

BOROUGH OF PITMAN  
WORK SESSION MINUTES  
JUNE 27, 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 Razze: Present  
Emily Givens, Esq., Maley & Givens: Present  
Clerk O'Donnell: Present

Councilperson James: Absent  
Councilman Mazzola: Present  
Councilman Weng: Present  
Borough Solicitor Vigilante: Present  
Kelly Hicks, The Vigilante Law Firm: Present

**Discussion**

Motion to Open Discussion: Mazzola  
Time: 7:03 p.m.

Second: Kelly

**Redevelopment Designation and Preliminary Condemnation Investigation**

Councilman Fitzpatrick introduced Emily Givens of the Law Firm of Maley & Givens, the Borough's Redevelopment Attorneys, to discuss action that could be taken to compel the owner of 400 N. Woodbury Road, Block 138 Lot 1 to rent, sell, or otherwise develop the property which has been unused since its purchase in May 2013.

Ms. Givens stated that in 2019 the property was declared an area in need of redevelopment without condemnation. She suggested that due to the lack of responsive action from the owner, the area should now be declared an area in need of redevelopment with condemnation. Action was taken by the Borough's Combined Planning and Zoning Board after a public hearing on June 20, 2022, via P/Z Board Resolution No. 2022-15, to approve the report prepared by J. Timothy Kernan, PE, PP, CME of Colliers Engineering, dated May 25, 2022 entitled "Sony Study Area, Preliminary Investigation Determination of Needs Report, Block 138 Lot 1, 400 N. Woodbury Glassboro Road (CR 553), Borough of Pitman, County of Gloucester, New Jersey". A resolution has been provided to Council to accept the recommendation of the Combined Planning and Zoning Board and designate the property known as Block 138 Lot 1 to be a Condemnation Redevelopment Area. The owner of the property will have forty-five days to protest the action by Council before it takes effect.

Mayor Razze said that this action will allow for flexibility in the development of the property and Ms. Givens confirmed that the Borough can enter into an Agreement with a developer, can grant relief from the zoning code including waiving the need for variances approved by the P/Z Board, and can enter into a public or private partnership for the redevelopment. It would also allow the Borough to condemn or take over the property if desired. Combined Planning and Zoning Board Chairman Nick Aspras, in attendance

at this meeting, said that the action to be taken by the Borough is a positive action in the redevelopment of the property.

Motion to open to the public for discussion on the redevelopment topic only: Fitzpatrick

Second: Kelly

Time: 7:12

**Walt Madison, 152 West Avenue** – Mr. Madison asked if the Sony property is combined with the adjacent property on the other side of the railroad tracks. Mr. Madison was told that it is not; that parcel has a different owner.

**Paul McIntyre, 319 Wildwood Avenue** – Mr. McIntyre asked the process of the redevelopment plan. Ms. Givens said that the plan can be amended by the Borough at any time.

**Judy Walker, 503 Hudson Avenue** - Ms. Walker asked what would happen if the owner of the property objects to a proposed redevelopment plan. Ms. Givens explained that the owner would then be required to file his objection in court. She also noted that in cases involving municipal government, courts usually defer to the towns.

**Michael Grillo, 155 West Avenue** – Mr. Grillo asked if there were coyotes inhabiting the grounds of the property. Borough Solicitor Vigilante assumed that there are as it is known that coyotes can be found throughout Gloucester County and said that they are not a protected species.

Motion to close public hearing: Milward

Second: Fitzpatrick

Time: 7:25 p.m.

### **Registration of Abandoned and Vacant Properties in Foreclosure**

Borough Solicitor Vigilante stated that the State of New Jersey has approved N.J.S.A. 40:48-2.12s3 which imposes certain requirements on creditors who file a summons and complaint in an action to foreclose on a vacant or abandoned property that is listed in the municipalities' property registration program. Among other things, it also grants certain rights to municipalities on how to determine or designate a property as being vacant, authorizes the town to impose registration fees and sets guidelines on the appropriate amount to be charged and distributed, and authorizes a public officer or local official to be responsible for the administration of property maintenance or public nuisance code to issue a summons to the creditor who filed an action to foreclose.

The amendments found in N.J.S.A. 40:48-2.12s3 will be added as amendments to the Borough's existing Code No. 19-6 pertaining to vacant property management. The first reading of this ordinance will be at the next meeting of Mayor and Council scheduled for July 11, 2022.

### **Proposed Stop Sign on Spruce Avenue at Elsie Avenue**

Councilwoman Milward reported that the Pitman Police Department has proposed the addition of two stop signs at the intersection of Spruce Avenue and Elsie Avenue. Chief McAteer spoke on the addition of the signs and said that several traffic audits have been completed over the last couple of years and the increased signage is warranted. He said it is not so much about the speed of the vehicles, but more about safety for the residents that live in the area. The intersection will become a three-way stop with the addition of the signs.

**Miscellaneous**

Councilwoman Milward said that the Presbyterian Church has asked for permission to remove the yellow paint on the curb along Wildwood Avenue near Broadway, saying that the amount of restricted parking in that area is no longer needed.

Members of Council agreed to add the following resolution to the agenda of the Formal Meeting this evening for Council consideration:

**Resolution No. 130, 2022 - Resolution of the Mayor and Council of the Borough of Pitman, County of Gloucester, State of New Jersey Authorizing the Borough Clerk to Issue Written Notice that the Deed Restriction for 122 Twelfth Avenue, Known as Block 13 Lot 25 on the Tax Map, Has Been Satisfied**

Motion to close discussion: Weng  
Time: 7:40 p.m.

Second: Kelly

**Resolution No. 120, 2022 – Resolution of the Mayor and Council of the Borough of Pitman, County of Gloucester Authorizing a Closed Meeting**

The general nature of the subjects to be discussed at said meeting shall be:

- Personnel: Reclassification of PPD Employee
- Advertisement to Hire Full-time and Class II Officers

Action may be taken upon returning to an open meeting.

Motion: Milward

Second: Mazzola

Roll Call

Council President Fitzpatrick: Yes

Councilperson James: Absent

Councilman Kelly: Yes

Councilman Mazzola: Yes

Councilwoman Milward: Yes

Councilman Weng: Yes

Mayor Razzo \_\_\_\_\_

**Closed Meeting**

Motion to enter into a closed meeting: Milward

Second: Kelly

Time: 7:40

Motion to return to an open meeting: Weng

Second: Mazzola

Time: 7:52 p.m.

As a result of discussion in the closed meeting the following resolutions were added to the agenda of the Formal Meeting this evening for Council consideration:

**Resolution No. 131, 2022 - Resolution of the Mayor and Council of the Borough of Pitman, County of Gloucester, State of New Jersey Authorizing the Reclassification of Pitman Police Department Part-time Patrol Officer Sebastian Leon to Full-time Patrol Officer, Effective July 6, 2022**

**Resolution No. 132, 2022 - Resolution of the Mayor and Council of the Borough of Pitman, County of Gloucester, State of New Jersey Authorizing the Borough Clerk to Advertise for One (1) Full-Time Patrol Officer and Two (2) Class II Special Law Enforcement Officers (SLEO) to Fill the Open Positions in the Borough of Pitman Police Department**

**Public Portion**

Motion to open to the public: Weng  
Time: 7:54 p.m.

Second: Mazzola

No public comment.

Motion to close public portion: Weng  
Time: 7:54 p.m.

Second: Milward

**Adjournment**

Motion to adjourn: Milward  
Time: 7:54 p.m.

Second: Weng

Respectfully Submitted,

Judith O'Donnell  
Borough Clerk/Administrator