

BOROUGH OF PITMAN
WORK SESSION MINUTES
OCTOBER 11, 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: Absent
Councilwoman Milward: Present
Mayor Razzo: Present
Redevelopment Attorney Givens: Present

Councilperson James: Present
Councilman Mazzola: Present
Councilman Weng: Present
Borough Solicitor Vigilante: Present
Clerk O'Donnell: Present

Discussion

Motion to Open Discussion: Milward
Time: 7:05 p.m.

Second: Mazzola

Site Development Proposal – Main Street Mantua Investments, LLC

Councilman Weng introduced Nick Salerno, owner of Elite Construction Corporation, Main Street Mantua Investments, LLC, and his attorney John A. Alice to Council. Mr. Salerno is interested in purchasing a section of the former Armory property on Delsea Drive and converting the area to a mini storage site.

His proposal includes the following:

- Purchase approximately two acres including the two existing buildings and renovate them.
- The larger building (currently the garage) will have 5-6 units, approximately 1200 square feet each to be used for small trade businesses, such as electrical, plumbing, and the like.
- The smaller building will be a climate controlled mini storage building.
- The existing parking area will potentially have a few rows of mini storage buildings. Location will be determined by surveys and engineering.
- Repave the remaining parking lot.

Mr. Salerno said that he is aware that he will need zoning approval and is very familiar with site work development, providing Council with a list of properties he has developed throughout South Jersey and particularly in Gloucester County.

Council President Fitzpatrick asked if in the future Mr. Salerno would be interested in the back part of the property when the environmental remediation is complete. Mr. Salerno said that he would be but is not sure if it would be for additional storage or another use.

Councilman Mazzola asked Mr. Salerno if he would be interested in expanding into other parts of the property such as the wooded areas. Mr. Salerno said that he would have to look at the topography of the ground before deciding in the future. Mr. Salerno's proposal included an offer of \$250,000 for the property.

Council discussion resulted in the decision to contact the National Guard representative in charge of the remediation to determine how a subdivision of the property and sale of that portion would affect the ongoing clean-up being done at the expense of the Department of Environmental Protection and National Guard. Further consideration will be given to the proposal when that information is received.

Service Contract Review Between Wizer - TRICO JIF

Mayor Razze obtained a copy of the service contract for security awareness program training between the TRICO Joint Insurance Fund and Wizer, Inc. who was hired to provide cyber hygiene training, security awareness notifications, and phishing assessments for members of the JIF.

Borough Solicitor Vigilante and Mayor Razze both reviewed the contract and agreed that the contract is open to different interpretations. In addition, Mayor Razze said that there are still a number of member towns who have not agreed to entering into the D2 CyberSecurity Vendor Service Agreement to allow external penetration testing on their servers.

No action was taken by Council.

Capital Bonding for Fire Truck Update

Councilwoman Milward said that she spoke to CFO Considine following the discussion at the September 26, 2022 Work Session Meeting where the purchase of a new fire truck for Pitman Fire Company No. 1 was proposed. CFO Considine said that there is no down payment money available at this time for the purchase and that further discussion should take place in 2023.

Pitman Fire Company No. 1 Chief, Andrew Gresko, said that there is a projected increase in the cost of a new truck of 6.5% on November 1, 2022. He explained that the specification process when ordering a truck is customized for each town according to their needs, with a timeline of 30 to 36 months to take possession. As a point of reference, Chief Gresko said that the cost of the current truck in production for the Borough of Glassboro Fire Department was approximately \$800,000.

Proposed Ordinance No. 13, 2022

Borough Solicitor Vigilante explained the approved and adopted amendments to Title 40A of the New Jersey Statutes made by the State and General Assembly of the State of New Jersey on August 5, 2022. The amendments to Title 40A:10A-1 et. seq. requires owners of certain types of properties to maintain liability insurance and provide the municipality with a copy of the insurance annually.

Council President Fitzpatrick asked if it includes small businesses and Ms. Vigilante said that small businesses are not specifically excluded, but it seems to be geared to the brick and mortar businesses.

Adoption of Borough Ordinance No. 13, 2022 will cause amendments to be made to Chapter 19, "Property Maintenance" of the Borough Code. Enforcement of the requirements would be performed by the Borough's Code Enforcement Officer. Ms. Vigilante said that the workforce aspect of the enforcement should be considered, saying that under the State law municipalities may charge a fee to offset the cost of the enforcement. She suggested that one form be used for this requirement and for the lead inspection requirement also recently passed by the State.

The State requires municipalities to adopt the amendments by November 5, 2022, but like the lead inspection requirement, enforcement can be delayed.

Ms. Vigilante advised that while the Borough is not required to notify businesses and rental property owners of this new law, notification by the Borough should be done.

Update on Redevelopment of 120 East Avenue

Borough Redevelopment Attorney Emily Givens said that she, Solicitor Vigilante, and Borough Clerk O’Donnell met with the new owner of 120 East Avenue, Matan Schmucl. Mr. Schmucl has proposed demolition of the building and replacement with a three story, two unit residential dwelling. Mr. Schmucl recognizes that parking is an issue and that is why he abandoned his original idea of a three unit building.

Ms. Givens said that Mr. Schmucl will attend a future Work Session meeting and present the architectural plans to the Borough. She said that Mr. Schmucl seems to be a serious investor and understands that his building must be built to maintain the character of the neighborhood. Ms. Givens said that she will help as needed with any zoning changes that may be required going forward.

Additional Comments

104 Evergreen Avenue

Council President Fitzpatrick proposed the sale of the tax lien on 104 Evergreen Avenue. The lien is in excess of \$80,000. Further discussion will be added to the October 24 Work Session agenda.

Invasive Plant Species

Councilman Weng reported that the Environmental Commission has suggested creating an ordinance to ban the planting of some invasive species of plants within the Borough, such as certain types of bamboo. Commission members proposed holding the homeowner responsible for the removal of the plants from neighboring properties if they allow it to spread beyond their property lines.

Motion to close discussion: Milward
Time: 7:48 p.m. Second: Mazzola

Public Portion

Motion to open to the public: Milward
Time: 7:48 p.m. Second: Mazzola

Walt Madison, 152 West Avenue – Mr. Madison informed Council that the demolition of the building at 152 West Avenue is on the Historic Commission’s agenda for this month’s meeting.

Also, Mr. Madison said that there were five Borough vehicles parked on the small lot behind Borough Hall last weekend. He suggested that since this is a shared lot with the public, Borough vehicles should be moved to the main Borough Hall lot on the weekends to open up spaces to be used by the public.

Motion to close public portion: Weng
Time: 7:55 p.m. Second: James

Adjournment

Motion to adjourn: Milward
Time: 7:55 p.m. Second: Mazzola

Respectfully Submitted,

Judith O’Donnell
Borough Clerk/Administrator