

BOROUGH OF PITMAN  
WORK SESSION MINUTES  
NOVEMBER 28, 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 November 10, 2022, posted on the Borough Hall front door, and advertised on the Borough of Pitman website continuously since November 10, 2022.

**Roll Call**

Council President Fitzpatrick: Present	Councilperson James: Present
Councilman Kelly: Present	Councilman Mazzola: Present
Councilwoman Milward: Present	Councilman Weng: Present
Mayor Razze: Absent	Borough Solicitor Vigilante: Present
Redevelopment Attorney E. Givens: Present	Clerk O'Donnell: Present

**Discussion**

Motion to Open Discussion: Weng	Second: James
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Time: 7:00 p.m.

**Status of Demolition Plans and MOU for 120 East Avenue (B11/ L7)**

Borough Redevelopment Attorney Emily Givens has been working closely with Matan Shmuel, owner of 120 East Avenue, Block 11 Lot 7, on the redevelopment of that property. She said that Mr. Shmuel is anxious to move forward with his plans to demolish the building and to enter into a Memorandum of Understanding with the Borough as to his redevelopment plan for the property.

Ms. Givens reviewed the amendments made to the initial MOU that was distributed to Council for their review prior to this meeting. The changes to be made are to reduce the initial escrow deposit from \$10,000.00 to \$5,000.00, and to demolish the structure and rebuild a two story, two unit structure instead of the proposed three story, three unit structure. Upon signing the MOU, Mr. Shmuel would have 180 days to present his plan to the Borough. The plan submitted will determine if Mr. Shmuel will have to follow up with the Historic Commission and the Combined Planning and Zoning Board for approvals. Mr. Shmuel will also be eligible to participate in the Borough's Five Year Tax Abatement Program.

**Update on Redevelopment of 400 N Woodbury Road (B138/L1)**

Ms. Givens provided an update on the proposed purchase of 400 N. Woodbury Road, by the conditional redeveloper, Saxum. The results of environmental studies of the property, commissioned by Saxum, have revealed that the cost of continued remediation at the property is greater than originally estimated by Saxum, causing the group to lower their original purchase offer of \$60 million down to \$42 million. The current owner is not willing to accept less than \$50 million for the property. At this time, Saxum is no longer under contract to purchase the property.

In addition, Ms. Givens stated that Counsel for the seller, Tony Argento, is willing to work with the Borough in drawing up a Request for Proposals to solicit developers who would work with the Borough and the seller together to develop the property. Ms. Givens suggested that the Borough contract for a highest and

best use study to be performed. P/Z Board Chairman Nick Aspras agreed and added that an economic analysis should also be performed.

Ms. Givens said that she will attempt to find out exactly what the environmental constraints are with the property and have them implemented into the redevelopment plan along with any input provided by the Combined Planning and Zoning Board.

Councilman Weng suggested that items to be incorporated into the Redevelopment Plan by the Borough should be discussed at a future Work Session meeting in more detail.

**Motion** was made by Councilman Weng, second by Councilperson James, and approved by voice vote, to authorize the proposal for a study by Colliers Engineering as to the best use of the property and the cost to implement that use.

**Miscellaneous**

Borough Clerk O'Donnell requested the addition of Resolution No. 214, 2022 to the Formal Meeting agenda. Council approved by voice vote. The resolution approves the appointment of Sandra McCafferty to fill the positions of Borough Clerk and Borough Administrator effective January 3, 2022.

Councilperson James suggested that Council members once again organize and participate in a day of service to the community on January 16, 2023, the holiday honoring Rev. Dr. Martin Luther King, Jr. Councilperson James said that she is also accepting suggestions for projects that can be undertaken by Council and other volunteers.

Motion to close discussion: Milward  
Time: 7:18 p.m.

Second: Weng

**Public Portion**

Motion to open to the public: Weng  
Time: 7:18 p.m.

Second: James

No public comment.

Motion to close public portion: Weng  
Time: 7:18 p.m.

Second: James

**Adjournment**

Motion to adjourn: Weng  
Time: 7:18 p.m.

Second: James

Respectfully Submitted,

Judith O'Donnell  
Borough Clerk/Administrator