

BOROUGH OF PITMAN
WORK SESSION MINUTES
JULY 25, 2022

Call to Order

Time: 7:00 p.m.

Open Public Meetings Act Statement – Pursuant to the Open Public Meetings Act, I hereby announce that adequate notice of the time and date of this meeting was published in the South Jersey Times on January 6, 2022, posted on the Borough Hall front door, and advertised on the Borough of Pitman website continuously since January 6, 2022.

Roll Call

Council President Fitzpatrick: Absent
Councilman Kelly: Present
Councilwoman Milward: Absent
Mayor Razzo: Present
Clerk O'Donnell: Present

Councilperson James: Present
Councilman Mazzola: Present
Councilman Weng: Present
Borough Solicitor Vigilante: Present

Discussion

Motion to Open Discussion: James
Time: 7:01 p.m.

Second: Weng

Proposed Ordinance No. 8, 2022

Borough Solicitor Vigilante spoke of New Jersey Statute N.J.S.A. 52:27D-437.16, which sets requirements for lead based paint hazard inspection frequency requirements for single-family, two-family, and multiple rental dwellings to address lead-based paint hazards in residential rental properties and establishes lead-based paint hazard control work programs.

The law requires a certified lead evaluation contractor or a municipal housing officer to perform inspections on certain dwellings, identify lead-based paint hazards, and order the owner to perform remediation of the hazards through abatement within thirty days of written notice. Failure of the rental property owner to comply with the requirements of remediation shall be subject to a penalty not to exceed \$1000.00 per week until an inspection has been conducted or remediation efforts have been initiated.

This program is authorized to begin on July 22, 2022, and requires inspection of every single-family, two-family, and multiple rental dwellings within the Borough to be performed at tenant turnover by July 22, 2024. After that, all such units shall be inspected every three years or upon tenant turnover unless the owner has been issued a valid lead-safe certification.

In addition, a fee is permitted under the statute for the inspection of the unit, with each owner being charged an additional \$20 fee per unit upon inspection for the purposes of the "Lead Hazard Control Assistance Act" and shall be deposited into the "Lead Hazard Control Assistance Fund" which was established in Section 4 of N.J.S.A. 52:27D-437.4.

Ordinance No. 8, 2022 will be introduced at the regular meeting of Mayor and Council scheduled on August 8, 2022. Steps for the establishment of an account for the deposit of the funds collected for the Lead Hazard Control Assistance Fund, and any updates required to the Construction Office fee schedule will be addressed after the final adoption of the ordinance.

Miscellaneous

Flooding on W. Jersey Avenue

Councilman Weng said that he has received complaints from businesses and residential dwellings about flooding conditions that exist at the intersection of Pitman Avenue and W. Jersey Avenue during heavy downpours. Often times the flooding is so deep that it rises above the curb line and crosses the sidewalks entering the buildings at the foundation. Mayor Razzo said that this intersection has long been a concern and that the storm drain there is not adequate to carry off the water quickly enough. Councilman Kelly said that the Gloucester County Public Works Department assisted the Borough recently by flushing the storm drains at the E. Holly and Commerce Avenue intersection, believing them to be clogged. Mayor Razzo explained that Pitman Avenue is a county-owned road, making them responsible for stormwater management. He suggested looking at a remedy on Commerce Avenue, such as additional drainage, as the water seems to drain from Commerce Avenue toward Pitman Avenue, adding to the flooding conditions that occur there.

Event Permit Applications

Mayor Razzo stated that going forward he wanted it to be clear that any changes being made to an approved Event Permit Application is in the hands of the organizer, provided that the decisions are made within the approved scope of the project.

Highland Quality Carnival Food Trucks

It was noted by the Borough Clerk/Administrator that there is an Event Permit Application on the regular meeting agenda for 4-6 food trucks to be parked on Linden Avenue during the carnival on Friday, September 2, 2022, from 6:00 p.m. – 10:00 p.m. It was suggested on the permit by the Fire Safety Officer that the cost of the Borough’s fire safety inspection could be waived.

Resolution No. 150, 2022 will be added to the agenda for the regular meeting this evening for action by Council to the proposal to waive the Fire Safety Office inspection fee for food trucks participating in the Highland Chemical Engine Company Quality Carnival on September 2, 2022. It was noted by Mayor Razzo that a permit must still be applied for in the Fire Safety Office, and each vehicle will be inspected prior to the carnival for compliance and safety.

Motion to close discussion: Weng
Time: 7:21 p.m.

Second: Kelly

Public Portion

Motion to open to the public: Weng
Time: 7:21 p.m.

Second: James

Christine Toughill, 40 S. Broadway – Ms. Toughill stated that she has received six parking tickets already this year for parking overtime in Borough lots and on Broadway or Second Avenue. She said the Borough’s parking restrictions are bad for the residents and that there is no parking provided for residents that live on Broadway. Councilperson James said that the East Avenue lot is untimed for parking but Ms. Toughill said that it is often full. Councilperson James said that she has been working with the Chamber of Commerce about a solution and that she will be in touch with Ms. Toughill about the problem.

When Ms. Toughill mentioned that her parking situation has made it more difficult for her to transport her disabled mother, who she cares for, Mayor Razzo suggested that she obtain a handicapped placard for her car which would allow her to park for an unlimited amount of time. Chief McAteer explained that handicapped parking is exempt from timed parking.

Steve Schell, 40 S. Broadway – Mr. Schell asked if the lot on East Avenue was considered for paid overnight parking when those lots were designated. He said that he sometimes is able to find untimed parking on the street on East Avenue, but it is rare.

Walt Madison, 152 West Avenue - Mr. Madison said that he agrees with Mr. Schell that the East Avenue lots should be considered for overnight parking. He also mentioned that free parking is available in the Baptist Church lot on N. Broadway, and also that the old Borough Hall lot at the corner of N. Broadway and W. Holly Avenue provides untimed parking.

Mr. Madison stated that there has been lead paint exemptions in the Code since prior to 1978. He is confused by the purpose of the new state statute.

Motion to close public portion: Mazzola
Time: 7:32 p.m.

Second: Weng

Adjournment

Motion to adjourn: Weng
Time: 7:33 p.m.

Second: James

Respectfully Submitted,

Judith O'Donnell
Borough Clerk/Administrator