1. Litigation Attorney Client Privilege – Swain UEZ Loan, potential foreclosure
2. Litigation Contracts - Irving Avenue

The original resolution may be found in the Resolution Book.

**ADJOURNMENT:**

There being no further items of discussion, it was moved by Councilman Surrency and second by Councilman Edwards 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: May 2, 2017