

**BOROUGH OF PENNS GROVE
COUNTY OF SALEM, STATE OF NEW JERSEY
MAYOR AND COUNCIL
REGULAR SESSION – 6:30 P.M.
OCTOBER 3, 2023 – MINUTES**

The meeting was called to order at 6:30 p.m. by Mayor LaDaena Thomas. Mayor Thomas made the open meeting statement.

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. Additionally, this October 3, 2023 meeting is being held via “Zoom” online meeting platform.

PLEDGE OF ALLEGIANCE By Mayor LaDaena Thomas

INVOCATION By Michelle Hills, Deputy Clerk

ROLL CALL: Council President Anjanette Scott – present, Councilman Jonathan Carter – absent, Councilwoman Tracy Marinaro – present, Councilman John Rambo – present, Councilwoman Debra Scott – present, Councilwoman Sonya Worley – present

APPROVAL OF MINUTES:

September 6, 2022 – Regular Session
September 20, 2022 – Regular Session
October 4, 2022 – Regular Session
November 1, 2022 – Regular Session
February 7, 2023 - Regular Session
February 28, 2023 - Regular Session
March 7, 2023 - Regular Session
March 21, 2023 - Regular Session
September 19, 2023 - Regular Session

Motion to adopt by consent by Marinaro, Seconded by Council President Scott. Roll Call.. (Councilwoman Worley abstain from September 19,2023 minutes due to absence) All Affirm.

APPROVAL OF BILL LIST AND PAYMENT OF BILLS:

Motion to adopt by D. Scott, Seconded by Marinaro. Roll Call. All Affirm.

RESOLUTIONS FOR CONSIDERATION & ADOPTION:

2023-10-141–RESOLUTION SUPPORTING THE REDEVELOPMENT OF POTENTIAL SUPER MARKET SITE AT 76 S.VIRGINIA AVENUE AND APPLICATION TO NJDEPHDSRF

2023-10-142–RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET OF THE BOROUGH OF PENNS GROVE PURSUANT TO N.J.S.A.40A:4-87 (CHAPTER 159, PL1948)

2023- 10-143 – RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET OF THE BOROUGH OF PENNS GROVE PURSUANT TO N.J.S.A.40A:4-87 (CHAPTER 159, PL1948)

2023-10-144–A RESOLUTION AUTHORIZING THE REFUND OF ERRONEOUS PAYMENT

2023-10-145–A RESOLUTION ESTABLISHING PROCUREMENT CARD POLICIES AND PROCEDURES

S. Worley questioned 2023-10-144 Erroneous payment and Mr. Tarver explained it was a resident from Carneys Point Resident that paid Penns Grove in error in the amount of \$1097.80.

Motion to adopt by consent Resolutions No.2023-10-141 through 2023-10-145 by Marinaro, seconded by A. Scott. Roll Call. All Affirm.

ORDINANCE(S) FOR SECOND READING AND ADOPTION:

2023-12–AN ORDINANCE CONCERNING CANNABIS ZONING
2023-13–AN ORDINANCE AMENDING CANNABIS LAND USE REGULATIONS

*Per Mr. Tarver disregard

ORDINANCE(S) FOR PUBLIC HEARING AND ADOPTION:

2023-10– AN ORDINANCE TO ESTABLISH CANNABIS LAND USE REGULATIONS
Public Comment

Greg Martin requested to know where the M1 location is within the Borough and T. Marinaro informed the area by the Riverwalk. Martin requested the hours, Mr. Tarver provided the hours are 8am to 1am for indoor use and 10am to 1am for outdoor use.

Motion to adopt by Marinaro, seconded by A. Scott. Roll Call. All Affirm.

2023-11– AN ORDINANCE CONCERNING CANNABIS ZONING
Public Comment

Greg Martin was advised by Mr. Tarver that there is a two structure limit and 6 licenses available.

Motion to adopt by Marinaro, seconded by Council President Scott. Roll Call. All Affirm.

COMMITTEE REPORTS:

Buildings & Grounds (Worley, Carter, D. Scott): Councilwoman Worley reported that help is needed at Memorial Park with the stumps. Ideas to help the people that sleep at the park. Recommendations were made for the police to patrol the area and inform the individuals to move along. The abandoned house located on North Smith had the door knocked down again.

General Government/Finance/Personnel (A. Scott, Worley, Marinaro): Council President provided the Municipal Clerks Report for August and September 2023.

Housing/Zoning & Planning (Marinaro, Worley, Rambo): Councilwoman Marinaro reported on auctions and doing walk throughs for the master plan. Planning for leaf collection is ongoing. And Mr. Jervey reported 51 offenses.

Public Safety (D. Scott, Rambo, Carter): Councilwoman D. Scott reports there is a meeting on Thursday.

DEPARTMENTAL REPORTS:

Business Administrator Report provided by Mr. Surrency. Potholes were discussed. Jack's Bar was boarded up, mosquitoes and gnats at Barber Ave Park from the weather. The painting of yellow curbs has been done.

Public Safety Director Report provided by Mr. Rivera that there have been a few good weeks, 300 helmets and a dozen bicycles have been provided. The Police Department has completed a second search warrant that resulted in drugs and cash recovery. A Bald Eagle was hit by a vehicle and succumbed to their injuries on Delaware Avenue.

Engineer Report provided by Dena Moore Johnson. MS4 mapping is ongoing, and Penn Street Phase 4 should begin in October with completion anticipated for end of November 2023. Bid opening on October 13, 2023 for Community Center – USDA Application, Zawa (Wawa) will be under construction shortly. October 23, 2023 there will be a Public Meeting for the Master Plan from 6:00 PM to 8:00 PM.

Attorney Report: Mr. Tarver advised there will be a Bid Opening for trash and recycling, currently \$30,000 and most municipalities are at \$50,000 threshold. There will be an Asset Activation Grant meeting regarding the Waterfront and Main Street with cutting edge projects. Food Security Grant for Supermarket to be located at 76 S. Virginia Ave property sale is emergent. Councilwoman

Worley commented that costs are a statewide issue and skyrocketing. October 25,2023 is the closing date for the Bid.

Mayoral Comments: Mayor Thomas shared a YouTube video for ideas for the Riverfront. Mayor discussed crime rates, new hires, vehicles, radars and rifles will be coming soon. Auction process and nonprofits. NJ Housing NJEDA Redevelopment Agency. November will be OSHA training with Public Works. League of Municipalities will be held in Atlantic City November 14 to 16, 2023 and employees and council are encouraged to attend. Election Season is quickly approaching, and the Borough will be monitored by the State.

NEW BUSINESS: Provided by Mr. Tarver and Mr. Rhone discussed the offer to purchase 41 S. Virginia Avenue, Block 84 Lot 24 by Uncle B's Greenery, LLC Cannabis Business that is licensed by the CRC. The owner is looking to build at that location. The approximate cost of the property is \$47, 880. Per Mr. Rhone there would be no tax abatement.

2023-10-146 – A RESOLUTION AUTHORIZING THE SALE OF 41 S. VIRGINAIA AVENUE, BLOCK 84 LOT 24

Motion to adopt by consent Resolutions No.2023-10-146 by Marinaro, seconded by Rambo. Roll Call. Council President Scott – No, Marinaro – Yes, Rambo – Yes, D. Scott – Abstain, Worley – No.

ADJOURNMENT – Meeting was adjourned by Mayor Thomas at 7:45 p. m.

Respectfully submitted,

Michelle Hills
Deputy Clerk

MINUTES ARE NOT VERBATIM