

CITY COUNCIL WORK SESSION  
November 20, 2012

ATTENDANCE:

Councilman Spence  
Councilman Surrency  
Councilman Thompson  
Councilman Zapolski  
Pres. Lugardo-Hemple  
Mayor Albert Kelly  
Administrator Goodreau  
Municipal Solicitors Baker/Bertram

CALLED TO ORDER: Pres. Lugardo-Hemple

STATEMENT OF MEETING NOTICE: Deputy Clerk read 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 November 16, 2012 at 4:30 p.m.
2. By mailing such notice to the News of Cumberland County and the Press on November 16, 2012 at 4:30 pm.

Presentation of plans for Cumberland County future waste water service area was given by Bob Brewer, Cumberland County Department of Planning.

Mr. Zapolski asked if there would be any impact on Planning and Zoning Board. There would be no effect.

Mr. Zapolski asked if there would be any financial burden to the city. Mr. Brewer stated there is none at this stage.

Mr. Brewer explained that the county has to have public hearings, then adopts the environmental habitat protection program, and NJ DEP acceptance of map is needed.

AGENDA REVIEW:

Mr. Zapolski stated G-1 Bond ordinance for \$114,000, appropriating \$108,300. Where is that in budget.

Explained by Mr. Goodreau that amounts in budget were combined to get that figure.

Item J-1, Mr. Goodreau correction to 3<sup>rd</sup> paragraph to the 20<sup>th</sup> day of November it was not adopted on the 7<sup>th</sup> when first presented.

Item J-2 – Mr. Spence asked if this was the same company who has been doing business with the city. Mr. Goodreau explained that they were the only bidder for this project.

Item J-3 – Mr. Goodreau explained raceway projects. Tear out trees and put in new pipes. 75% finding by FEMA. Riverwalk is about 95% complete. Pending projects – debris removal and repair of dam and spillway. In August city received letter from FEMA –

since putting raceway back to the way it was, city does not need an environmental assessment, which will save a lot of time. Can't give a time frame when projects will be started.

Mr. Spence questioned about the bald eagle and Indian artifacts.

Mr. Goodreau explained that the Indian artifacts have to go to the DEP. There is not an eagle issue that he is aware of.

FEMA said that we do not have to have a fish ladder.

Construction should take about 8 to 10 months, project done in 2014.

Agenda Item M, Schedule of bills, Mr. Zapolski asked why we are using UEZ money for something that sounds like it should come from Recreation event. It has something to do with Main Street.

Mr. Goodreau responded to Mr. Zapolski's question.

Mr. Spence – UEZ money used for Main Street. Mr. Zapolski stated that if used for Main Street, then during event businesses need to be open.

#### COMMITTEE LIAISON REPORTS:

Mr. Surrency stated that there was a fabulous turnout for the Historic Commission awards meeting. Those people getting awards gave history about their properties. Goldie Wulderk donated the original fire bell back to the Fire House.

Councilman Spence – “Paint the Downtown” project – one building is done. Whibco using their own money, and special paint. The project is moving along.

Pres. Lugardo-Hemple - the Spanish merchants want to organize their own group first before becoming part of Main Street. They want to be part of the city, but they feel that they should be organized first.

Mr. Thompson asked if Main Street meetings could have interpreters. Mr. Spence stated that they do have a Spanish speaking person that was hired, but it would make the meetings extremely long.

Mr. Spence stated that the stores are all selling the same things and buy their products from the same companies.

Mayor Kelly stated that some stores are closing because they can't compete. He would like to see the Latin American Development Corporation from Camden come down and do workshops.

#### OTHER BUSINESS/CONCERNS:

Mayor Kelly informed council that there was a ribbon cutting ceremony at 60 Cedar Street, and they hope to have a buyer for the house. Does not want the property to be a rental property.

The Mayor said he is going to set up a meeting with Department Heads to develop a plan for storing emergency supplies: i.e.: water, non-perishable foods, so that we are prepared for our own future emergencies. He wants to talk to school board at meeting, because the schools have no generators. School used as emergency shelter.

Mayor Kelly also informed council that there is a 12% increase in ridership on the bus service, and there is talk of expanding it to six days a week.

Mr. Spence asked Council to be bell ringers for Salvation Army at C-Town on December 15, 2012 from 9:00 to 1:00.

Mr. Spence reminded everyone about need for volunteers for the parade – line up exhibits and groups.

House tour tickets are available at the Canvas Bag. If Main Street can get buses, may cost \$500 each. Because of federal funding for buses, County may not be leasing CATS buses anymore. Main Street may have a deal with the Amish Market to move people around in their wagon.

Work Session agenda item F-1 taxicab renewals – Deputy Clerk explained that we have 21 licenses available, but there have been requests for 22 cabs. Mr. Spence asked if there is a limit on drivers. There is none. Questions ensued regarding “pocket” cab licenses, purchased by an owner but license not being used. May have to add a time restriction to licensing procedure to make sure license is being used.

Administrator asked about auctioning off the licenses available. Mr. Zapolski stated that there should be time restrictions on the licenses, and can amend ordinance to state that. Find out from cab companies how long it takes to get a cab ready to be licensed. Notice will be given to companies that there is a time limit to get cab on street, or license will expire. If licenses expire, there will be no refunds given for those licenses.

Mr. Spence questioned the inability of cab companies who currently have less than seven licenses to expand and grow their company to compete with the two companies who already have seven licenses.

Mr. Zapolski stated the city is not restricting the number of companies operating in the city.

Union Street – One way, Solicitor Baker stated that signage will be owners expense.

Mayor had a meeting with Veterans, and spoke to Council about doing something with the baby pool. He spoke to Public Works Director, city to pick up the concrete, filling with gravel and soil, and make a nice Veterans garden there. Something city can be proud of. We need to beautify our park, make it a place for contemplation and relaxation. Also would like to put in sidewalks there. Does not want it to continue to just collect water because of drainage. Administration is asking for council’s approval to have baby pool dug up and filled, as the first step in beautifying this section of the park.

Mr. Spence – anything being done with drainage issues? Mr. Goodreau stated the City can’t fill it to raise the area up because it is natural wetlands.

Zoning Ordinance changes were explained by Mr. Zapolski, lists have been created, and would like to set a target date for the public hearing. Possibly January 10, 2013 at 4:00 pm.

Mr. Goodreau stated that there will have to be 8 public hearings. Each one is different, but they can be done on the same night.

Solicitor Baker, stated that the public hearings should be held at least 30 days from the time they receive the notice in the mail. Then people who have questions have time to come in and possibly get the answer before the public hearings. Should have a translator at the meeting if Spanish speaking residents have questions.

Mr. Zapolski stated that there should only be one ordinance for all the changes. Mr. Goodreau stated that there should be one ordinance for each change. Solicitor Baker suggested to Council that the letters being sent to the property owners should be done in both English and Spanish, or the city will have to explain it to those persons who do not understand what the letter is about. Mr. Zapolski stated the target date is December 18, 2012. Second reading is January 22, 2013. Council will discuss at the next meeting. Something else may have to be done if there are conditional use changes.

Administrator Goodreau explained the reasons for need for sidewalk maintenance and repair ordinance. If someone falls on the sidewalk and sues this ordinance states that it is the property owners responsibility. This ordinance will protect the city by reducing the frequency of claims against the city for sidewalk accidents. The state law already exists, that the property owner is responsible for damaged, dangerous conditions on their properties. Mr. Surrency stated there are a lot of trees in front of properties not planted by the current homeowner. Solicitor was asked by Public Works Director to find out about an ordinance for sidewalk maintenance. He can issue a notice for the violation. The real issue is with insurance companies telling property owners to fix the sidewalks or they will not be insured. Mr. Thompson does not think the ordinance is fair for the property owners to receive a violation. Pres. Lugardo-Hemple agrees with Mr. Thompson. City should not be adding more things on the property owners. Solicitor stated that the reason the responsibility is that of the Public Works Director is that it is state law.

PUBLIC PORTION: None

Council adjourned this portion of the work session to open the Regular Council Meeting, at the conclusion of the regular meeting they will resume the work session, going into Executive session.

EXECUTIVE SESSION:

Upon motion by Mr. Spence second by Mr. Zapolski

RESOLUTION NO. 131-12 to enter into an executive close session to discuss the following:

Personnel- dual appointments, personnel policy manual change #3

Litigation – 53 Walnut Street

Contract – Fire House shower rebid, 586 N Pearl Street change order 586 N. Pearl Street, was adopted by unanimous roll call vote. The original Resolution may be found in the Resolution Book.

It was moved by Mr. Spence and seconded by Mr. Surrency to close the executive session portion of the meeting and resume the regular work session, which motion was carried.

Administrator stated there would be a combined School Board/City Council meeting on December 5, 2012 at 5:00 pm in the Board of Education Building on Bank Street.

Council/Mayor would like to discuss the following issues at this meeting:

1. CNG use for buses
2. Recreation field use agreement
3. City's use of stadium, there is a Green Acres Agreement for stadium
4. Bank Street Extension paving – school to give \$50,000 towards the cost
5. Emergency generators for schools

Mr. Zapolski would like to add the subject of School Board elections moved to November's General Election.

Council asked to get additional items to Administrator by Tuesday November 27<sup>th</sup>. Statewide Insurance achieves victory for Fire Chief's and Fire Fighters – Ice house fire. As part of a fire scene if a wall has to come down, it is the Fire Chief's call that is part of his responsibility, as he has jurisdiction to make sure the fire is put out completely.

Administrator informed Council that the City applied for grant from Department of Labor and Work Force Development; provide 4 people; 700 to 800 man hours, city using them to clean up in the park areas, trails, using Federal monies from Superstorm Sandy.

Administrator informed Council that there is a group who wishes to improve Morningside Park, putting in bushes, flowers, shrubs, and remove dead trees. They have three experts they are bringing in to help them. It is the Bridgeton History Group, headed up by Bob Crowe. They volunteered to come in at no cost to the City, doing work from Salvation Army to Washington Street, to make it look nice. Director of Public Works will approve all work to be done before hand.

ADJOURNMENT:

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

Pres. Lugardo-Hemple adjourned the Work Session.

Respectfully submitted,

Approved:

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Mary L. Kimble  
Deputy Clerk

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Gladys Lugardo-Hemple  
Council President