

BOROUGH OF PENNS GROVE
COUNTY OF SALEM, STATE OF NEW JERSEY
MAYOR AND COUNCIL
REGULAR MEETING MINUTES
August 5, 2020 – 6:30 P.M.

The Regular Meeting of the Borough of Penns Grove Council was called to order by Madam Mayor LaDaena Thomas at 6:30 p.m. Due to the Corona Virus outbreak, and subsequent closure of the municipal building, the meeting was conducted via telephone conference using the online platform zoom.

Notice of this meeting was posted on the Borough of Penns Grove Municipal Bulletin Board designed for that purpose. Notice was also posted on the Borough of Penns Grove website: www.pennsgrove-nj.org
Notice was e-mailed to the official newspaper on July 30, 2020.

At this time Madam Mayor LaDaena Thomas asked everyone to stand or sit tall for the Pledge of Allegiance.

Invocation was led by Municipal Clerk Sharon Williams.

STATEMENT: In accordance with section V of the Open Public Meetings Act, Chapter 231 P.L 1975, notice of this meeting was posted on the Borough of Penns Grove Municipal Bulletin Board designed for that purpose. Notice was also posted on the Borough of Penns Grove website: www.pennsgrove-nj.org and was emailed to the official newspaper as provided by Resolution.

Madam Mayor LaDaena Thomas stated that it was Forty-One (41) people tuned into the online zoom platform. Madam Mayor LaDaena Thomas started the meeting by encouraging the Community to visit the Salem County Website to gain knowledge of COVID-19. Madam Mayor LaDaena Thomas mentioned that it has been some changes to the Penns Grove Police Department. By State and Federal Law, as the Mayor she mentioned that she is forbidden to discuss this matter as it relates to an upcoming investigation. Madam Mayor LaDaena Thomas will update Borough Council during a closed session or a special meeting next week, she will then have the opportunity to discuss pending litigations and personnel matters.

Madam Mayor LaDaena Thomas acknowledged that she was not the only person in the Borough of Penns Grove affected by the rising water and wind on August 4, 2020. Her garage and basement were flooded, as a result; her personal belongings have been destroyed. Madam Mayor LaDaena Thomas spoke of items on the Agenda as it relates to steps to address sewer, flooding, staffing changes that is made to deal with storm water management, Irrigation and other issues. The Grant writers are raising money to get state and federal aid, Madam Mayor LaDaena Thomas is frustrated with the awaiting of the process for progress on those issues; she assures the community that progress will be made.

Madam Mayor LaDaena Thomas called attention to Resolution 2020-8-104 which is a resolution authorizing professional service agreement between the Borough of Penns Grove and Triad Associates for grant services for infrastructure improvement to the pumping station at Delaware Avenue and Mill Street. Madam Mayor LaDaena Thomas explained that the Borough of Penns Grove received a grant in the amount of Four-Hundred-Thousand dollars (\$400,000.00) to upgrade and repair the two main pumps; which was initially approved in January of this year. Documentation was sent to the State Department of Community Affairs (DCA) in April of this year. The Borough of Penns Grove will need to pay Forty-Thousand dollars (\$40,000.00) or Ten percent (10%) of the full grant within the next two months. Once the Borough of Penns Grove receives final notice of release for funds from DCA and after environmental reviews; the Borough of Penns Grove will then place a resolution for public bidding, once bids have been received and vendors have been selected, the upgrades can then begin. Next month the Borough of Penns Grove will be applying for an additional round of grant funding for the same pumps.

Councilman Louis Pasquale notified Madam Mayor LaDaena Thomas of the two pumping stations, which she spoke of; each have a backup generator in both locations. He also mentioned that Straughn lane pumping station does not have a backup generator and that the passive system was plugged which is why the flood issues existed on August 4, 2020.

Madam Mayor LaDaena Thomas made it public that she received an e-mail from Bill Simmens, Vice Chairman of the Penns Grove Planning Board. The e-mail indicates that the drains have not been cleaned in fifteen years.

Councilman Louis Pasquale mentioned that he called Carneys Point to report the derbies blocking the pump on Straughn Lane.

Madam Mayor LaDaena Thomas is interested in discussing the infrastructure in detail with the three engineers on Council. She requests to be invited along with Council-President Mincey to the next Public Works committee meeting.

Councilman Mark Oliver confirmed that he will arrange the requested meeting.

Councilman Louis Pasquale revealed that he inspected all three of the pumping stations, three weeks ago. He made it public that he put together a memo, about all of the delinquencies and he forwarded it to Mark Brunermer, Stephen Cosaboon, Borough Council and Joe Santogrossi. Councilman Louis Pasquale said that they can base the Public Works committee meeting from his memo.

Sharon Williams, Municipal Clerk mentioned at 6:50 p.m. that the meeting has a quorum.

ROLL CALL: Present were: Councilman Mike Bercute, Council-President Carol Mincey, Councilman Mark Oliver, Councilman Louis Pasquale, and Councilwoman Deborah Scott.

Absent Were: None.

Also, present were: Madam Mayor LaDaena Thomas, Joseph Lento, Acting Borough Solicitor, Stephen Labb, Chief Finance Officer, Sharon Williams, Municipal Clerk, Kayla Veltman, Deputy Municipal Clerk.

Madam Mayor LaDaena Thomas announced that they are preparing an Auction 20 Borough owned properties, more details will follow in the upcoming month. If the public is interested in owning properties within the Borough, information will be available on the Borough website or the Facebook page for more information. The process that will be used, is legal, fair and open and properties chosen for the first bid is a small portion of what the Borough has in total. Madam Mayor LaDaena Thomas is urging people to commit by becoming a responsible property owner(s) within the Borough limits of Penns Grove. Madam Mayor LaDaena Thomas mentioned upon preparation of submitting a bid, it will be a deed restriction "all owners must have the residential property occupied, within one year of its original purchase"

Madam Mayor LaDaena Thomas suspected that Council members who logged on the zoom meeting platform late would have questions and concerns, in reference to the Penns Grove Police Department. Therefore, Madam Mayor LaDaena Thomas repeated what she stated at the beginning of this meeting "by State and Federal Law as the Mayor she is forbidden to discuss this matter" There is an investigation on the way and she will update the Borough council in closed session at a special meeting next week. She will also further discuss pending litigations and personnel matters.

Madam Mayor LaDaena Thomas opens the zoom platform to the public, instructing them to use the "raised hand feature" upon her selections, she requests the public to state their name and address, in order to proceed with questions for Agenda items only.

Madam Mayor LaDaena Thomas requested a motion to open the zoom platform, for public comments on Agenda Items only. It was moved by Council-President Carol Mincey and it was seconded by Councilman Mark Oliver. All in favor, motion carried by Madam Mayor LaDaena Thomas.

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

This portion of the meeting is provided for comments on Agenda items only. There will be a public portion later in the meeting for general comments. If you have any comments, please state your name and address for the record.

Motion to open agenda items, for public comments only:

Motion: Mincey Second: Oliver Voice Vote Five (5)

Mr. Ceaser Valenciano, requested Mayor and Council to rescind Resolution 2020-8-110 "Resolution voiding sale of properties to Valenciano Corporation" He also questioned why that particular resolution was placed on the Agenda.

Madam Mayor LaDaena Thomas requested the Acting Solicitor Mr. Joe Lento to respond to Mr. Valenciano's question.

Acting Solicitor Mr. Joe Lento stated that it was conveyed in a letter, that his office recently sent to Mr. Ceaser Valenciano.

Mr. Lento welcomed Mr. Valenciano to re-bid, he also brought up that certain things will need to be in order while placing a bid. Mr. Valenciano stated that he has not received a "letter", but he did confirm that he received a phone call from the Lento Law office. Mr. Valenciano went into details about the conversation, he explained that "the state of New Jersey, has the Valenciano Corporation pending reinstatement as of July 2nd. According to the state, the process takes six to eight weeks and due to Covid-19 it can take an extra two weeks" Mr. Valenciano also mentioned that he e-mailed proof of pending reinstatement to Mr. Lento.

Mr. Lento explained to Mr. Valenciano that the corporation was not in the same manner, and he further mentioned that it was revoked during the time of sale. Mr. Lento advised Mr. Valenciano that this meeting was not the best form for discussion and would be happy to accept a call at his office, from Mr. Valenciano.

Mr., Valenciano articulated that he has not asked the "town" for anything, he revealed that he invested a quarter of a million dollars into this "town" as well as investing a year of his time. He continued to go on by sharing his accomplishments; such as maintaining the land surveys, topographical surveys, settings of corners, trimming down properties and maintenance of the properties. Mr. Valenciano announced that he is currently in the process of moving his family to the Borough of Penns Grove, he is scheduled to go into closing next week.

Mr. Valenciano wants to come to a resolution of the properties that he already owns, won fair and square. He doesn't think that it's fair that the properties are being revoked, and that he is being told to re-bid on those properties.

Madam Mayor LaDaena Thomas asked Mr. Valenciano if his company, was active and in good standing during the time he placed the bids in his company's name.

Mr. Ceaser Valenciano said "yes" he also mentioned that he was not aware of a suspension during the time he placed bids on properties.

Madam Mayor LaDaena Thomas let it be known that this conversation will need to be discussed at a closed session.

Joe Lento confirmed that he would be happy to have a conversation with Ceaser Valenciano tomorrow.

Madam Mayor LaDaena Thomas asked if the Borough Council should pull Resolution 2020-8-110 from the agenda. Councilwoman Deborah Scott is in favor of pulling Resolution 2020-8-110, from the agenda. Councilman Mark Oliver proposition to table Resolution 2020-8-110, Councilman Louis Pasquale concurred.

2020-8-110 – RESOLUTION VOIDING SALE OF PROPERTIES TO VALENCIANO CORPORATION

Madam Mayor LaDaena Thomas made a request to Table Resolution 2020-8-110, motion to table was made by Councilman Mark Oliver, and seconded by Councilwoman Deborah Scott. All in favor, none oppose, motion carried by Madam Mayor LaDaena Thomas.

Councilman Mike Bercute mentioned Resolution 2020-8-111 shows a list with properties, which was tabled in Resolution 2020-8-110.

Madam Mayor LaDaena Thomas thanked Councilman Mike Bercute for pointing out Resolution 2020-8-111.

2020-8-111 – A RESOLUTION AUTHORIZING THE INVITATION OF BIDS FOR THE SALE BY THE BOROUGH OF PENNS GROVE OF REAL PROPERTY

Madam Mayor LaDaena Thomas made a request to Table Resolution 2020-8-111, motion to table was made by Councilman Mark Oliver, and seconded by Councilwoman Deborah Scott. All in favor, none oppose, motion carried by Madam Mayor Thomas.

Madam Mayor LaDaena Thomas said that those two resolutions are now pulled from this agenda until next meeting.

Madam Mayor LaDaena Thomas requested a motion to close public comments on Agenda Items. It was moved by Councilman Mike Bercute and it was seconded by Council-President Carol Mincey. All in favor, motion carried by Madam Mayor LaDaena Thomas.

Motion to close public portion on agenda items:

Motion: Bercute Second: Mincey Voice Vote Five (5)

Madam Mayor LaDaena Thomas made a request to pay bills, Councilman Mark Oliver raised questions in regards to bills being submitted by the Acting Solicitors Law firm. Madam Mayor LaDaena Thomas cross-examined Councilman Mark Oliver in receipt of the bill list. Councilman Mark Oliver brought to light that he didn't receive the bill list; therefore, he is not aware of any bills being submitted by the Acting Solicitors Law firm. CFO Stephen Labb confirmed that the Acting Solicitors bills have been submitted and the bill list have been distributed to all councilmembers. Madam Mayor LaDaena Thomas asked Councilman Mark Oliver, if there were any issues. Councilman Mark Oliver wants the Borough Council to be aware of all the services that are being provided by Mr. Lento. Madam Mayor LaDaena Thomas asked Stephen Labb when the bill list was distributed to Borough Council. Stephen Labb replied that it was distributed at 6:00 p.m. this evening. Madam Mayor LaDaena Thomas asked Councilman Mark Oliver if he would like to take a moment to look at the bill list. Councilman Mark Oliver cross-questioned Madam Mayor LaDaena Thomas, if all bills are valid on the bill list from Lento Law firm to what the Borough council has approved. Councilman Mark Oliver also questioned Madam Mayor LaDaena Thomas if there are any bills placed on the bill list from the Lento Law firm for things that she has requested and that the Borough Council might not be aware of. Madam Mayor LaDaena Thomas said "no". Councilman Mark Oliver made a motion to approve payment of bills, and seconded by Councilman Mike Bercute. All in favor, none oppose, motion carried by Madam Mayor LaDaena Thomas.

PAYMENT OF BILLS & APPROVAL OF BILL OF BILL LIST: Motion: Oliver Second: Bercute Voice Vote: five (5)

APPROVAL OF MINUTES:

June 2, 2020: Motion: Oliver Second: Pasquale Voice Vote Five (5)

June 24, 2020: Motion: Mincey Second: Oliver Voice Vote Five (5)

INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION BY CONSENT:

2020-8-101 – RESOLUTION AUTHORIZING REFUND OVERPAYMENT TO CORELOGIC

2020-8-102 – AMENDED RESOLUTION TO HIRE SPECIAL ATTORNEY FOR IN REM TAX SALE FORECLOSURES

2020-8-103 – AMENDED RESOLUTION TO HIRE SPECIAL ATTORNEY FOR TAX APPEALS

2020-8-104 – RESOLUTION AUTHORIZING PROFESSIONAL SERVICE AGREEMENT BETWEEN THE BOROUGH OF PENNS GROVE AND TRIAD ASSOCIATES FOR GRANT SERVICES FOR INFRASTRUCTURE IMPROVEMENT TO THE PUMPING STATION AT DELAWARE AVENUE AND MILL STREET

2020-8-105 – RESOLUTION AUTHORIZING A CONTRACT BETWEEN THE BOROUGH OF PENNS GROVE AND TRIAD ASSOCIATES FOR PROFESSIONAL SERVICES FOR GRANT SERVICES FOR FACILITY UPGRADES AT THE LIBERTY 1 FIRE STATION

2020-8-106 – STATE CONTRACT RESOLUTION

2020-8-107 – RESOLUTION TO ADOPT PROJECT FUNDING AGREEMENT FOR PENNS GROVE SEWERAGE AUTHORITY

2020-8-108 – AMENDING TEMPORARY CAPITAL BUDGET

2020-8-109 – A RESOLUTION AUTHORIZING SERVICE AGREEMENT FOR IT SERVICES BETWEEN THE BOROUGH OF PENNS GROVE AND GREEN TECHNOLOGY SERVICES

2020-8-110 – RESOLUTION VOIDING SALE OF PROPERTIES TO VALENCIANO CORPORATION

2020-8-111 – A RESOLUTION AUTHORIZING THE INVITATION OF BIDS FOR THE SALE BY THE BOROUGH OF PENNS GROVE OF REAL PROPERTY

Councilman Mark Oliver questioned Resolution 2020-8-109, he inquired if solicitation for bids went out for IT services. Madam Mayor LaDaena Thomas stated that the Borough of Penns Grove is a part of a shared Service agreement with the County. Penns Grove Police Department already has a contract agreement with Green Technology services.

Madam Mayor LaDaena Thomas requested a motion to adopt Resolutions 2020-8-101 through 2020-8-111, with the exclusion of Resolution 2020-8-110 and 2020-8-111. It was moved by Councilman Mark Oliver and it was seconded by Council-President Carol Mincey. All in favor, motion carried by Madam Mayor LaDaena Thomas.

Roll Call: Ayes – Mr. Bercute, Mr. Oliver, Ms. Mincey, Mr. Pasquale, Ms. Scott.

Nays – None

There being five (5) ayes and no nays, to adopt Resolution No. 2020-8-101 through 2020-8-111, with the exclusion of 2020-8-110 and 2020-8-111 was approved by the Borough Council.

Motion: Oliver Second: Mincey Roll Call Vote: Five (5)

SECOND READING AND PUBLIC HEARING FOR ORDINANCE(S):

2020-8 – AN ORDINANCE AMENDING CHAPTER 47, OF THE CODE OF THE BOROUGH OF PENNS GROVE

Madam Mayor LaDaena Thomas requested a motion to open the zoom platform for public hearing on Ordinance 2020-8. It was moved by Councilman Mark Oliver and it was seconded by Councilwoman Deborah Scott. All in favor, motion carried by Madam Mayor LaDaena Thomas.

Motion to open the public hearing on Ord. 2020-8: Oliver Second: Scott Voice Vote: Five (5)

There being no comments, Madam Mayor LaDaena Thomas requested a motion to close the public hearing. It was moved by Councilman Mark Oliver and it was seconded by Councilman Louis Pasquale. All in favor, motion carried by Madam Mayor LaDaena Thomas.

Motion to close the public hearing on Ord. 2020-8: Oliver Second: Pasquale Voice Vote: Five (5)

Madam Mayor LaDaena Thomas requested a motion to adopt Ordinance 2020-8, motion was made by Councilman Mike Bercute, and was second by Council-President Carol Mincey. Motion carried by Madam Mayor LaDaena Thomas.

Roll Call: Ayes – Mr. Bercute, Ms. Mincey, Mr. Oliver, Mr. Pasquale.
Nays – Ms. Scott.

There being four (4) ayes and one (1) nays, to adopt Ordinance No. 2020-8 was approved by the Borough Council.

Motion to adopt Ord. 2020-8: Bercute Second: Mincey Roll Call Vote: Five (5)

INTRODUCTION OF ORDINANCE(S) FOR FIRST READING:

This is the first reading and introduction. The public hearing for these ordinances will be on September 1, 2020 at 6:30 p.m.

2020-9 – BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT FOR THE PENNS GROVE SEWERAGE AUTHORITY; APPROPRIATING THE SUM OF \$400,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF PENNS GROVE, IN THE COUNTY OF SALEM, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$380,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

Madam Mayor LaDaena Thomas requested a motion to adopt Ordinance 2020-9, motion was made by Councilman Mike Bercute, and was second by Councilman Mark Oliver. Motion carried by Madam Mayor LaDaena Thomas.

Roll Call: Ayes – Mr. Bercute, Ms. Mincey, Mr. Oliver, Ms. Scott.
Nays – Mr. Pasquale.

There being four (4) ayes and one (1) nays, to adopt Ordinance No. 2020-9 by title only.

Motion to adopt Ord. 2020-9: Bercute Second: Mincey Roll Call Vote: Five (5)

2020-10 – AN ORDINANCE AMENDING CHAPTER 103, OF THE CODE OF THE BOROUGH OF PENNS GROVE – (VOLUNTEERS)

Madam Mayor LaDaena Thomas requested a motion to adopt Ordinance 2020-10, motion was made by Councilman Mark Oliver, and was second by Councilman Louis Pasquale. Motion carried by Madam Mayor LaDaena Thomas.

Roll Call: Ayes – Mr. Bercute, Ms. Mincey, Mr. Oliver, Mr. Pasquale, Ms. Scott.
Nays – None

There being five (5) ayes and zero (0) nays, to adopt Ordinance No. 2020-10 by title only.

Motion to adopt Ordinance No. 2020-10 by introduction: Oliver Second: Pasquale Roll Call Vote: Five (5)

2020-11 – AN ORDINANCE AMENDING CHAPTER 110, OF THE CODE OF THE BOROUGH OF PENNS GROVE – (DIRECT DEPOSIT)

Madam Mayor LaDaena Thomas requested a motion to adopt Ordinance 2020-11, motion was made by Council-President Carol Mincey, and was second by Councilman Louis Pasquale. Motion carried by Madam Mayor LaDaena Thomas.

Roll Call: Ayes – Mr. Bercute, Ms. Mincey, Mr. Oliver, Mr. Pasquale, Ms. Scott.
Nays – None

There being five (5) ayes and zero (0) nays, to adopt Ordinance No. 2020-11 by title only.

Motion to adopt Ordinance No. 2020-11 by introduction: Mincey Second: Pasquale Roll Call Vote: Five(5)

2020-12 – AN ORDINANCE AMENDING CHAPTER 141 OF THE CODE OF THE BOROUGH OF PENNS GROVE – (REDEVELOPMENT)

Madam Mayor LaDaena Thomas requested a motion to adopt Ordinance 2020-12, motion was made by Council-President Carol Mincey, and was second by Councilwoman Deborah Scott. Motion carried by Madam Mayor LaDaena Thomas.

Roll Call: Ayes – Mr. Bercute, Ms. Mincey, Mr. Oliver, Mr. Pasquale, Ms. Scott
Nays – None

There being five (5) ayes and zero (0) nays, to adopt Ordinance No. 2020-12 by title only.

Motion to adopt Ordinance No. 2020-12 by introduction: Mincey Second: Scott Roll Call Vote: Five (5)

Councilman Mike Bercute stated that he will work on the literature to amend Ordinance 2020-12 so that Ms. Sharon Williams can advertise the appropriate literature of the Ordinance.

2020-13 – AN ORDINANCE AMENDING CHAPTER 247 CODE OF THE BOROUGH OF PENNS GROVE – (FIRE PREVENTION)

Madam Mayor LaDaena Thomas requested a motion to adopt Ordinance 2020-13, motion was made by Councilman Mark Oliver, and was second by Councilwoman Deborah Scott. Motion carried by Madam Mayor LaDaena Thomas.

Roll Call: Ayes – Mr. Bercute, Mr. Oliver, Ms. Mincey, Mr. Pasquale, Ms. Scott.
Nays – None

There being five (5) ayes and zero (0) nays, to adopt Ordinance No. 2020-13 by title only.

Motion to adopt Ordinance No. 2020-13 by introduction: Oliver Second: Scott Roll Call Vote: Five(5)

At this time Madam Mayor LaDaena Thomas announced that Fifty-seven (57) participants are tuned into the online zoom platform.

APPOINTMENTS:

Madam Mayor LaDaena Thomas asked for a motion to approve Ryan R. Hoffman, Fireman's Application, motion was made by Councilman Mike Bercute, Councilman Louis Pasquale seconded the motion. All in favor. Motion Carried by Madam Mayor LaDaena Thomas.

Ryan R. Hoffman – Fireman's application to the Liberty No. 1 Fire Department
Motion: Bercute Second: Pasquale Roll Call Vote: Five (5)

Madam Mayor LaDaena Thomas asked for a motion to approve Dominic M. Ferrugi, Jr. Fireman's Application, motion was made by Councilwoman Deborah Scott, Council-President Carol Mincey seconded the motion. All in favor. Motion Carried by Madam Mayor LaDaena Thomas.

Dominic M. Ferrugi – Jr. Fireman's application to the Liberty No. 1 Fire Department
Motion: Scott Second: Mincey Roll Call Vote: Five (5)

COMMITTEE REPORTS:

Buildings & Grounds (Pasquale, Bercute): Councilman Pasquale reported that the three part time "grass cutters" are currently cutting Borough owned properties. He assigned one of the part-time worker(s) to start cutting properties from the back of the list forward to maintain the "eighty (80)" properties. He also requested the part-time workers to maintain a few curbside(s) within the Borough such as Railroad Avenue. The second Part-time worker, has been assigned to maintain lawn care, and sidewalks on East and West Main Street.

As he mentioned earlier, Councilman Louis Pasquale reported that he sent an extensive e-mail about; needing upgrades for the pumping systems and delinquencies.

He also mentioned that Triad is "pushing" the parking lot issue for Fire Company and EMT building. He spoke with Triad and Sickles and Associates, to move project forward. Due to COVID-19, almost everything is at a standstill.

Councilman Lou Pasquale mentioned that one (1) of the employee(s) have made contact with a "virus" person. He further mentioned that the Police Department was sprayed and sanitized last week, along with the other side of the Borough. All of the duct work and carpet has been clean, cleared and sanitized in the building. He wants to make sure that all of Borough employees are safe and healthy.

General Government – (Mincey, Scott) Council-President Mincey read the Municipal Clerks report for April: One (1) Application for zoning permit, One (1) vendor permit, The Clerk's office received a total of One Hundred-Ten dollars (\$110) . June report: one (1) property list, one (1) vendor permit, two retail liquor license renewal, the clerk's office received a total of One-Thousand, forty-three dollars (\$1,043) Those reports was received by Sharon Williams, Municipal Clerk.

Housing/Zoning & Planning/Shade Tree – (Scott, Pasquale, Mincey) Councilwoman Scott gave forth the Housing Inspection and Zoning Activity for the month of July, 2020: Twenty-Seven (20) Housing Inspections were performed: Ten (10) Initial Inspection, Ten (10) Re-Inspection; Thirty-Seven (37) Pending Certification of Occupancy: fifteen (15) a waiting Re-Inspection ,five (5) completed pending tenant occupancy, Seventeen (17) Corona Virus Holds; Thirteen (13) Certificate OF Occupancy Issued: Eight (8) New tenant certificate of occupancy, five (5) Transfer of ownership.

Zoning Activity: Three (3) zoning use permits were applied for and granted.

General office Duties Performed: One-hundred-fifty (150) e-mails were handled. Fifty-four (54) Outbound, Ninety-six (96) Inbound, sixty-one (61) recorded messages received and processed, twelve (12) housing/zoning letters issued, six (6) housing/Zoning Violation were resolved.

Municipal Court Activities: Twelve (12) Summons to appear in court were issued, Thirty-One (31) Awaiting court disposition.

Parks & Recreation/Board of Health – (Bercute, Oliver, Pasquale) Councilman Bercute reported that Barber Avenue Park is still officially shut down and closed. He reported that one of the main gates are open and people have been going into the park, playing basketball. The gates will need to be locked.

Councilman Bercute reported personnel changes within the Board of Health. He mentioned that Ed Ramsay, Housing/Zoning Officer is now covering the Code Enforcement office. Councilman Bercute gave forth the Code Enforcement Report for the month of July, 2020: , Thirty-three (33) Phone message were received; Fifteen (15) complaints were issued, Four (4) Summons was issued, One (1) Complaint was resolved.

Public Works/Streets & Roads – (Oliver, Scott) Councilman Oliver reported that he engaged in a conversation with the Public Works Manager Joseph Santogrossi; prior to and after the storm. He stated that public works have been trying to keep storm grates clean as well as checking the intake. He also spoke about how violent the storm was on August 4th. Councilman Mark Oliver agrees with Councilman Lou Pasquale, as it relates to infrastructure problems. He will address those issues at a separate

meeting; and would like to hire an engineering company to do a total survey for all of the deficiencies, and “prioritize what we can get done, when it can get done”. Councilman Mark Oliver stated that issues have been ongoing, such as collapsed storm sewer pipes, pipes that had to be jetted out, pipes that are partially open, etc.

Councilman Oliver reported that the water was so high, that it was coming over the sea-wall.

Public Safety – (Mincey, Bercute, Oliver) Council-President Mincey stated that the department heads are logged on to the online zoom platform and recognizes that they will be giving departmental reports, therefore she has nothing to report.

In terms of Public Safety, Madam Mayor LaDaena Thomas declared publicly that Councilman Mark Oliver has been acting in a way of in direct violations of the state of New Jersey code of ethics. Describing his behavior that he is continuously getting involved in personnel matters when not permitted to do so. She also mentioned that he has interfered with orderly operations of the Borough, his actions are unfounded. By his actions, he has opened the Borough up for liability.

Madam Mayor LaDaena Thomas removed Councilman Mark Oliver from the Public Safety committee, effective immediately. Madam Mayor Thomas invited Councilwoman Scott or Councilman Pasquale to consider seat on the Public Safety Committee.

Councilwoman Deborah Scott said that she will take a seat on Public Safety Committee.

Madam Mayor LaDaena Thomas officially announced that Councilwoman Deborah Scott is replacing Councilman Mark Oliver for Public Safety committee.

Councilman Mark Oliver contested that Madam Mayor LaDaena Thomas accusations are invalid. He claimed that he only sent one e-mail to Joe Lento and he received a response and ceased asking questions. Madam Mayor LaDaena Thomas said that she received a phone call from Prosecutor Lenahan; she further mentioned that Mr. Lenahan stated that “they feel the need to come down to take over Penns Grove Police Department, because they’ve received numerous calls from Lieutenant Spera, and numerous calls from Councilman Mark Oliver”

Madam Mayor LaDaena Thomas further challenged Councilman Mark Oliver, concerning phone calls made to the Salem County Prosecutor’s office. By mentioning that Councilman Oliver was complaining about “the Mayor” withholding information and that he wants the “Chief” reinstated.

Councilman Mark Oliver said that he only called once and spoke to Mr. Hernandez. He also mentioned that he received a phone call from Mr. Hernandez Assistant saying that “there’s nothing they can do about it”

Madam Mayor LaDaena Thomas mentioned that Councilman Mark Oliver contacted the Attorney General’s Office. Councilman Mark Oliver denied the accusation. Madam Mayor LaDaena Thomas further mentioned that Councilman Mark Oliver asked the Municipal Clerk to add to the Agenda “reinstatement of the chief”. Madam Mayor LaDaena Thomas said that it’s not his right or place to “do that” Councilman Mark Oliver argued that the chief didn’t get due-process. Madam Mayor LaDaena stated that “they” are working on giving him due-process right now and that it’s not Councilman Oliver’s place, reminding him that he is no longer on the Police committee.

DEPARTMENTAL REPORTS:

Finance Officer Report: Stephen Labb, Chief Finance Officer reported the tax collection rate is seventeen point eighteen percent (17.18%)

Chief of Police Report: Elliot Hernandez, SCPO Chief of Detectives, gave forth his report from last week: one-hundred-fifty-six (156) calls for service, five (5) arrest, and sixty-five (65) property and business checks throughout the “town”. For the month of July PGPD responded to Nine-Hundred, Thirty Eight (938) Calls for service, Twenty-one (21) motor vehicle summons, Six (6) Borough Ordinances, twenty-four (24) arrests, and Four-Hundred (431) business property checks. This report was prepared by Lieutenant Spera.

Councilman Louis Pasquale asked Elliot Hernandez if he’s running the Police Department. Elliot Hernandez reported that he is monitoring the PGPD.

Fire Chief Report: Adam Hartsough reported that the new fire truck is close to being “done” the projective date seems to be towards the end of August and will arrive towards the second week of September, Adam Hartsough seemed pretty excited giving his report.

Ambulance/EMS Captain Report: Debbie Ashcraft is on vacation, therefore no report.

Mayoral Comment: Madam Mayor LaDaena Thomas extended the Boroughs true gratitude towards the Budd organization who donated over nine hundred pounds of different type's cheese. "They" gave out almost seven hundred boxes to the community. Madam Mayor LaDaena Thomas also acknowledge members of Borough Council who gave up their day for the particular cause. She thanked Councilman Bercute, Councilman Pasquale, and Council-President Mincey. She also thanked Council Candidates Charleen Martin and Jonathan Carter for participating on that day.

Attorney Report: Mr. Joseph Lento reported that he received a transfer package from Murray Honig, it was forwarded to the Salem County Register of Deeds for processing, and He will forward the deed to the clerk's office once it's been received.

He also reported that he is waiting to hear from the Bank as it relates to transferring 64 E. Main St. Block 67, Lots 20.20.02, 22, 23, 24 and 26.

Joseph Lento stated that his office took part in the initial mediation that was court ordered. At that Mediation meeting, they agreed to adjourn the mediation until discovery has been exchanged. At this time no date has been set, he will inform Borough Council once matter has progressed.

Mr. Lento mentioned in his report that he has reviewed **Penns Grove v. Fenwick Commons, LLC**, the file was received by Mr. Telsey and was not in good shape.

Joseph Lento also reported that Chief Patrick Riley was placed on paid administrative leave, pending investigation. The Borough is awaiting review from the Salem County Prosecutors office. There is no further discussion permitted. He also strongly recommends that Mayor and Borough Council should not discuss this matter publicly. Which includes e-mail communication, further stating that Chief Riley has rights.

Joseph Lento reported the litigation in regards to Councilman Carl Washington, judge removed him from Borough Council. He has received correspondence as it relates to payment of legal fees.

NEW BUSINESS:

Madam Mayor LaDaena Thomas made a request for a motion to fix and republish flawed bid advertisement "requesting for Proposal of Municipal Attorney" Motion was made by Council-President Carol Mincey and was seconded by Councilman Mike Bercute.

Roll Call: Ayes – Mr. Bercute, Ms. Mincey, Ms. Scott.

Nays – Mr. Oliver, Mr. Pasquale

There being three (3) ayes and two (2) nays

Motion was approved to fix and republish the advertisement.

Madam Mayor LaDaena Thomas made a request to create a Citizen's Police Advisory Board, Motion was made by Council-President Carol Mincey and was seconded by Councilman Mike Bercute.

Roll Call: Ayes – Mr. Bercute, Ms. Mincey, Mr. Oliver, Ms. Scott.

Nays – none

Abstain – Mr. Pasquale

There being four (4) ayes, zero (0) nays and one (1) abstain.

Motion was approved to create a Citizen Advisory Board.

PUBLIC PORTION:

Motion to open the public portion of the meeting Scott Second Mincey Voice Vote Five (5)

Roll Call: Ayes – Mr. Bercute, Ms. Mincey, Mr. Oliver, Mr. Pasquale, Ms. Scott.

Nays – none

Jonathan Carter, 50 North Broad St. - Penns Grove NJ mentioned that cars are constantly speeding up and down north Broad St.

Ceaser Valenciano - inquired about Citizen's Police Advisory Committee and mentioned that he would like to be placed on a committee once he becomes a resident of the "town"

Madam Mayor stated that she will send him a citizen leader application and requested him to inbox her his e-mail address.

Walter Hudson – Mr. Hudson thanked Madam Mayor Thomas for giving him an opportunity to speak, he also mentioned that he'll be speaking longer than three (3) minutes. Mr. Hudson, spoke directly to Councilman Mark Oliver: Mr. Hudson speculates that Councilman Oliver has an issue of a "Woman" being in leadership, or a "Black Woman" in leadership. He also believes that the acting solicitor has done way more work in a few months, oppose to the former Borough Solicitor. Mr. Hudson seems to believe

that Councilman Mark Oliver is content with, how the old administration ran the Borough of Penns Grove. Mr. Walter Hudson demands Councilman Mark Oliver's resignation from councilman duties. Mr. Hudson gave reasons why Councilman Mark Oliver should resign: 1) He believes that Councilman Oliver is unfit to lead the Borough of Penns Grove. 2) Mr. Hudson mentioned that Councilman Oliver has failed continuously to do his job, such as: streets, roads and anything that Councilman Oliver is in charge of. Mr. Walter Hudson, is disgusted with the lack of effort from Councilman Mark Oliver. Mr. Walter Hudson believes that Councilman Oliver is always challenging Madam Mayor LaDaena Thomas and Joseph Lento, Acting Solicitor; which is also why he demands Councilman Oliver's resignation. Mr. Hudson evokes that Councilman Mark Oliver recently lost during the primary election. Therefore, Councilman Oliver serves no purpose to help lead Penns Grove to a better place. Mr. Hudson enunciated that it's over for Councilman Oliver in November as well as reminding Councilman Oliver that it's really over for Councilman Oliver in January.

During the meeting, Mr. Walter Hudson made a request for a permit from Madam Mayor Thomas, stating that he has intentions of "shutting-down" Church Street. Mr. Walter Hudson made it clear that he will be protesting on Church Street with one-Hundred (100) protestors.

Mr. Walter Hudson mentioned that he is tired of Police Brutality and corruption. Mr. Walter Hudson gave Councilman Oliver an ultimatum, while making demands for Councilman Oliver resignation; if Councilman Oliver does not resign today, Councilman Oliver will be dealing with protesters in front of his home on Church St., each day, with or without a permit; until the day Councilman Mark Oliver resigns. Mr. Hudson let it be known that he will be protesting in front of Councilman Oliver's home, stating that it will not be peaceful. Mr. Walter Hudson mentioned that he's willing to go far, even if he gets arrested for putting the spotlight on Councilman Mark Oliver's lack of leadership. Mr. Hudson expressed concerns of Lieutenant Spera taking charge of Penns Grove Police Department. Mr. Hudson mentioned that he's against the idea; he continued to say that Lieutenant Spera has not been fair to Black, Brown or even pore white people within the community. Mr. Hudson stated that it's time to clean house. He also stated that its time for Councilwoman Deborah Scott and Councilman Lou Pasquale to go as well.

Councilwoman Scott interjected and brought up that Mr. Hudson has spoken well over three (3) Minutes as she requested Madam Mayor Thomas to "mute" Mr. Hudson. Councilwoman Scott and a resident of the community requested Madam Mayor Thomas to "mute" Mr. Hudson.

Councilwoman Scott expressed how upset she was, Madam Mayor Thomas requested Councilwoman Scott to "stop" Councilwoman Scott responded that Madam Mayor should have stopped Mr. Hudson. Madam Mayor mentioned that she removed Mr. Hudson and she will not allow Councilmembers to misbehave.

Gregory Martin, Spruce Street – He asked for explanation of Guidelines around Fencing. Sharon Williams, Municipal Clerk directed him to speak with the zoning official.

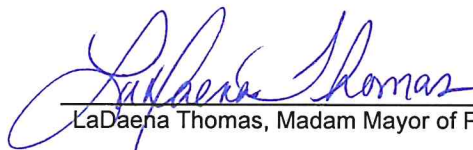
Councilman Mark Oliver went on record to report that Walter Hudson has threaten him and that he will be contacting his Attorney tomorrow morning.

Motion to close the public portion of the meeting Scott Second Mincey Voice Vote Five (5)

ADJOURNMENT:

Motion to adjourn the meeting Scott Second Mincey Voice Vote Five (5)

All in favor. Motion carried by Madam Mayor Thomas.

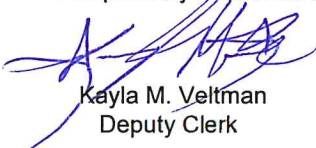

LaDaena Thomas, Madam Mayor of Penns Grove

Submitted: August 31, 2020

Was not approved on September 11, 2020.

Re-submitted: November 2, 2020

Respectfully Submitted by,


Kayla M. Veltman
Deputy Clerk

Approved: November 17, 2020

SINCE THESE MINUTES ARE NOT TO BE A VERBATIM TRANSCRIPT, THIS HAS BEEN A CONDENSED TRANSCRIPT OF THE MEETING. THE OFFICIAL RECORDING IS AVAILABLE DURING NORMAL BUSINESS HOURS FOR ANY INTERESTED PERSON.

(For additional information, please visit our website at www.pennsgrove-nj.org)