

**CITY COUNCIL WORK SESSION**  
**AUGUST 21, 2018**  
**4:00pm**

**ATTENDANCE:**

Councilman Edward Bethea  
Councilwoman Rosemary DeQuinzio  
Councilman Samuel Feinstein  
Councilman Michael Zapolski, Sr  
Council President J. Curtis Edwards

Mayor Albert Kelly  
Administrator Dr. Stephanie Bush-Baskette  
Municipal Solicitor Rebecca Bertram  
Municipal Clerk Kathleen Keen

**CALLED TO ORDER:** Council President Edwards called the meeting to order.

**STATEMENT OF MEETING NOTICE:** Read by the Municipal Clerk

Notice of this meeting of the City Council of the City of Bridgeton, as required by N.J.S.A. 10:4-6 et seq., the “Open Public Meetings Act”, has been provided by a public advertisement to the South Jersey Times and the Daily Journal on February 7<sup>th</sup>, 2018 of a schedule adopted by resolution setting forth the time, date and place of all the meetings of the City Council of the City of Bridgeton.

**PRESENTATIONS:**

Mr. Steven Paul of Bridgeton Main Street Association addressed Council regarding a proposed mural project on a building located at 78-82 E Commerce Street owned by AD Peterson. He explained the mural will be painted utilizing a printing robot rather than a physical painter, significantly reducing cost. Mr. Paul said a committee organized to oversee the project decided on an Oberlin Smith theme, he listed the funding sources for the project and requested the city contribute \$2,000 of UEZ funds. Councilman Zapolski asked what input the city would have regarding the final artwork and requested pictures/designs be forwarded to Councilmembers through the Municipal Clerk. Councilwoman DeQuinzio noted Historic Commission approval will be needed, she also questioned BMSA utilizing all of their profits from fundraisers. Councilman Feinstein questioned the size of the mural on the building, he asked if the project needed city approval, and would it go forward without city funding; it was noted approval is only needed from the Historic Commission. Mr. Paul stated if approved the project could move forward without city funding, however BMSA would like the city to be part of the project and suggested a council representative be on the committee. It was agreed Councilwoman DeQuinzio as a liaison to BMSA would sit on the committee.

Ms. Jo Pearson, Project Administrator and Mr. Steve Keys of Triad Associates, Plan Developer of the Southeast Gateway Neighborhood Revitalization Plan presented Council with an overview of the initial plan from 2005 and an updated 2018 plan they request be adopted into the City masterplan.

Mr. Keys spoke of Gateway receiving a grant from Wells Fargo for the successful 2005 plan which led to a second grant awarded in 2016; he noted receipt of a second grant from Wells Fargo was a testament to the Bridgeton City Government, Gateway CAP, and residents of the Gateway neighborhood who were and continue to be involved. Ms. Pearson summarized what the 2005 plan brought to the community, she then reviewed the major themes of the updated 2018 revitalization plan; Enhancing Public Safety, Advancing Economic and Community Development, and Ensuring Creativity and Sustainability. Mr. Keys noted the 10 page plan includes suggestions for partners, funding sources, and continued steps that can be taken to implement the plan. Lastly, Ms. Pearson stated the residents of the Southeast Gateway Neighborhood and the Gateway CAP request the 2018 Southeast Gateway Neighborhood Revitalization Plan be adopted into the city master plan, noting an application for funding is currently being processed to submit to the Wells Fargo Regional Foundation. Councilman Feinstein asked for a copy of the 10 page document/plan. He questioned exactly what is in the plan, noting he has no information. Ms. Pearson stated she would forward a copy of the final plan to Councilmembers. Councilman Zapolski said it was nice to hear about the plan, though he feels it needs to go to before the Planning Board, council can author a resolution requesting the Planning Board look at the plan for inclusion in the City Master Plan. Mr. Kevin Rabago, Director of Planning & Development stated this year the City is statutorily required to revise the City Master Plan, and is currently in the process of such. Councilman Bethea then acknowledged members of the Southeast Gateway Team in attendance and thanked them for their hard work and participation throughout the process.

#### **AGENDA REVIEW:**

**G-1** Ordinance amending city code section 40-12(A) table of organization of the fire department. Councilman Zapolski questioned the basis of the restructuring. The Administrator stated it is needed due to positions that are working out of title.

**G-2** Ordinance amending city code chapter 265-8 property maintenance code. Councilman Zapolski asked the reason for the deletion. The Administrator said there are currently two different sets of parking standards with no valid basis for such, this will correct the matter. A discussion ensued regarding the need for other parking restrictions.

At this time President Edwards allowed Mr. Mike Abbott to address council regarding the parking ordinance. Mr. Abbott spoke of buses and commercial vehicles parking on residential streets, the lack of parking, and parking spaces being reserved. He urged council to review the wording of the ordinance before deleting the section.

**J-4** Resolution authorizing a shared service agreement with the County of Cumberland. Councilman Zapolski questioned the resolution, the Administrator said this was for use of the county K9 vehicles.

**J-7** Resolution authorizing a shared service agreement with the County of Cumberland. Councilman Zapolski questioned the resolution, the Administrator stated the city will receive the fees charged.

**J-9** Resolution authorizing mobile vending operations by Self Love LLC at the city owned parcel known as block 124 Lots 1 & 2 at the corner of S. Laurel and Broad Sts. (boat launch area) Councilman Zapolski questioned the potential impact to business owners paying taxes in the city. Councilman Feinstein asked if this was eliminating food trucks at the zoo. The Administrator noted the food trucks are primarily at Sunset Lake.

**J-12** Resolution allocating 1<sup>st</sup> and 2<sup>nd</sup> generation Urban Enterprise Zone (UEZ) funds to specific projects and purposes on behalf of the City of Bridgeton. Councilman Zapolski questioned language in the resolution regarding the allocation of the UEZ funds. The Comptroller explained the distribution of funds.

**J-16** Resolution authorizing execution of documents necessary with respect to block 121 lot 8 on the tax map of the city of Bridgeton. Solicitor Bertram noted this will be discussed in Executive Session with the developer as it is a matter relating to real estate.

**J-28** Resolution requesting approval for the insertion of a special item of revenue for the increase in vacant and abandoned property fees collectable per ordinance 18-3 amending city code chapter 265-23 et seq Vacant Properties. Councilman Zapolski asked if the city received more money than anticipated. The Comptroller said when initially preparing the budget there were no numbers to compare to, now there are.

**J-29** Resolution authorizing the sale of certain property owned by the City of Bridgeton (Block 188, Lots 9, 10, & 11 Andrews Ave.) Solicitor Bertram noted the initial offer was to combine the lots and add to another one, now the buyer would like to keep the lot deeded separate to possibly build on, which does not affect the original price offered. Mr. Damon Dunns potential buyer addressed council stating he initially did want to combine the lots, however he would like to have the option of keeping the land deeded separately. The resolution will be changed to reflect such changes.

**J-30** Resolution authorizing the sale of certain property owned by the City of Bridgeton (block 175, lots 6 & 7 - & Gary St & Richardson Ave.) Solicitor Bertram said the buyer request a time frame of up to 5 years to build on the property.

**J-32** Resolution supporting Governor Murphy's Executive Order #16 (2018) Councilman Zapolski said he would like the opportunity to review the Executive Order before actually voting on the resolution. Mr. Hugh Giordano Union Representative of Commercial Union Workers Local 152 spoke regarding the Medical Dispensary Legislation. Councilman Zapolski questioned the city approving the resolution to support the executive order vs. allowing medical dispensaries to open within the city. Further discussion ensued regarding the executive order; council agreed to vote on the resolution separately.

## **K. SCHEDULE OF BILLS**

Councilman Zapolski asked the Administrator to provide the cost the city spends on a yearly basis for an outside purchasing agency as opposed to having a city employee

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

The Administrator/Mayoral reports will be done during the Council Meeting due to time constrictions.

## **OTHER BUSINESS/CONCERNS:**

Sale of City owned property J-29 and J-30 were discussed during agenda review.

**APPLICATIONS:** Councilman Bethea requested President Edwards pull application L5 for a separate vote during council meeting.

**EXECUTIVE SESSION:**

Upon a motion by Councilman Bethea and second by Councilwoman DeQuinzio to adopt, **RESOLUTION NO. 186-18** 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. Real Estate/Contracts/Potential Litigation – River Grove
2. Contracts – J & J Development Group, LLC

At this time President Edwards apologized to the public, noting the time of 5:30; stating Council will return from Executive Session shortly to proceed with the City Council Meeting.

**ADJOURNMENT:**

It was then moved by Councilman Bethea and second by Councilman Zapolski the Work Session be adjourned which motion was carried.

Council President Edwards adjourned the Work Session.

Respectfully submitted,

Approved:

---

Kathleen L. Keen, RMC Municipal Clerk

---

J. Curtis Edwards, Council President

Date Approved: September 18, 2018