

CITY COUNCIL WORK SESSION
SEPTEMBER 5, 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 Municipal 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 August 31, 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 August 31, 2017 at 4:30 p.m.

AGENDA REVIEW:

C. Invocation/Flag: Councilman Surrency

G-1 Ordinance establishing a City of Bridgeton resident ID program. Councilman Zapolski explained changes made to the original ordinance, Council President Lugardo-Hemple thanked everyone on the committee who worked on the ordinance. Councilman Zapolski stated it was a cooperative effort and recommended council approve the ordinance. Councilman Spence also recommended the ordinance move forward.

G-2 Ordinance amending the City of Bridgeton City Code Chapter 3, Article IV, Section 3-12 to amend job titles. Councilman Edwards asked why the ordinance was being amended. Councilman Zapolski explained it was to comply with statutory references within the city code; Municipal Clerk and Deputy Municipal Clerk are the correct terms as defined by state statute. The solicitor recommended adding wording to the ordinance to change the titles throughout the entire municipal code.

G-3 Ordinance amending chapter 149-15, fees of the code of the City of Bridgeton. Councilman Zapolski questioned the dollar amount of the fees; he asked for clarification and a breakdown of cost. Fire Chief Bowen said he modeled the ordinance after another town, noting the work that is done when inspecting properties. A discussion ensued regarding the fee amounts; a unanimous roll call vote was taken to introduce the ordinance with the fees being \$50 and \$75.

G-4 Ordinance amending the City of Bridgeton Administrative Code for department heads and selected supervisors. Councilman Edwards said he thought this was done already. Councilman Zapolski explained through previous oversights or omissions specific department heads and supervisors had been omitted from the preceding ordinance, a discussion ensued regarding the definitions of a confidential employee and managerial executive position. It was then agreed the

solicitor will draft a resolution to request the Business Administrator file the appropriate application with the state to remove the Municipal Clerk from the bargaining unit.

J-1 Resolution authorizing the auction of certain property on the tax map of the City of Bridgeton. The Municipal Clerk set the sale date of October 14, 2017 at 4 p.m.

J-2 Resolution recognizing the appropriate title for the City of Bridgeton's secretary to the City Council. The solicitor suggested adding the sentence "and refer to the position as the Municipal Clerk."

J-9 Resolution to amend resolution #155-17 authorizing execution of a subordination of mortgage for Ronald & Gabriela Hudak. The Solicitor stated the loan amount was incorrect on the original resolution.

J-11 Resolution to refund a tax overpayment. Councilman Zapolski requested future resolutions contain an address and/or property owner name, as council members may have to recuse themselves. Council President Lugardo-Hemple stated this should be done for all resolutions and ordinances.

J-13 Resolution of action on Gov Deals. Councilman Spence stated all equipment has been very well used, and not just being put aside for new.

J-14 Resolution requesting the Planning Board review the Hope VI Redevelopment plan and make a recommendation on amending proposed uses for Block 121 lot 8 within the Hope VI redevelopment area to include light commercial/retail and combined convenience store/fuel station with signage requirements. Council President Lugardo-Hemple questioned how much open space was designated in the original redevelopment plan. The Solicitor explained the permitted uses and specific planning board requirements needed. Councilman Zapolski spoke of a previous plan for the property that was not fulfilled, questioning why the deposit was not returned to the city when the contract ended in March of 2016. The Solicitor stated the city has a new agreement with the developer, Councilman Zapolski questioned when a new agreement was approved and what were the terms. Mr. Jim Angeloni of J & J Development spoke on behalf of the project, stating he came back to council and made a new proposal, during which Councilman Zapolski recommended a \$10,000 deposit and after 180 days of due diligence an additional \$40,000 non-refundable be released to the city. Mr. Angeloni said his company is 90 days into the 180 days and wants to continue to move forward. More discussion followed regarding the project and Mayor Kelly urged council to approve the resolution to continue moving the project forward.

Solicitor Bertram spoke of a resolution authorizing an easement for South Jersey Gas that was sent after the agenda was disbursed. Council President Lugardo-Hemple said it could go on the next council meeting agenda. The Solicitor then spoke of two (2) resolutions sent for the agenda, that were not listed, Council President Lugardo-Hemple stated she had many questions regarding them and wanted more time for council to review them.

ADD-ON

J-16 Resolution to request action of the Business Administrator

APPLICATIONS:

L-4 Gospel Services for Transformation Church September 14, 15, & 16. Councilman Zapolski spoke of a tent being erected at the location, and possible liability issues. The Solicitor suggested a waiver of liability be signed and the police department notified of the dates and times.

COMMITTEE LIAISON REPORTS:

Councilman Edwards – said he attended a great event the police and fire departments had at Amity Heights recently.

Councilman Spence – None at this time

Councilman Surrency – None at this time

Councilman Zapolski – said he was very proud of the way the committee worked on the ID Card Program and appreciated everyone's efforts.

Council President Lugardo-Hemple – said Sunday's day of peace and prayer was very well attended. She spoke of attending the book signing of Dr. Robyn Rodriguez's book "In Lady Liberties Shadow" and how interesting it was, Council President Lugardo-Hemple encouraged everyone to read the book.

BUSINESS ADMINISTRATOR / MAYORAL REPORTS:

The Administrator informed Councilman Zapolski a "contract" he questioned on the last bill for the recreation department is actually just an invoice. She stated the city is in the process of hiring a Tax Assessor, the position has been advertised, and she does have some leads.

Mayor Kelly thanked Council President Lugardo-Hemple for attending the Unity Rally noting he appreciated her support. He said it is important to move the Wawa project forward and appreciates councils support. Lastly Mayor Kelly thanked Councilman Zapolski and the committee for the work they did on the ID Program Ordinance. He noted the when passed Bridgeton will be the first community in South Jersey to have the ID's.

OTHER BUSINESS/CONCERNS:

G-1 BAN Sale, Comptroller Lake informed council of the recent Bond Anticipation Note sale annually in August noting the rate was 2% last year, and 2 ¼ % this year.

G-2 Closing of Street to Trucks, Councilman Zapolski discussed the possibility of the city closing Martin Luther King Way to truck traffic.

G-3 Infinite Energy, Councilman Zapolski stated he met with the Tax Assessor to discuss the solar project and ways the property could be assessed, noting there is a potential downside to it.

Councilman Edwards asked what the status of the City Redevelopment Plan is. Councilman Zapolski said the plan was adopted, but still has to be memorialized. Councilman Edwards then asked about the Main Street Committee. Council President Lugardo-Hemple said at the last council meeting she appointed Councilmen Edwards and Spence to the work on the committee, noting Councilman Spence asked to meet with her prior to any meetings. She and Councilman Spence met, but there has not been a committee meeting yet.

Councilman Spence asked about the Port Authority and the recent RCT Lawsuit. The Solicitor said there were no updates on the lawsuit, and she will discuss any pending litigation regarding the Port Authority in an Executive Session.

EXECUTIVE SESSION: None

ADJOURNMENT:

There being no further items of discussion, it was moved by Councilman Spence 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
Municipal Clerk

Gladys Lugardo-Hemple
Council President

Date: _____