

BOROUGH OF PITMAN  
WORK SESSION MINUTES  
MARCH 28, 2022

**Call to Order**

Time: 6:30 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  
Borough Solicitor Vigilante: Present

Councilperson James: Present  
Councilman Mazzola: Present  
Councilman Weng: Present  
CFO Considine: Present  
Clerk O'Donnell: Present

**Discussion**

Motion to Open Discussion: Weng  
Time: 6:30 p.m.

Second: James

**Former Pitman Armory Update**

**Charles Appleby: Chief, Environmental Management Branch DMAVA**  
**Michael Mahnkopf: Wood Environment and Infrastructure Solutions LSRP**  
**Justin Milillo: Environmental Specialist DMAVA**

Mr. Appleby gave a brief history of the former Armory property saying that Pitman's Armory is a unique situation for the National Guard in that the property is Borough owned, where usually the buildings are federally owned. During the remediation phase, the building is being treated as if it is still an Army property, with the funding for the clean-up coming from the budget of the U.S. Department of Defense. Though remediation is still ongoing, progress is being seen at the site. Mr. Appleby cautioned that once the involvement of the National Guard ends, there is no longer any liability or obligation for future remediation efforts at the site for them.

Mr. Mahnkopf reviewed the status of the various contaminants found in the area saying that two of the eight wells sampled in June 2021 showed higher than State of New Jersey limits for AOC18. Promising news is that the PCE plume has not migrated any further and it is predicted that by 2027 the groundwater readings will be to the standard.

Additional work is needed to remediate the presence of lead with presence being documented in a surface of approximately 3100 square feet and between twelve to eighteen inches deep. The best and easiest proposal for cleaning the area is to scrape the contaminated surface and dispose of the soil.

The drainage ditch area appears to be contaminated from an outside source, possibly from the deteriorating front building and asphalt on the property. There also remains PCBs in a small area where the transformers were once located, and the PCE levels are so low that natural environmental conditions



## **2022 Municipal Budget Preparation**

Councilman Mazzola stated that if the revenue side of the budget is good, the 2022 Municipal Budget is ready to be introduced. CFO Considine said that the new budget has an annual tax increase of \$61.00 per residence based on the average assessment of \$238,934.00 as set by the new revaluation of Borough properties by the Gloucester County Tax Assessors Office. This includes using \$1.35 million from surplus. CFO Considine also suggested that a tax increase of \$89.00 annually would reduce the amount taken from surplus by \$93,000.00.

Councilman Mazzola said that the budget does not contain funding for the electric vehicle charging stations and cautioned that any further cuts to the budget, even small ones, could create a risk of exceeding the budget by the end of the year.

Mayor Razze asked Council if anyone was opposed to the proposed \$89.00 annual tax increase to save \$93,000.00 of surplus. No one on Council expressed opposition.

Councilperson James suggested that the Borough revisit the idea of approving the sale of recreational marijuana in the Borough as a source of additional revenue. She suggested that the Borough reconvene the committee that explored the marijuana options for Pitman when it was legalized last year. Mayor Razze said that the topic was worthy of additional discussion.

## **125 Tenth Avenue Alternative/Foreclosure**

Borough Solicitor Vigilante said that the Borough will schedule another public auction of the municipal tax lien associated with 125 Tenth Avenue. If there are no bidders on the new date of May 9, 2022, the Borough should foreclose and sell the lot outright. CFO Considine suggested that if the Borough forecloses, all properties with municipal liens should be foreclosed on at the same time. To do so will save the Borough money over the long term.

## **Miscellaneous**

Councilperson James said that in regard to Resolution No. 57, 2022, she feels that the Borough taking a more neutral position instead of an opposing position which is stated in the resolution would be a better way to proceed. She also requested that Resolution No. 57, 2022 be removed from the Consent Agenda. Mayor Razze agreed to remove the resolution from the Consent Agenda.

Councilperson James asked Council to amend the Borough Code to permit the Craft Show to use Sundays as a rain date with a beginning time of 6:00 a.m. Borough Solicitor Vigilante said that she will prepare an ordinance for introduction on April 11, 2022 which will allow public events on Broadway to have rain dates scheduled for Sunday mornings. This would not include the times set for activities at the parks and at athletic events.

Motion to close discussion: Weng  
Time: 7:50 p.m.

Second: James

## **Public Portion**

Motion to open to the public: Weng  
Time: 7:50 p.m.

Second: James

**Lenny McCarren, 6 Second Avenue, Apt. 2A** – Mr. McCarren said that he is a business owner and a homeowner in Pitman and he said that something needs to be done to help the Second Avenue residents with parking and the Police Department enforcement practices. Mayor Razze said that the business owner complaints prompted a meeting with representatives from the Police Department, Council, and the Chamber of Commerce to address the situation, and the result was increased enforcement. Mr. McCarren

said that it is an impossible situation and asked where he should go to park. Councilperson James shared the Chamber of Commerce website has a map of available parking areas timed and untimed.

**Steve Schell, 40 S. Broadway** – Mr. Schell said that he did not like the wording of the public question on the November ballot. He said that residents should be permitted to pay a fee to the Borough to permit them to park their car on the street at any time.

**Lois Hatfield, 256 Evergreen Avenue, Mantua** – Ms. Hatfield said that she is a member of a group in favor of the GCL. She said that people’s concerns about pollution and parking can all be alleviated by having the train come through.

Motion to close public portion: Weng  
Time: 8:02 p.m.

Second: James

**Adjournment**

Motion: Weng  
Time: 8:03 p.m.

Second: James

Respectfully Submitted,

Judith O’Donnell  
Borough Clerk/Administrator