

BOROUGH OF PENNS GROVE
COUNTY OF SALEM, STATE OF NEW JERSEY
MAYOR AND COUNCIL
MEETING
MINUTES
JUNE 18, 2019

The Regular Meeting of the Borough of Penns Grove Council was called to order by Mayor John A. Washington, Sr., at 7:30 p.m. The meeting was held in the Court Room of the Borough Hall Municipal Building at 1 State Street, Penns Grove, New Jersey, 08069

In accordance with section 5 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 Notice was mailed to the official newspaper as provided by Resolution adopted on January 2, 2019

Twenty-Six (26) people out of Twenty-Nine (29) people participated in the flag salute.

Invocation was led by Deputy Clerk.

Present were: Mayor John A. Washington, Sr., Councilman Mark Oliver, Councilman Lou Pasquale, Councilwoman Deborah Scott, and Councilman Carl J. Washington, Jr., at 7:50 p.m... Also, present were: Borough Solicitor Adam Telsey, Deputy Clerk Kayla Veltman, and Assistant Treasurer Ericka Walker.

Absent Were: Councilman Rafael Leon.

Deputy Clerk read an Invitation received from Sue Ann Leighty, Executive Director of Habitat for Humanity of Salem County – Cordially invites Mayor and Borough Council, Employees and Volunteer to the Photo OP on Iona Avenue.

APPROVAL OF THE MINUTES FOR JUNE 5, 2019

Mayor Washington, Sr., asked for a motion to approve Minutes of the regular session from June 5, 2019. Motion was moved by Councilman Pasquale, and Council-President Poindexter seconded the motion. There was no discussion. All in favor, Motioned Carried by Mayor Washington, Sr.

COMMITTEE REPORTS:

Public Safety: Council-President Poindexter shows appreciation to the police department, fire fighters and the rescue squad.

Housing/Zoning & Construction/Shade Tree: Councilwoman Scott stated that she didn't have a report.

General Government: Councilman Pasquale gave forth the Finance Officer Receipts for the month of May 2019.

Councilman Pasquale gave forth the Tax Collectors Report

Councilman Pasquale mentioned that he made a request to Ms. Williams, to publish a notice to receive bids to demolish two (2) properties on Turner Ave. and East Main St.

Lou Pasquale is currently working on clean energy application for the three buildings. He mentioned that he received the electric bills from the assistant treasurer.

Mayor Washington, Sr., asked for a motion to receive and file Tax collectors report. Motion was moved by Councilwoman Scott, and Councilman Oliver seconded the motion. There was no discussion. All in favor, Motioned Carried by Mayor Washington, Sr.

Public Works/Streets & Roads: Councilman Oliver acknowledge that the water leak issues on Church St. and State St. has been repaired by the American Water company.

Buildings & Grounds: Councilman Leon was absent, therefor no report.

Recreation/Board of Health: at 9:23 p.m. Councilman Washington, Jr., gave forth the Code Enforcement April 2019 Report.

Council-President Poindexter, made a motion to receive and file report, and it was second by Councilman Oliver. All in favor, none appose, motion carried by Mayor Washington, Sr.

Councilman Washington, Jr., gave forth the Code Enforcement May 2019 Report.

Council-President Poindexter, made a motion to receive and file report, and it was second by Councilman Oliver. All in favor, none appose, motion carried by Mayor Washington, Sr.

DEPARTMENTAL REPORTS:

SOLICITOR'S REPORT: Borough Solicitor Adam Telsey, had nothing to report.

CHIEF OF POLICE REPORT: at 7:40 p.m. Chief Stranahan, Sr., reported that the Penns Grove Police Department has responded to four hundred (400) calls for service so far this month. There were thirty-one (31) tickets issued on traffic stops, two (2) DWI arrests. Additionally, there have been sixteen (16) Adult arrests, **NO** juvenile arrests so far this month.

Chief Stranahan, Sr., believes the increase of patrols have made a huge impact within the community and has taken notice of the decrease in issues that Penns Grove Police Department were dealing with in May.

On June 21, 2019 seven (7) of the Penns Grove Police Officers will be receiving awards for "outstanding work" from the County Chief of Police Association the awards will be presented at noon.

Starting June 20th roads will be closed to protect the volunteers working on a ongoing construction on Iona Ave.

The Police Department and Mayor John A. Washington, Sr., met with the Grant Writer, within the process they became aware that they are eligible for a non-matching full grant for

emergency equipment such as “back-up power” for the building at 1 State St., a four wheel drive Police Vehicle, New Body Cameras and new patrol vehicle cameras which will bring Penns Grove Police Department up to current standard codes. Chief Stranahan said that the new equipment is needed to prevent issues such as loss of footage during any incidents.

Mayor John A. Washington, Sr., called attention to the Borough Council, hinting that the “old advancement center building” belongs to the Borough of Penns Grove. He spoke about the possibility of making that a center for anyone young or old to learn skills, etc. The current structure he mentioned that it has collapsed on the one-side of the building, The main section is still in tact. A rough estimated cost to repair the building would be about a quarter million dollars to fix it, John A Washington believes that it’s a doubtful project unless a miracle was to occur. He then continued to say that the Borough of Penns Grove receives four-hundred-thousand dollars (\$400,000) every year for grants. This current year the fire company parking lot will be paved by October. Mayor John A Washington, Sr would like to get a small city grant for the old Advancement Center if possible.

FIRE CHIEF REPORT: Adam Hartsough announced that the project is moving along at the fire house, the roof is completed; the contractors are currently work on the inside. Fire Chief Adam Hartsough provided details of the Bike Rodeo were he acknowledge the Police Department, Lapps Dutch Market, Family Success Center and the Ambulance squad. He also gave compliments to Sgt. Shultz who organized the event.

AMBULANCE CAPTAIN REPORT: Debbie Ashcraft reported that the grant she applied for is in the final stages. She has received e-mails to check the “Duns number” she mentioned that everything is current and is valid until April 11, 2020. The other item she will need to check is the Bank account information. She stated that she is not able to do that so therefore she forward that request to Steve Labb, CFO and she’s not sure where he stands with that information.

FINANCE OFFICER’S REPORT: Ericka Walker, Assistant treasurer gave forth the budget status report expenditure ratio as of June 18, 2019 based on temporary budget (January – June) is 93.37%
Emergency Temporary Budget Resolution, add an additional 3 months of Appropriations for Budgetary Operations.

MUNICIPAL CLERK’S REPORT: was not requested at this meeting.

MAYORIAL REPORT: was not reported at this meeting.

RESOLUTION(S):

2019-6-95 – RESOLUTION AUTHORIZING MAINTENANCE BOND PERIOD

WHEREAS, the Borough of Penns Grove awarded a contract to Landberg Construction, LLC for the Reconstruction of Penns Street; and

WHEREAS, the Contractor has completed, corrected and/or repaired the work under the Contract; and

WHEREAS, a completion date was established as January 21, 2019; and

WHEREAS, the Maintenance Bond Period shall begin on January 22, 2019 and expire on January 21, 2020.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Mayor and Council of the Borough of Penns Grove that the Maintenance Bond Period is hereby established from January 22, 2019 through January 21, 2020.

AND, BE IT FURTHER RESOLVED, that the Clerk certify a copy of this Resolution and file it on the public record.

Mayor John Washington, Sr., requested a motion to adopt Resolution 2019-6-95, motion was made by Councilman Oliver, and was second by Councilman Washington, Jr., All in favor, none oppose, motion carried by Mayor John Washington, Sr.

2019-6-96 – RESOLUTION REQUESTING TEMPORARY CLOSURE OF COUNTY ROADS

WHEREAS, Broad Street, Main Street and Maple Avenue are Salem County Roads and are located within the Borough of Penn's Grove ("Borough"); and

WHEREAS, the Penns Grove High School Student Congress desires to conduct a Parade on October 19, 2019, from 10:00 a.m. until 11:00 a.m., with a setup time of 9:30 a.m.; and

WHEREAS, the participants of the Parade will march on streets located within the Borough taking the following route:

Beginning at the Barber Avenue Park, (Barber Avenue(traveling north to East Main Street; traveling East on East Main Street to and through Virginia Avenue to Harding Highway; ending at the Penns Grove High School.

WHEREAS, the proposed route shall remain closed to motor vehicle traffic from 10:00 a.m. until 11:00 a.m. in order to accommodate the Parade participants;

WHEREAS, the application was approved by the governing body at a meeting held on the 18th day of June, 2019;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Penn's Grove, County of Salem, State of New Jersey, hereby request that the County of Salem allow for the temporary closure of the aforementioned route on October 19, 2019 from 10:00 a.m. until 11:00 a.m. in order to accommodate the participants of the Penns Grove Day Parade;

AND, BE IT FURTHER RESOLVED, that the Clerk shall forward a copy of this Resolution to the Salem County Engineer's Office, who will forward to the Salem County Board of Chosen Freeholders for consideration.

AND, BE IT FURTHER RESOLVED, that the Clerk certify a copy of this Resolution and file it on the public record.

Mayor John Washington, Sr., requested a motion to adopt Resolution 2019-6-96, motion was made by Councilman Oliver, and was second by Councilman Pasquale, All in favor, none oppose, motion carried by Mayor John Washington, Sr.

2019-6-97 – RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT
RENEWING MEMBERSHIP IN THE GLOUCESTER, SALEM, CUMBERLAND COUNTIES
MUNICIPAL JOINT INSURANCE FUND

WHEREAS, the BOROUGH OF PENNS GROVE (hereinafter the "MUNICIPALITY") is a member of the Gloucester, Salem, Cumberland Counties Municipal Joint Insurance Fund (hereinafter the "FUND"); and

WHEREAS, the MUNICIPALITY'S membership terminates as of January 1, 2020 unless earlier renewed by a Contract between the MUNICIPALITY and the FUND; and

WHEREAS, N.J.S.A. 40A:11-5 (1) (m) provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor, if the subject matter is for the purchase of insurance coverage and consultant services, provided that the award is in accordance with the requirements for extraordinary unspecifiable services; and

WHEREAS, N.J.S.A. 40A:11-6.1(b) provides that the MUNICIPALITY shall make a documented effort to secure competitive quotations; however, a Contract may be awarded upon a determination, in writing, that the solicitation of competitive quotations is impracticable; and

WHEREAS, in accordance with N.J.A.C. 5:34-2.3, a designated official of the MUNICIPALITY, has filed a certificate with the governing body describing in detail, as set forth below in this Resolution, why this Contract meets the provisions of the statutes and the regulations and why the solicitation of competitive quotations is impracticable; and

WHEREAS, it has been determined that the purchase of insurance coverage and insurance consultant services by the MUNICIPALITY requires a unique knowledge and understanding of the municipal exposures and risks associated with the operation of a municipal entity, and many insurance professionals are not qualified to assess these risks and exposures based upon their inherent complexity; and

WHEREAS, insurance coverage for municipal entities can vary greatly in the type, limits, and exceptions to coverage, and therefore particularized expertise in determining and obtaining the appropriate coverage is required to protect the MUNICIPALITY; and

WHEREAS, it is the goal of the MUNICIPALITY to obtain a single integrated program to provide all types of insurance coverage with a plan to limit the MUNICIPALITIES exposure; and

WHEREAS, the FUND has provided comprehensive insurance coverage to member municipalities since 1991; and

WHEREAS, since 1991, the Fund has continually refined all of the types of coverage that it provides to its members so that it offers comprehensive insurance coverage and limits to all members that is unique and cannot be purchased from a single entity in the commercial insurance market; and

WHEREAS, the FUND has also developed and made available to its members Safety, Risk Management and Litigation Management programs that address the specific exposures and risks associated with municipal entities; and

WHEREAS, the FUND provides the MUNICIPALITY with Fund Administration, Claims Review, Claims Processing, Claims Administration, Actuarial and Legal services; and

WHEREAS, the FUND is one of the most financially sound Municipal Joint Insurance Funds in New Jersey, and the FUND operates with strong fiscal controls, member oversight, and meets all of the requirements promulgated by the New Jersey Department of Community Affairs and the Department of Banking and Insurance; and

WHEREAS, as an existing member of the FUND, the MUNICIPALITY would be renewing its membership in an organization with experienced and dedicated FUND Professionals who provide specialized services to the members; and

WHEREAS, the membership of the FUND includes many neighboring municipalities that have uniquely similar exposures to the MUNICIPALITY, and with whom the MUNICIPALITY has existing inter-local arrangements; and

WHEREAS, all of the aforementioned factors categorize the award of this Contract as an "extraordinary, unspecifiable service" that cannot be duplicated, accounted for, accurately detailed, or described in a manner that truly depicts the value of the MUNICIPALITY'S membership in the FUND; and

WHEREAS, for all of the aforementioned reasons, it is impracticable for the MUNICIPALITY to seek competitive quotations for a Contract to provide the procurement of insurance coverage and consultant services; and

WHEREAS, the FUND has been organized pursuant to N.J.S.A. 40A:10-36 et seq., and as such is an agency of the municipalities that created it; and

WHEREAS, N.J.S.A. 40A:11-5(2) also provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor, if the Contract is entered into with a municipality or any board, body, officer, agency or authority thereof; and

WHEREAS, the FUND meets the definition of an agency as set forth in N.J.S.A. 40A:11-5(2); and

WHEREAS, for all of the aforementioned reasons, the MUNICIPALITY desires to enter into a Contract to renew its membership with the FUND for a period of three (3) years,

for insurance coverage and consultant services, as an exception to the public bidding requirements of the Local Public Contracts Law.

NOW THEREFORE, BE IT RESOLVED by the governing body of the MUNICIPALITY as follows:

1. The MUNICIPALITY agrees to renew its membership in the FUND and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the FUND.
2. The Mayor and Clerk of the MUNICIPALITY shall be and hereby are authorized to execute the "Contract to Renew Membership" annexed hereto and made a part hereof and to deliver same to the FUND evidencing the MUNICIPALITY'S renewal of its membership, conditioned upon the approval from the Department of Community Affairs.
3. In accordance with N.J.A.C. 5:34-2.3, the certificate of a designated official of the MUNICIPALITY, which details why the solicitation of competitive quotations is impracticable, is attached hereto and made a part of this Resolution.
4. The Clerk of the MUNICIPALITY is authorized and directed to place a notice of the adoption of this Resolution and the award of this Contract in the official newspaper of the MUNICIPALITY.

Mayor John Washington, Sr., requested a motion to adopt Resolution 2019-6-97, motion was made by Councilman Oliver, and was second by Councilwoman Scott, All in favor, none oppose, motion carried by Mayor John Washington, Sr.

2019-6-98 – RESOLUTION AUTHORIZING CHANGE ORDER NO. 1

WHEREAS, the Borough of Penns Grove awarded a contract to Landberg Construction, LLC for the Reconstruction of Penn Street; and

WHEREAS, Change Order No. 1 has been submitted which reflects the as built quantities for material/services that were deducted and/or added during the construction of the project; and

WHEREAS, Change Order No. 1 will not change the contract amount; and

WHEREAS, the Borough agrees with the proposed Change Order;

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Mayor and Council of the Borough of Penns Grove Change Order No. 1 is hereby approved.

AND, BE IT FURTHER RESOLVED, that the Clerk certify a copy of this Resolution and file it on the public record.

Mayor John Washington, Sr., requested a motion to adopt Resolution 2019-6-98, motion was made by Councilman Oliver, and was second by Council-President Poindexter, All in favor, none oppose, motion carried by Mayor John Washington, Sr.

2019-6-99 – RESOLUTION AUTHORIZING PARTIAL PAYMENT

WHEREAS, the Borough of Penns Grove awarded a contract to Landberg Construction, LLC for the 2017 Roadway Improvement Program; and

WHEREAS, the Contractor has requested a partial payment in the amount of \$96,523.58 for the construction layout, traffic ones, drums, construction signs, mobilization, the clearing site, the excavation, the hot mix asphalt milling, the tack coat and the dense graded aggregate base course; and

WHEREAS, the Borough Engineer has reviewed this matter recommends the partial payment of \$96,523.58; and

WHEREAS, the Borough agrees with the Engineer's evaluation of this matter.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Mayor and Council of the Borough of Penns Grove that a partial payment shall be made to Landberg Construction, LLC in the amount of \$96,523.58 as set forth in the engineer's June 11, 2019 letter.

AND, BE IT FURTHER RESOLVED, that the Clerk certify a copy of this Resolution and file it on the public record.

Mayor John Washington, Sr., requested a motion to adopt Resolution 2019-6-99, motion was made by Councilman Oliver, and was second by Councilwoman Scott, All in favor, none oppose, motion carried by Mayor John Washington, Sr.

2019-6-101 – RESOLUTION AUTHORIZING THE SALE OF VARIOUS PENNS GROVE PROPERTIES

WHEREAS, the Borough of Penns Grove ("Borough") is the owner of certain lands and premises within the Borough and shown on the Penns Grove Borough tax map as follows:

1. Block 12, Lot 8 (81 Poplar St)
2. Block 13, Lot 26 (Poplar St)
3. Block 17, Lot 10 (115 Lanning Ave)
4. Block 17, Lot 14 (133 Lanning Ave)
5. Block 18, Lot 5 (101 Lanning Ave)
6. Block 21, Lot 3 (78 N. Broad St.)
7. Block 22, Lot 5 (9 Pearl Street)
8. Block 26, Lot 4.01 (105 N. Broad St)
9. Block 27, Lot 18 (19 E. Pitman St)
10. Block 31, Lot 12 (58 E. Pitman St.
11. Block 36, Lot 12.01 (201 E. Main St.)
12. Block 39, Lot 6 (21 N. Smith Ave)

(collectively referred to as the "Properties")

WHEREAS, the Properties are not needed for public use; and

WHEREAS, in accordance with N.J.S.A. 40A:12-13(a) the Properties were publicly advertised for sale; and

WHEREAS, the Borough received the following high bids in response to the advertisement:

1. Block 12, Lot 8 (81 Poplar St)- Guadalupe Ojeda \$10,000.00
2. Block 13, Lot 26 (Poplar St)- Valenciano Corp. \$2,000.00
3. Block 17, Lot 10 (115 Lanning Ave)- Dayanira Cruz \$14,500.89
4. Block 17, Lot 14 (133 Lanning Ave)- Wilson Jiminez \$7,200.00
5. Block 18, Lot 5 (101 Lanning Ave)- Valenciano Corp \$3,000.00
6. Block 21, Lot 3 (78 N. Broad St.)- Valenciano Corp \$2,250.00
7. Block 22, Lot 5 (9 Pearl Street)- Wilson Jiminez \$3,200.00
8. Block 26, Lot 4.01 (105 N. Broad St)- Valenciano Corp. \$3,000.00
9. Block 27, Lot 18 (19 E. Pitman St)- David Cunningham \$15,500.00
10. Block 31, Lot 12 (58 E. Pitman St.)- Valenciano Corp \$1,000.00
11. Block 36, Lot 12.01 (201 E. Main St.)- Santiago Torres \$6,000.00
12. Block 39, Lot 6 (21 N. Smith Ave)- Martin Frazier \$6,000.00

WHEREAS, the Mayor and Council would like to award the Properties to the high bidders set forth above; and

WHEREAS, this sale is authorized by N.J.S.A. 40A:12-13(b)(2);

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Mayor and Council of the Borough of Penns Grove as follows:

1. The Properties are hereby awarded to the high bidders set forth above.
2. The Mayor is authorized to execute the contract of sale, deed and any other document necessary for the sale of the Properties.

AND, BE IT FURTHER RESOLVED, that the Clerk certify a copy of this Resolution and file it on the public record.

Mayor John Washington, Sr., requested a motion to adopt Resolution 2019-6-101, motion was made by Councilman Oliver, and was second by Councilman Pasquale, All in favor, none oppose, motion carried by Mayor John Washington, Sr.

2019-6-102 – RESOLUTION REJECTING BIDS IN RELATION TO THE SALE OF PENNS GROVE BLOCK 11, LOTS 2 AND 3

WHEREAS, the Borough of Penns Grove ("Borough") is the owner of certain lands and premises within the Borough and shown on the Penns Grove Borough tax map as follows:

1. Block 11, Lots 2 & 3 (74 West Line Street) (the "Property")

WHEREAS, in accordance with N.J.S.A. 40A:12-13(a) the Property was publicly advertised for sale with a minimum purchase price of \$500.00; and

WHEREAS, the Borough received two high bids in response to the advertisement in the amount of \$3,500.00 from David Worthington and Valenciano Corporation respectively; and

WHEREAS, in light of the tie bid, the Borough must reject all bids submitted, and re-bid the Property with a minimum purchase price of \$3,500.00.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Mayor and Council of the Borough of Penns Grove that the Borough hereby rejects all bids submitted for the Property and authorizes it to be re-bid.

AND, BE IT FURTHER RESOLVED, that the Clerk certify a copy of this Resolution

and file it on the public record.

Mayor John Washington, Sr., requested a motion to adopt Resolution 2019-6-102, motion was made by Council-President Poindexter, and was second by Councilman Pasquale, All in favor, none oppose, motion carried by Mayor John Washington, Sr.

2019-6-103 – RESOLUTION AUTHORIZING THE INVITATION OF BIDS FOR THE SALE BY THE
BOROUGH OF PENNS
GROVE OF REAL PROPERTY

WHEREAS, the Borough of Penns Grove ("Borough") is the owner of certain lands and premises within the Borough and shown on the Penns Grove Borough tax map as follows:

1. Block 11, Lots 2 and 3 (to be sold together)- Minimum Bid \$3,500.00
(hereinafter referred to as the "Property")

WHEREAS, the Property is not needed for public use; and

WHEREAS, N.J.S.A. 40A:12-13 requires that the opportunity to purchase county or municipal property be offered to the public and awarded to the highest bidder.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Mayor and Council of the Borough of Penns Grove that the Borough shall accept bids for the sale of the Property in accordance with the "Borough of Penns Grove Bid Conditions for Sale of Real Property," attached hereto as Exhibit A

An advertisement of such invitation for bids will be placed in the South Jersey Times, by two insertions at least once a week during two consecutive weeks. The last publication is to be not earlier than seven days prior to the sale.

AND, BE IT FURTHER RESOLVED, that the Clerk certify a copy of this Resolution and file it on the public record.

Mayor John Washington, Sr., requested a motion to adopt Resolution 2019-6-103, motion was made by Councilman Pasquale, and was second by Council-President Poindexter, All in favor, none oppose, motion carried by Mayor John Washington, Sr.

2019-6-104 – EMERGENCY TEMPORARY RESOLUTION N.J.S.A. 40A:4-20

WHEREAS, an emergency condition has arisen with respect to the need to provide budgetary funds for 2019 and

WHEREAS, the cause of the emergency is due to the fact that the Borough is unable to adopt the 2019 Annual Budget without proper revenue figures and state approval, and

WHEREAS, it is considered necessary for the health and welfare of the community to continue to provide necessary services,

WHEREAS, the total emergency temporary resolution adopted in the year 2019 pursuant to the provisions of Chapter 96 P.L.1951 (N.J.S. 40A:4-20) including this resolution totals \$3,012,151.02 for the Current Fund.

1. Emergency temporary appropriations are made and the same are hereby made for:

GENERAL GOVERNMENT

Mayor & Council

Salaries & Wages	7350.00
Other Expenses	500.00

Municipal Clerk

Salaries & Wages	20000.00
Other Expenses	10000.00

Financial Administration

Salaries & Wages	30000.00
Other Expenses	1000.00

Audit Services

0.00

Tax Assessment Administration

Salaries & Wages	4200.00
Other Expenses	45.00

Revenue Administration

Other Expenses	1000.00
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Liquidation TTL/Foreclosure

Other Expenses	15000.00
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Legal Services & Costs

Other Expenses	30000.00
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Legal Settlement

Economic Development Agencies

Other Expenses	5000.00
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Engineering Services & Cost

Other Expenses	10000.00
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Municipal Land Use Law(N.J.S.40:55D1)

Planning Board

Salaries & Wages	1434.00
Other Expenses	1000.00

Insurance

Other Insurance Plans	6000.00
Group Insurance Plans	220000.00
Health Insurance Waiver	8000.00

Unemployment Compensation Insurance

1300.00

Accumulated Leave Compensation

0.00

Fire Hydrant Services

Other Expenses	9000.00
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Fire Department

Other Expenses	8000.00
Police Department	
Salaries & Wages	350000.00
Other Expenses	20000.00
Aid to Ambulance	
Other Expenses	4000.00
Aid to YMCA	0.00
Emergency Management Services	
Salary & Wages	2000.00
Other Expenses	200.00
Municipal Prosecutor	
Salaries & Wages	3300.00
MUNICIPAL COURT	
Salaries & Wages	23000.00
Other Expenses	3500.00
PUBLIC DEFENDER	
Other Expenses	2328.00
PUBLIC WORKS FUNCTIONS	
Public Buildings & Grounds	
Salaries & Wages	3000.00
Other Expenses	17000.00
Shade Tree	
Other Expenses	1000.00
Demolition	
Other Expenses	0.00
Vehicle Maintenance	12000.00
HEALTH & HUMAN SERVICES	
Board of Health	
Other Expenses	300.00
Safety Coordinator	
Salaries & Wages	800.00
Other Expenses	400.00
Animal Control	
Other Expenses	4000.00
Senior Citizen Transportation	
Other Expenses	0.00
RECREATION AND EDUCATION	
Board of Recreation Commissioners	
Other Expenses	1000.00
UTILITY EXPENSES AND BULK PURCHASES	
Electricity and Natural Gas	39000.00

Telecommunications	14000.00
Water	1000.00
Petroleum Products	4000.00
Sewage Processing & Disposal	400.00
LANDFILL/SOLID WASTE DISPOSAL COSTS	
Other Expenses-Penns Grove Garden Apartments	0.00
UNIFORM CONSTRUCTION CODE (N.J.S.A. 52:25d-120 et. Seq.)	
OTHER CODE ENFORCEMENT FUNCTIONS	
Salaries & Wages	12000.00
Other Expenses	2000.00
STATUTORY EXPENDITURES	
Social Security System	13000.00
Public Employees Retirement System	0.00
Police and Fire Retirement System of N.J.	0.00
Defined Contribution Retirement System	1000.00
Tax Appeal Judgement	0.00
Business Personal Property Tax (Bd. Of Ed.)	0.00
Losap	0.00
INTERLOCAL MUNICIPAL SERVICE AGREE.	0.00
Revenue Administration(Tax Collection)	0.00
Other Expenses	18000.00
Public Work Functions: Other Costs	0.00
Other Expenses	155000.00
County of Salem Dispatching Services	0.00
Other Expenses	38750.00
GRANTS	0.00
NJS Senior Citizen and Disabled Transportation Assistant Act.	0.00
Clean Communities	10187.02
Body Armor Replacement Program	0.00
Salem Health and Wellness Foundation	0.00
Green Trust Loan Program	0.00
Loan Repay. For Princ. & Int.	0.00
CAPITAL	0.00

Capital Improvement Fund	0.00
DEBT SERVICE	0.00
Principal	0.00
Interest	0.00
SPECIAL EMERGENCY	
AUTHORIZATIONS	
Revaluation	

TOTAL \$1,144,994.02

NOW THEREFORE BE IT RESOLVED, (not less than two-thirds of all members thereof affirmatively concurring) that in accordance with N.J.S.A. 40A:4-20,

1. That said Emergency Temporary Appropriation will be provided for in full in the 2019 budget under the titles as listed above.
2. That three certified copies of this resolution be filed with the Director of Local Government Services.

Mayor John Washington, Sr., requested a motion to adopt Resolution 2019-6-104, motion was made by Council-President Poindexter, and was second by Councilman Pasquale, All in favor, none oppose, motion carried by Mayor John Washington, Sr.

ORDINANCE(S):

2019-6 – AN ORDINANCE IMPLEMENTING THE “AMENDMENT AND SUPPLEMENT TO THE BROAD STREET/MAIN STREET/ROUTE 130 STUDY AREA REDEVELOPMENT PLAN: DEVELOPMENT REGULATIONS FOR THE “WAWA REDEVELOPMENT DISTRICT” IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET. SEQ. *PUBLIC HEARING*

WHEREAS, by Resolution, the Borough of Penns Grove (the “Borough”) determined that the Broad Street, Main Street, Route 130 Study Area (the “Redevelopment Area”) is an “area in need of redevelopment” in accordance with the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”) and that certain Remedial Investigation Report approved by the Borough’s Planning Board (the “Planning Board”) on January 17, 2001; and

WHEREAS, by Ordinance, the Borough adopted the Broad Street/Main Street/Route 130 Study Area Redevelopment Plan (the “Redevelopment Plan”); and

WHEREAS, the Borough Council of the Borough of Penns Grove (the “Council”) has reviewed the Amendment and Supplement to the Broad Street/Main Street/Route 130 Study Area Redevelopment Plan: Development Regulations for the “Wawa Redevelopment District” (the “Redevelopment Plan Amendment”) attached as Exhibit A; and

WHEREAS, the Redevelopment Plan Amendment sets forth the use, bulk, intensity of use, and other development standards proposed to be applicable to the redevelopment of the "Wawa Redevelopment District" that is located within the Redevelopment Area (the "Wawa Redevelopment District") as detailed in the Redevelopment Plan Amendment; and

WHEREAS, by Resolution (the "Referral Resolution"), the Council referred the Redevelopment Plan Amendment to the Borough of Penns Grove Planning Board (the "Planning Board") for the Planning Board's recommendations consistent with N.J.S.A. 40A:12A-7.e; and

WHEREAS, the Planning Board considered the Redevelopment Plan Amendment at a duly-noticed public meeting; and

WHEREAS, the Planning Board thereafter transmitted to the Council a report (the "Planning Board Report") setting forth the Planning Board's recommendations with respect to the Redevelopment Plan Amendment within 45 days of the Referral Resolution in accordance with 40A:12A-7.e; and

WHEREAS, the Council considered the Redevelopment Plan Amendment and the Planning Board Report at its meeting of _____; and

WHEREAS, the Council desires to enact this Ordinance to implement the Redevelopment Plan Amendment;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council as follows:

1. The Redevelopment Plan Amendment is hereby adopted and incorporated by reference herein.
2. The Redevelopment Plan Amendment and the zoning regulations and other standards contained therein are intended by the Council to supersede all other applicable zoning regulations for the Wawa Redevelopment District. The full text of the Redevelopment Plan Amendment is hereby specifically incorporated by reference as if fully set forth herein.
3. The Borough's official zoning map is hereby amended to identify and incorporate the zoning standards and other regulations set forth in the Redevelopment Plan Amendment consistent with N.J.S.A. 40A:12A-7.
4. All Ordinances or parts thereof inconsistent with the provisions of this Ordinance and the Redevelopment Plan Amendment are hereby repealed as to such inconsistency.
5. If any section, subparagraph, sentence, clause or phrase of this Ordinance or the Redevelopment Plan Amendment adopted hereby shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, sentence, clause or provision so adjudged and the remainder of this Ordinance and/or the Redevelopment Plan Amendment shall be deemed valid and effective.
6. This Ordinance and the Redevelopment Plan Amendment adopted hereby shall take effect upon passage and publication according to law.

Mayor Washington, Sr., requested a motion to table Ordinance 2019-6, motion was made by Councilman Washington, Jr., and was second by Councilman Oliver. no discussion, All in favor, none oppose, motion carried by Mayor Washington, Sr.

Mayor Washington Sr., mentioned that Penns Grove Planning Board is currently reviewing Ordinance 2019-6 and will forward recommendations to Borough Council at a later date.

2019-7 – AN ORDINANCE ESTABLISHING A RESTRICTED PARKING ZONE FOR A HANDICAPPED PERSON

TITLE ONLY

WHEREAS, Dr. Gust D. Davis, Jr. is a resident within the Borough of Penns Grove and is handicapped; and

WHEREAS, that resident would benefit from having restricted parking located as close to the front of his residence as possible; and

WHEREAS, N.J.S.A. 39:4-197.6 authorizes a municipality to establish a restricted parking zone in front of a residence occupied by a handicapped person if a windshield placard or wheelchair symbol license plates have been issued for a vehicle owned by the handicapped person, or by another occupant of the residence who is a member of the immediate family of the handicapped person, by the Director of Motor Vehicles.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the Members of the Borough Council of the Borough of Penns Grove, County of Salem, and the State of New Jersey that pursuant to the authority granted to this municipality by N.J.S.A. 39:4-197.6, a restricted parking area shall be located as close as practicable to the front of the following residence, to be used by the handicapped person residing therein, if a windshield placard or wheelchair symbol license plates have been issued for a vehicle owned by the handicapped person residing within the residence, or by another occupant of the residence who is a member of the immediate family of the handicapped person, by the Director of Motor Vehicles:

1. 15 Beach Avenue/Block 112, Lot 20

BE IT FURTHER ORDAINED that no person, other than those persons authorized in this ordinance, shall be permitted to park in this restricted space; and

BE IT FURTHER ORDAINED that the restricted parking space established herein shall be properly marked and posted in accordance with applicable law.

THIS ORDINANCE shall take effect according to law. All other Ordinances or part of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Mayor John A. Washington, Sr., requested a motion to adopt Ordinance 2019-7 by title only, motion was made by Councilman Oliver, and was second by Council-President Poindexter. No discussion, All in favor, none oppose, motion carried by Mayor Washington, Sr.

Roll-call:

Councilman Mark Oliver – yes, Councilman Lou Pasquale - yes, Council-President Clifford Poindexter - yes, Councilwoman Deborah Scott - yes, Councilman Carl Washington, Jr. – yes

Councilman Leone absent.

There being five (5) ayes and no nays; Ordinance No. 2019-7 was approved for title only.

Mayor John A. Washington, Sr., mentioned that this Ordinance will be open for public discussion at the scheduled regular meeting.

2019-8 - AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF PENNS GROVE
TO ADD §450-16, TITLED: MEDICAL MARIJUANA ALTERNATIVE TREATMENT CENTERS

TITLE ONLY

WHEREAS, the New Jersey Compassionate Use Medical Marijuana Act (the "Act"), N.J.S.A. 24:6I et seq., permits the authorized medical use of marijuana; and
WHEREAS, the Borough of Penns Grove has endorsed the expansion of the medical marijuana program in the State of New Jersey so as to provide needed relief to the many persons suffering from chronic and/or debilitating illnesses who may benefit from this program; and

WHEREAS, Penns Grove further supports and encourages the safe and appropriate siting of marijuana related and supporting businesses within Penns Grove, including Alternative Treatment Centers, and Medical Marijuana Cultivation and/or Manufacturing facilities to allow qualifying patients greater access to medical marijuana; and

WHEREAS, the Medicinal marijuana industry can further the goals and objectives of the Borough of Penns Grove Master Plan through its ability to become a catalyst for new economic opportunities, including but not limited to; job growth, expansion of the ratable base, and attraction of related businesses that will further spur growth objectives.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Penns Grove that the Code of the Borough of Penns Grove be amended and the following §450-16 entitled "Medical Marijuana Alternative Treatment Centers" hereby added to read as follows:

§450-16 "Medical Marijuana Alternative Treatment Centers

A. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

Act

The New Jersey Compassionate Use Medical Marijuana Act, P.L. 2009, c. 307 (approved

January 18, 2010), codified at N.J.S.A. 24:6I-1 et seq.

Alternative Treatment Center (ATC) or Medical Marijuana Alternative Treatment Center

An organization authorized through licensure issued by the NJ State Department of Health and the Board of Medical Examiners to perform activities necessary to provide registered qualifying patients with usable marijuana and related paraphernalia in accordance with the provisions of the Act. *For the purposes of zoning*, an ATC is the interface between provider and patient and is synonymous with a Medical Marijuana Dispensary. Cultivation and manufacturing, unless within the same structure or property as a dispensary, shall be treated as a separate use category though it may be part of the license issued by the State for a single entity.

Marijuana

The definition as provided in section 2 of the New Jersey Controlled Dangerous Substances Act, P.L. 1970, c. 226 (effective January 17, 1971), codified N.J.S.A. 24:21-1 et seq.

Medical Marijuana Cultivation Center or Cultivation Center

A building, structure, or premises used for the cultivation or storage of medical marijuana. includes the planting, propagating, cultivation, growing, harvesting, labeling or manufacturing, compounding and storing of medicinal marijuana for the limited purpose of this chapter. A cultivation center may be physically separate and off-site from the associated licensee's ATC medical marijuana dispensary. When connected-to, or part of, the same property by which an ATC dispenses from, it is considered part of the ATC. This includes greenhouses, commercial/industrial warehouse setups, hydroponic systems, etc..

Medical Marijuana Dispensary or Dispensary

An ATC facility that acquires, possesses, sells, distributes, transmits, gives, dispenses, or otherwise provides medical marijuana to qualifying patients.

Medical Use of Marijuana

The acquisition, possession, transport or use of marijuana or paraphernalia by a registered qualifying patient as authorized by the Act.

Marijuana Licensee

Any person licensed or registered pursuant to the Act.

Medical Marijuana Manufacturing Facility

Facility involved with compounding, making, and processing of medical marijuana in all forms including those that involve food handling.

Medical Marijuana Business

Encompasses all components of the industry as is consistent with the Act. Accordingly, it shall mean any business involved in cultivating, manufacturing, distribution, sales, or testing of Medical Marijuana.

Medical Marijuana Program or "MMP"

The program within the Department of Health, which is responsible for the administration and implementation of activities related to the Act.

Paraphernalia

The definition as provided in N.J.S.A. 2C:36-1.

Permit

The documents issued by the Department of Health pursuant to this chapter granting the

legal right to operate as an alternative treatment center for a specified time.

Permitting Authority

The Medicinal Marijuana Program within the Department of Health, which the mailing address is P.O. Box 360, Trenton, NJ 08625-0360.

Usable Marijuana

The dried leaves and flowers of the female marijuana plant, and any mixture or preparation thereof, but does not include the seedlings, stems, stalks, or roots of the plant.

Vertical Integration

The co-location or combination of the following activities related to the production of usable marijuana for qualifying patients within a single corporate entity: cultivation, manufacturing, and dispensing.

B. Limitation on Alternative Treatment Dispensaries within the Borough.

(1) Distance between Alternative Treatment Center Dispensaries Drug Free School Zones.

ATC's shall be located at a minimum of one thousand (1,000) feet from Drug Free School Zones as defined in the statute. Measurement to be conducted in a straight line from the nearest property line of the land used for the school to the nearest portion of the building in which the medical marijuana center is located. Cultivation and Manufacturing facilities are not subject to this provision provided that the site is:

- a. Not located directly on a street frontage or immediately adjacent to the school site. (ie. In an industrial area that may encroach the 1000 foot buffer) but is not located within direct view from the school grounds.)
- b. It is a fully secured facility and does not contain a Dispensary or have public access.
- c. Signage for the facility shall remain innocuous and part of the general directional signage typically found in industrial manufacturing facilities only. Façade signs will be limited to those at the point of entry to the facility and may not be more than six (6) square feet.
- d. Secured in accordance with all applicable provisions as defined in the Act and

outlined in Section J below.

e. No marketing or advertisement of the site.

C. Permitted Locations.

(1) Alternative Treatment Center (Dispensaries). Alternative Treatment Center dispensaries **only** shall be permitted to be located within the following zones in accordance with this Chapter. For all properties, adherence to the site design standards of the Borough Land Development Ordinances is required. Issuance of Zoning Permit and Site Plan approval is required. Zones permitted include:

- a. COS- Commerical, Office, Service
- b. H-C/I- Highway-Commercial/Industrial
- c. MD-1- Marina District 1
- d. MD-2- Marina District 2

(2) Vertical Alternative Treatment Center (Dispensaries/Cultivation and Manufacturing) Facilities. Vertical Alternative Treatment Centers include dispensary, cultivation and manufacturing. Accordingly, shall be permitted to be located within the following zones in accordance with this Chapter. For all properties, adherence to the site design standards of the Borough Land Development Ordinances is required. Issuance of Zoning Permit and Site Plan approval is required. Zones permitted include:

- a. COS- Commerical, Office, Service
- b. H-C/I- Highway-Commercial/Industrial
- c. MD-1- Marina District 1
- d. MD-2- Marina District 2

Note: Vertical Alternative Treatment Centers (Dispensaries) and Cultivation and Manufacturing Facilities may be located along major road frontages provided that the retail component is located on the frontage.

(3) Standalone Cultivation, Manufacturing, and/or Testing Facilities. Standalone Cultivation, Manufacturing and/or Testing Facilities shall be permitted to be located within the following zones in accordance with this Chapter. For all properties, adherence to the site design standards of the Borough Land Development Ordinances is required. Issuance of Zoning Permit and Site Plan approval is required. Zones permitted include:

- a. COS- Commerical, Office, Service
- b. H-C/I- Highway-Commercial/Industrial
- c. MD-1- Marina District 1
- d. MD-2- Marina District 2
- e. R-2- Residential 2

D. Restrictions on Mobile Facilities and Delivery of Marijuana Products to Patients. No such services shall be permitted unless expressly permitted by the NJ State Department of Health and the Board of Medical Examiners pursuant to the type of licensure the facility processes.

E. Operation. ATC dispensaries shall limit their hours of operation to 8:00 a.m. to 10:00 p.m., Monday – Sunday.

F. Operation of Multiple Businesses at a Single Location. A person may operate any Medical Marijuana Business permitted by this Section, as long as it is in full compliance with the requirements of the NJ State Department of Health and the Board of Medical Examiners and Borough Land Development Ordinances. Multiple licenses are not permitted.

G. Specific Requirements for Alternative Treatment Centers.

(1) The cultivation of Medical Marijuana plants shall not be permitted on exterior portions of a lot. The cultivation, production or possession of marijuana plants within a building or

unit must not be perceptible from the exterior of the building or unit from a street or residential use. Such use shall adhere to the bulk standards of the underlying zoning.

- (2) Samples of Medical Marijuana products offered for sale may be displayed on shelves, counters and display cases. All bulk marijuana products shall be locked within a separate vault or safe (no other items in this safe), securely fastened to a wall or floor, as approved by the Penns Grove Police Department.
- (3) An Alternative Treatment Center may sell "marijuana paraphernalia" as that term is defined pertains to *Patients only* and shall be exempt from the prohibitions contained in any other section of the Zoning Code.
- (4) You must have an active MMP Identification Card from the NJ Department of Health in order to enter any alternative treatment Center.
- (5) No person without an MMP card is permitted to pick-up a prescription.
- (6) Alternative Treatment Centers must limit signage to text on external signage, labeling, and brochures. Use of graphics shall be limited to the logo for the business so long as it does NOT include a cannabis plant leaf and outward glorification of marijuana consumption.
- (7) All Town sign regulations must be complied with.
- (8) Alternative Treatment Center signage shall not display on the exterior of the facility or windows advertisements for medicinal marijuana or a brand name except for purposes of identifying the building by the permitted name.

H. Security and Reporting. Security systems must be in place, along with a 24/7 recording system that records for a minimum 30-day archive. This system shall be shared with local law enforcement via web browser. Outside areas of the premises and the perimeter shall be well lit. Borough law enforcement shall be provided the name and phone number of a staff person to notify during suspicious activity during or after operating hours. Security staff is required on the premises during all hours of operation. Additionally,

(1) The premises must only be accessed by authorized personnel and free of loitering.

(2) All cultivation of marijuana shall take place in an enclosed, locked facility.

(3) Security personnel must be present during times of operation.

I. Specific Requirements for a Medical Marijuana Cultivation Premises. If co-located with a Medical Marijuana Cultivation Premises, the area of the proposed Licensed Marijuana Premises utilized for cultivation shall be physically separated from the area of the premises open to the public or to patients. Walls, barriers, locks, signage and other means shall be employed to prevent the public or patients from entering the area of the Licensed Marijuana Premises utilized for cultivation of marijuana.

J. No Products to be Visible from Public Places. Marijuana plants, products, accessories, and associated paraphernalia contained in any Medical Marijuana Business shall not be visible from a public sidewalk, public street or right-of-way, or any other public place. On-site storage of usable marijuana shall comply with 21 CFR 1301.72.

K. No Beer or Alcohol on Premises. No fermented malt beverages and no alcoholic beverages, shall be kept, served or consumed on the premises of a Medical Marijuana Business.

L. Storage of Products. All products and accessories shall be stored completely indoors and on-site.

M. Consumption of Marijuana Prohibited. No consumption or smoking of any Medical Marijuana products shall be allowed or permitted on the premises or adjacent grounds of a Medical Marijuana Business.

N. Storage of Currency. All currency over \$1,000.00 shall be stored within a separate vault or safe (no marijuana in safe), securely fastened to a wall or floor, as approved by the Penns Grove Police Department.

O. Prevention of Emissions and Disposal of Materials.

- (1) Sufficient measures and means of preventing smoke, odors, debris, dust, fluids and other substances from exiting the business premises shall be provided at all times. In the event that any debris, dust, fluids or other substances shall exit the business premises, the property owner and operator shall be jointly and severally responsible for the full cleanup immediately.
- (2) Businesses shall properly dispose of all materials and other substances in a safe and sanitary manner in accordance with State regulations.
- (3) As applicable, Medical Marijuana Businesses shall be equipped with ventilation systems with carbon filters sufficient in type and capacity to eliminate marijuana odors emanating from the interior to the exterior of the premises discernible by reasonable persons. The ventilation system must be inspected and approved by the Construction Official.
- (4) If carbon dioxide will be used in any cultivation area, sufficient physical barriers or a negative air pressure system shall be in place to prevent carbon dioxide from moving into the ambient air, into other units in the same building or into an adjacent building in a concentration that would be harmful to any person, including persons with respiratory disease and shall be inspected and approved by the Construction Official and the Fire Chief.
- (5) All State regulations concerning ventilation systems shall be followed.

P. Compliance with Other Codes. Any Medical Marijuana Business and the adjacent grounds of the Medical Marijuana Business shall comply with all zoning, health, building, fire, and other codes and ordinances of the Borough.

Q. No Harm to Public Health, Safety or Welfare. The Licensed Marijuana Premises and adjacent grounds of a Medical Marijuana Business shall be operated in a manner that does not cause any substantial harm to the public health, safety and welfare.

R. Additional Requirements. Site Plan approval Required. At the time Site Plan Approval is granted, amended, or a major change to a Medical Marijuana Business is approved, the Borough may impose on the applicant reasonable conditions related to the proposed use that is necessary to protect the public health, safety or welfare, including but not limited to the following:

- (1) Additional security requirements;
- (2) Limits and requirements on parking and traffic flows;
- (3) Requirements for walls, doors, windows, locks and fences on the Licensed Marijuana Premises and adjacent grounds;
- (4) Limits on Medical Marijuana Products that may be sold;
- (5) Requirements and limits on ventilation and lighting;
- (6) Limits on noise inside the licensed premises or on the adjacent grounds;
- (7) Prohibitions on certain conduct in the Medical Marijuana Business;
- (8) Limits on hours of operation.

S. Penalty for Violation. Any violation of the provisions of this subsection or the conditions of the Zoning Permit granted, by a Medical Marijuana Business shall be punishable by a civil fine of up to one thousand dollars (\$1,000.00). Each day that a violation is committed, exists or continues shall be deemed a separate and distinct offense. In addition, any violation of the

provisions of this subsection, or any conditions imposed by the Zoning Permit may result in the revocation of the Zoning Permit.

THIS ORDINANCE shall take effect according to law. All other Ordinances or part of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Mayor John A. Washington, Sr., requested a motion to adopt Ordinance 2019-8 by title only, motion was made by Council-President Poindexter, and was second by Councilman Oliver. No discussion, All in favor, none oppose, motion carried by Mayor Washington, Sr.

Roll-call:

Councilman Mark Oliver – yes, Councilman Lou Pasquale - yes, Council-President Clifford Poindexter - yes, Councilwoman Deborah Scott - yes, Councilman Carl Washington, Jr. – abstain

Councilman Leone absent.

There being four (4) ayes , zero (0) nays, and one (1) abstain; Ordinance No. 2019-8 was approved for title only.

Mayor Washington Sr., mentioned that Penns Grove Planning Board will need to review Ordinance 2019-8 for recommendations.

OLD/NEW BUSINESS:

None

CONTRACTS/REQUESTS:

- USDA Grant Application for Police Department Equipment

PAYMENT OF BILLS: Mayor Washington, Sr., made a request to pay bills, motion to approve was made by Councilman Pasquale, and second by Council-President Poindexter. All in favor, none oppose, motion carried by Mayor Washington, Sr.

PUBLIC SESSION:

Mayor Washington, Sr., requested a motion from council to open the floor for public comments, motion to approve was made by Councilman Washington, Jr., and second by Councilman Oliver. All in favor, none oppose, motion carried by Mayor John Washington, Sr.

Mayor Washington, Sr., opened the floor for the public at 8:25 p.m. to comment.

John Rambo, 93 E. Main St. Penns Grove, NJ - stood before council mentioning that a project took place during calendar year 2017. A new storm drain was put in place alongside of his mechanic shop, which is also located near the River front limousine building. He further continued to mention that the job was not properly completed. John Rambo stated that his parking lot in front of his building is constantly full of mud, he has photos of a gentleman named Mario getting stuck trying to pull a truck out of the mud. Mr. Rambo recently received violation tickets from the current zoning officer for parking vehicles across the street. Councilman Mark Oliver agreed when Mr. John Rambo stated that "Councilman Oliver followed up with Johnny Wilson" Mr. Rambo was told that he would need to wait until spring, Mr. Rambo asked the Borough Council "how much longer will I need to wait for this matter to be resolved, it is now 2019" Mr. Rambo stated that this matter is taking up time during his day by having to explain the situation to the Honorable Judge of Penns Grove. Mayor John Washington, Sr., stated that he will follow up with "Sickles & Associates" Municipal Engineer. Mr. John Rambo would like this matter resolved by Calendar Year 2020.

David Worthington, Jr., New Jersey – inquired about the bidding process for 74 West Line St.

Mayor John Washington, Sr., told Mr. Worthington, Jr., that the property will be re-advertised. Adam Telsey mentioned that there is no provision in the law stating that they must narrow it down amongst the two bidders. Mayor John Washington, Sr. mentioned that minimum bid for this property is now three thousand-five hundred dollars (\$3,500)

Bishop Freddy Washington, New Jersey - spoke upon spiritual issues within this community; he then further expressed that he will be doing more prayer walks, Inspirational hours and speak with young people within the community.

Christine Schuller, 94 S. Broad St. Penns Grove, NJ – She agrees that theirs spiritual issues within the community and she questioned, why would council consider bring a "Marijuana Ordinance" within the Borough. Christine Schuller stated that it's too much violence and criminal activity within the community.

Mayor Washington, Sr., Closed the floor for public comments, it was moved by Councilman Oliver and seconded by Council-President Poindexter, All in favor MOTION carried by Mayor Washington, Sr.

Mayor Washington, Sr., made a request to re-open the floor for public comments, it was moved by Councilman Oliver and seconded by Councilman Pasquale, All in favor MOTION carried by Mayor Washington, Sr.

Anthony Toffoli, 35 Merion Rd. Marlton, New Jersey – stood before council mentioning that he's the owner of 124 - 126 West Harmony St., Mr. Toffoli is requesting hardship relief for unpaid property taxes.

Mayor John A. Washington, Sr., asked Mr. Toffoli to pass along his contact information to Adam Telsey, Borough Solicitor.

Mayor Washington, Sr., made a request to close the floor for public comments, it was moved by Councilman Oliver and seconded by Councilman Washington, Jr., All in favor MOTION carried by Mayor Washington, Sr.

Mayor Washington, Sr., made a request for a motion to close regular Session at 8:49 p.m. was made by Councilman Pasquale, and second by Councilman Washington, Jr., All in favor. Motion Carried by Mayor Washington, Sr., at 9:13 p.m.

EXECUTIVE SESSION: 2019-6-94 – RESOLUTION AUTHORIZING EXECUTIVE SESSION

WHEREAS, the Borough Council has determined that it is necessary to go into a closed session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Penns Grove will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

I. Matters Relating To Contractual Matters and Attorney Client pursuant to N.J.S.A. 10:4-12b (8) - Discussion retgarding the Agreement between the Borough of Penns Grove and Flameworks, LLC.

BE IT FURTHER RESOLVED that the minutes of the closed session will be made available to the public when the need for privacy no longer exists.

Motion to enter executive session was moved by Councilman Oliver, Councilwoman Scott seconded the motion. All in favor, Motioned Carried by Mayor Washington, Sr., at 8:50 p.m.

Motion to close executive Session at 9:13 p.m. was made by Councilman Oliver, and second by Councilwoman Scott. All in favor. Motion Carried by Mayor Washington, Sr., at 9:13 p.m.

Present were: Mayor John A. Washington, Sr., Councilman Mark Oliver, Councilman Lou Pasquale, Councilwoman Deborah Scott, and Councilman Carl J. Washington, Jr.; Also, present were: Borough Solicitor Adam Telsey, Deputy Clerk Kayla Veltman, and Assistant Treasurer Ericka Walker.

Absent Were: Councilman Rafael Leon.

Motion to re-enter regular meeting session was moved by Councilman Oliver, Councilwoman Scott seconded the motion. All in favor, Motioned Carried by Mayor Washington, Sr., at 9:14 p.m.

Adam Telsey quickly gave an update in regards of "Broadway Tires" property he mentioned that he received an e-mail response from Joe Di Nicola requesting if his client may hold on to the Property until September 1, 2019

Councilman Washington, Jr., stated that it would be a liability to honor the request of Joe Di Nicolas client. If any accidents were to occur on property location 5 Trumbull Avenue (Block 84, Lot 1) the Borough Council of Penns Grove will be held accountable; therefore he is not in favor of his request.

Adam Telsey stated that the scheduled court date is set for June 28th Adam Telsey is requesting a member of the Governing body to be in attendance for court.

Councilman Mark Oliver has an issue with road repairs on Pitman Street, which was overseen by Sickles & Associates, LLC.,

Councilman Washington, Jr., made a comment of how Pitman St. is destroyed, Councilman Oliver believes that they need to replace the water main.

Mayor Washington, Sr., would like to Authorize Adam to remove squatters from 19 east Pitman Michael Shorter and Bobby Shorter.

Mayor John Washington Sr., stated that he wants properties to be empty before accepting bids.

ADJOURNMENT.

Motion to adjourn the meeting at 9:30 p.m. was moved by Councilman Washington, Jr., and seconded by Councilman Oliver, All in favor. Motion carried by Mayor Washington, Sr.

Respectfully Submitted by

Kayla M. Veltman
Deputy Clerk