

BOROUGH OF PITMAN
WORK SESSION MINUTES
JUNE 13, 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: Present
Councilman Kelly: Present
Councilwoman Milward: Present
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: Weng
Time: 7:02 p.m.

Second: James

AT & T Site Lease Agreement

Councilman Weng stated that the Borough's thirty year contract with AT & T ends on May 31, 2025. The Borough received a letter in January 2022 from AT & T Services, Inc. stating that AT & T will not be renewing the lease for the next term beginning on June 1, 2025. In addition, the Borough received a letter on May 6, 2022 from Partner Engineering and Science, Inc. detailing AT & T's plan to replace antennas currently on top of the Wesley Avenue water tank. Finally, on May 16, 2022, an additional letter from AT & T Cell Site Partnership was received which stated that AT & T would like to negotiate a new agreement with the Borough which would modify the current contract in ways such as reducing rents, omitting or reducing annual escalators, and implementing "fair" termination rights.

Borough Solicitor Vigilante will contact AT & T by letter to clarify their intentions going forward and stated her opinion that what they refer to as "fair market" is what they are currently paying.

Sewer Bill Relief Request

In December 2021, the owner of the property located at 121-123 W. Jersey Avenue purchased four water meters to be installed in each of the three apartments and the commercial property located in the building. At the time of the purchase, the meters were added to the account as active meters. As a result, the property owner received a minimum bill for each meter for the fourth quarter 2021 and the first quarter 2022 billing cycles. The property owner contacted Public Works upon receiving the bills and explained that the meters had not yet been installed and that he was not aware that he would be billed prior to the installation. He said that he also was not aware that accounts could be made inactive or he would have requested that at the time of purchase. Following this contact with Public Works, the accounts were made inactive.

The property owner is requesting that the fourth quarter 2021 and the first quarter 2022 bills for the three apartment meters be removed from the accounts. Councilman Mazzola said that past precedent has been

that only sewer bills have been adjusted in instances where it has been proven that no water has gone through the sewer system.

Mayor Razzo asked if any member of Council was prepared to act on the residents' request for relief of the charges on the three accounts. No action was taken by Council to act on the property owners' request.

Bicycle Path Link

Council President Fitzpatrick introduced Jim Aspras, Chairman of the Borough's Sustainable Pitman Committee who spoke of their plan on how to implement the \$20,000 in funds awarded to the committee from Sustainable Jersey and funded by the PSEG Foundation. The proposal presented is to extend the current county bike path from the fossil park in Mantua, into the Uptown area of Pitman and back into Mantua connecting to the bike path in Ceres Park. Also planned is high visibility marking for pedestrian crossings at Cedar Avenue, Holly Avenue, and Lambs Road. A cinder path has been proposed through Hollywood Dell. The total cost of the entire project would be approximately \$185,000 with the bulk of the cost being the flashing beacon light at the pedestrian crossing proposed for Woodbury Road at the Lexington Avenue intersection.

Mr. Aspras said that the benefits of the program include a two to five percentage increase in property values, economic benefits by bringing people to the borough, health benefits, and reducing the burden on the need for parking. The priorities are to move the cyclists to the business district and the high visibility crossings for schools and at some locations on Broadway, naming McClelland Avenue as one of the areas under consideration.

Mayor Razzo stated that there is already a Crossing Guard at the corner of Woodland and Broadway, and Chief McAteer said that all proposed crossing will be evaluated and that the crossing guards can be moved to areas where there is a greater need. Mr. Aspras said that he will speak to the Gloucester County Road Department about the proposed crossings on County roadways.

Barry Owen, Chairman of the Borough's Economic Development Committee suggested narrowing the opening of Ballard Avenue from Broadway. Mr. Aspras said that the area has been evaluated but no plan for a remedy is ready at this time.

Mr. Aspras said that it is intended that the entire project be paid by funds obtained through various grants. In addition to the PSEG Foundation Grant, the Borough has received a \$50,000 grant from the Community Development Block Grant (CDBG) program.

NJDOT Grant Application

Councilman Kelly said that the application period for the 2022 New Jersey Department of Transportation Grant closes on July 1, 2022. Public Works Manager Fred Rodi has submitted for Council approval the reconstruction of Vassar Avenue in its entirety, Roosevelt Avenue from Centre Avenue to Cedar Avenue, and portions of McKinley Avenue as the area to be considered for reconstruction. Council approves adding Resolution No. 118, 2022 to the Formal Meeting Agenda for Council consideration.

Residential Repair of Broken Sewer Lateral

Councilman Kelly reviewed past activity on the part of the Borough regarding a road collapse in front of 27 S. Brentwood Avenue. On July 31, 2021, the road was identified as having collapsed as a result of a failed sewer line at the property. At that time, the property owner was notified of his responsibility to repair and maintain the sewer lateral as required under Borough Ordinance 21-2.12 and was notified again on April 21, 2022 of his responsibility. He was given until May 16, 2022 to complete the repairs to the sewer line and the roadway. In a letter dated May 17, 2022, Borough Solicitor Vigilante notified the homeowner that as a result of his failure to do the repair, the Borough will schedule the repair to the sewer line and the

