

**BOROUGH OF PITMAN
WORK SESSION MINUTES
May 8, 2023
7:00 P.M.**

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 and the Courier Post, posted on the Borough Hall bulletin board, and advertised on the Borough of Pitman website.

Roll Call

Council President Fitzpatrick: present
Councilman Kelly: present
Councilwoman Milward: present
Mayor Razzo: present
Clerk McCafferty: present

Councilperson James: present
Councilman Mazzola: present
Councilman Weng: present
Borough Solicitor Vigilante: present
Redevelopment Counsel, Emily Givens: present

Discussion

Motion to Open Discussion: Milward
Time: 7:01 p.m.

Second: Mazzola

Salary Ordinance

Councilman Mazzola explained the need to have the salary ordinance done in a timely manner now that the budget is about to be approved. Councilman Mazzola continued by asking everyone to turn in their salary requests to him by the end of the month. The requests are to be specific to the person receiving the salary.

Administrator's Update

Ms. McCafferty distributed the parking ordinance just received by the Chief. It was suggested to table this till the next meeting so that the Council could review it prior to discussion.

Ms. McCafferty discussed the email that was received from the Zoning Officer in regards to the possible property sales. A discussion on the procedure on how to sell the properties was held.

Ms. McCafferty informed the Council that the Public Works Supervisor received an email from the NJDEP awarding the Borough \$25,000 for infrastructure mapping. Solicitor Vigilante mentioned that other towns have appealed for a different designation. Administrator McCafferty will check with the Public Works Supervisor to make sure the dollar amount is enough to satisfy the work that needs to be done.

Ms. McCafferty apologized for not having the water surcharge draft ordinance on for tonight's meeting. It will be sent out tomorrow for discussion at the May 22nd meeting.

Ms. McCafferty reported that she met with Council President Fitzpatrick to discuss the Chicken Pilot Program and that two applications were picked up by Committee Members. The question now is to decide if Council would like to continue the program and if so, a resolution will need to

be done for the next meeting. Council President Fitzpatrick would like to see another year for the program. A resolution will be on the agenda for the next meeting.

Ms. McCafferty reported that the possibility of a new Water/Sewer Clerk will be starting on May 22nd.

Ms. McCafferty updated the voucher signing conversation held at the last meeting. After doing some research, it was realized that not enough information is being entered to provide an accurate report. Nothing will change with the voucher signings at this time. Ms. McCafferty continued to say that we will make changes for the year 2024.

Ms. McCafferty reviewed that the Accessory Use Ordinance is on for the next meeting.

Ms. McCafferty spoke about the bench for Mrs. Fortney and how a new bench may need to be purchased, however a suggestion was given to Ms. McCafferty about hanging the plaque on the Santa Shed. Mayor Razzo said that is a discussion to have with the family.

Ms. McCafferty spoke of the sandwich signs for the businesses off of Broadway. Some suggestions were: purchase a banner to hang on the light poles with arrows pointing to the businesses and install a pole with multiple signs on it pointing to the direction of multiple stores in the area. Councilperson James said this has been a discussion at the Chamber of Commerce. Mayor Razzo also commented about the Chamber of Commerce meeting with one of the businesses asking if signs could be installed on private businesses walls. Of course, approval would be needed from the businesses. A lengthy discussion occurred with the outcome being to have the business reach out to the Chamber of Commerce.

Sony Ordinance Explanation

Mayor Razzo explained that a discussion was held prior to this meeting deciding if this topic should be in closed session or in open session. The intent was to get something in front of everybody to hold a discussion, not necessarily, act on the ordinance. Council President Fitzpatrick agreed with the Mayor however, he is ok with taking action on the ordinance. Solicitor Vigilante suggested that a discussion should be held in closed session. Mayor Razzo wanted to take advantage of the Redevelopment Counsel that was present and have Ms. Givens speak generally about the ordinance.

Ms. Givens explained the process and the benefits of each process. Right now exists an appraisal from the County Assessor's office and it is very different from a fair market appraisal. In order for the Borough to understand what is fair and whether or not the property owner is being reasonable or unreasonable in terms of offers being made to redevelop the property, an appraiser should be hired. Going through that process Council would need full cooperation from the property owner to go on the property to do site inspections. Going through the ordinance process allows Council to utilize all the tools available under the redevelopment law. This process, with the ordinance, allows Council to show the property owner that the Borough is serious and would like to have a fair evaluation of the property. This ordinance would give Council the ability to negotiate a sale or move into the eminent domain if needed. Having the process in place with the appraisal would help the Borough move forward under the eminent domain statute so that Council wouldn't have to repeat the process. It would save the Borough time and money.

