BOROUGH OF PITMAN
COUNCIL MEETING MINUTES
October 26, 2026
8:00 P.M.

Mayor Razze called the meeting to order at 8:01 PM.

Mayor Razze expressed condolences on the passing of Ed Ott, former Chief of the Pitman Fire Patrol.

Council President Mazzola led the Moment of Silence and Salute to the Flag.

Mayor Razze read aloud the Open Public Meetings Act Statement.

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

Council Roll Call

Council President Mazzola: present
Councilwoman Guarni: present
Councilman Morozin: present
Mayor Razze: present
Clerk McCafferty: present
Councilman Blackmore: present
Councilwoman McCleery: present
Councilwoman Musto: present
Borough Solicitor Gonzalez: present
Redevelopment Attorney Givens: present

Approval of Minutes

Work Session, Regular, and Closed Meeting Minutes from September 28, 2026.

Motion: Musto
Second: Blackmore

Roll Call:
Council President Mazzola: yes
Councilwoman Guarni: abstain
Councilman Morozin: yes
Councilman Blackmore: yes
Councilwoman McCleery: yes
Councilwoman Musto: yes

Work Session and Regular Meeting Minutes from October 13, 2026.

Motion: Blackmore
Second: Mazzola

Roll Call:
Council President Mazzola: yes
Councilwoman Guarni: yes
Councilman Morozin: yes
Councilman Blackmore: yes
Councilwoman McCleery: yes
Councilwoman Musto: yes

Special Presentation – Michael McEnery

Police Chief McAteer presented a Chief's Citizen Recognition Letter to Michael T. McEnery in recognition of his decades of service and dedication to the Borough, Emergency Medical Services, Law Enforcement, and First Responders. The recognition highlighted his service with Pitman EMS, Highland Chemical Engine Company, the Gloucester County Emerald Society, and the Gloucester County Heroes Scholarship Fund, as well as his continued support of first responders through volunteerism, leadership, and community service.

Mayor Razze read aloud a proclamation recognizing Mr. McEnery for a lifetime of public service, leadership, and community dedication. The proclamation highlighted his service with Pitman EMS, Highland Chemical Engine Company, the Gloucester County Emerald Society, and the Gloucester County Heroes Scholarship Fund, as well as for life-saving actions involving a young child in 1998 which earned him the Mayor's Silver Medal Award. The proclamation expressed the Borough's gratitude for his service and the lasting impact of his contributions to the community and public safety profession.

Chief McAteer announced that Mr. McEnery would receive the Pitman Police Department Distinguished Action Medal. The award recognizes his longstanding support of law enforcement and his contributions toward first responder resiliency, public safety, and community service. A certificate was presented, with the medallion to be awarded upon its completion.

Additionally, a flag that had been flown at half-staff in honor of Mr. McEnery's father, former Chief John "Jack" McEnery, was presented to him.

Chief McAteer awarded the Medal of Valor posthumously to former Pitman Police Chief John "Jack" McEnery. The award recognized his courage and bravery during an encounter with an armed individual while serving and protecting the residents of the Borough. It was noted that he had never previously received formal recognition for the incident, so the medal was presented to Mr. McEnery and the family.

Mr. McEnery thanked Chief McAteer, Mayor and Council, Borough officials, community members, family, and friends for the recognition. He acknowledged longtime colleague Satyra Oberfrank for her years of service alongside him in EMS and with the Heroes Scholarship Fund. He reflected on his history with the Borough, his experiences growing up in the Police Department, and the example set by his father regarding respect and service to others. He expressed appreciation for the recognition of both his own service and his father's legacy.

Mayor Razze called a brief recess at 8:18pm for photos. The meeting resumed at 8:20pm.

Special Presentation - Americana Studios

Greg Filipek, SORA Northeast, LLC
Lou Fusaro, Americana Studios
Mark Roling, Americana Studios
Juan Vaughn, Americana Studios
"Z", Chief Creative Officer
Larry DiVietro, LD2 Planning
Theresa DiVietro, LD2 Planning

Mayor Razze introduced representatives from Sora Northeast, LLC, Americana Studios, and planning consultants from LD2 Planning to speak about a major redevelopment proposal for the former Sony manufacturing site located on Woodbury Glassboro Rd.

Project Overview:
Greg Filipek of SORA Northeast, LLC presented the redevelopment vision for the approximately 76-acre former Sony property, describing plans to transform the site into a television and film production campus known as Americana Studios. The proposal includes a mixed-use development consisting of studio facilities, residential housing, retail, hospitality, and public gathering spaces.

The development team explained that New Jersey's film tax incentive programs have created opportunities for film and television production companies to expand outside of traditional markets such as California and New York. The project is intended to establish South Jersey as a major production destination.

Project Overview:
Representatives presented a proposal to transform the former Sony manufacturing facility into a television, film, and media production campus known as Americana Studios. The project would include:

- Multiple sound stages and production facilities.
- Production support services and offices.
- Hotel and extended-stay accommodations.
- Mixed-use commercial and retail space.
- Residential housing including single-family homes, townhomes, apartments, and condominiums.
- Public gathering spaces, walking trails, and recreational amenities.
- Preservation and enhancement of wooded and wetland areas.
- Potential future transit connections and pedestrian linkages to downtown Pitman.

Representatives emphasized that the studio design would differ from traditional warehouse-style production facilities by incorporating architectural details, landscaped public spaces, and community-oriented features.

Mixed-Use Development Components:
Project representatives outlined plans for:

- Apartments and condominiums
- Townhomes
- Single-family homes
- Retail and commercial space
- Professional office space
- Restaurants and food service establishments
- Hotel and extended-stay accommodations
- Public plazas and gathering areas

The development team stated that the project was designed to comply with the Borough's existing redevelopment vision and planning objectives for the property.

Community Integration:
The presenters emphasized the importance of integrating the project with the Borough rather than creating a standalone studio complex, including:

- Potential use of the Broadway Theatre for premieres and special events.
- Filming opportunities throughout the Borough – business district, residential, and public spaces.
- Partnerships with local restaurants, retailers, and service providers.
- Public access to designated portions of the campus, including the commissary and gathering spaces.
- Outdoor screening and event areas for community use.

Americana Studios representatives, Lou Fusaro and Mark Roling, noted that Pitman's character, historic architecture, and walkable environment make it attractive as both a production location and business destination.

Economic Development Impact:
Project representatives emphasized that New Jersey's film tax credit programs have made the State increasingly attractive to television and film production companies. The proposed development is intended to create a South Jersey alternative to several large production campuses currently being developed in North Jersey.

The development team estimated:

- Hundreds of permanent jobs associated with studio operations, hospitality, maintenance, and retail.
- Approximately 400 construction jobs during development.
- Significant annual economic impact from production activity, business spending, and visitor traffic.
- Increased property tax revenue.

Educational Partnerships:
Representatives discussed plans to work with local educational institutions, including Pitman High School and Rowan University, to create:

- Internship opportunities.
- Workforce development programs.
- Apprenticeships.
- Career pathways in film, television, skilled trades, construction, production, costume design, scenic art, writing, production management, carpentry, electrical work, and other related industries.

Site Plan Discussion:
Larry DiVietro of LD2 Planning reviewed the conceptual site plan and highlighted:

- Eight studio sound stages and supporting production facilities.
- Mixed-use commercial and residential development along the site's frontage.
- Workforce housing and multi-family residential units.
- Single-family neighborhoods adjacent to existing residential areas.
- Hotel accommodations.
- Preservation of existing wetlands and environmentally sensitive areas.
- Walking trails and natural open spaces.
- Connections to potential future rail line.
- Traffic circulation planning with multiple points of access and potential signalized intersections.

The development team stated that natural areas would be preserved and enhanced where possible while maintaining compliance with environmental regulations.

At the close of the presentation, Mayor Razze opened the floor to discussion from members of Council.

Council President Mazzola expressed enthusiasm for the project and stated that seeing and hearing the development team's vision directly was even more impressive than what was an already exciting proposal on paper. He noted that the proposal addresses several of the Borough’s goals for the property, including housing opportunities and community growth.

Councilman Morozin commented on the project's potential benefits for local families and students, noting that it creates opportunities that may encourage residents to remain in Pitman as well as attract new families to the Borough.

Councilwoman McCleery stated that the project aligns with ongoing discussions about improving educational opportunities and expanding resources for students throughout the community.

Councilwoman Guarni expressed appreciation for the inclusion of varied housing options, particularly multi-level condominium and apartment designs suitable for older residents and those seeking alternative housing arrangements.

Councilwoman Musto thanked the development team for selecting Pitman and noted the satisfaction of having outside professionals who recognize the special value and character of Pitman in the same way as the residents who live here and love the town and community! She noted that it has been difficult to suppress her excitement and maintain confidentiality about the project while these discussions have progressed!

Councilman Blackmore highlighted the project's potential impact on students, tradespeople, artists, and technical professionals. He emphasized the development team's attention to detail and their commitment to creating a unique and high-quality project.

Mayor Razze noted that redevelopment of the former Sony site has been a Borough priority for more than a decade and specifically acknowledged former Councilperson Vanessa James, former Councilman John Fitzpatrick, and Planning and Zoning Chairman Nick Aspras for their contributions. He thanked members of the Borough's Sony Committee and numerous current and former officials who worked to identify a suitable redevelopment opportunity for the site. Mayor Razze stated that this proposal aligns with the Borough's goals of creating jobs, housing opportunities, educational partnerships, and economic growth while preserving Pitman's character.

Mayor Razze presented Resolution No. 181, 2026 for consideration.

Resolution No. 181, 2026 – Appointing Conditional Redeveloper and Authorizing Execution of a Memorandum of Understanding

Motion: Musto | Second: Blackmore

Roll Call:
Council President Mazzola: yes
Councilman Blackmore: yes
Councilwoman Guarni: yes
Councilwoman McCleery: yes
Councilman Morozin: yes
Councilwoman Musto: yes

Mayor Razze, on behalf of the Borough, and Greg Filipek of SORA Northeast, LLC, proceeded with the execution and signing of the Memorandum of Understanding, authorizing the parties to move forward with the next phase of redevelopment planning and negotiations.

Mayor Razze called a recess at 9:13pm. The meeting resumed at 9:35pm.

Council Reports

Due to the length of the meeting, all members of Council chose to forgo their Council Reports.

Old Business

Councilman Blackmore presented Ordinance No. 15, 2026 for consideration.

Ordinance No. 15, 2026 – An Ordinance of the Mayor and Council of the Borough of Pitman, County of Gloucester, State of New Jersey, Amending Chapter 7, Vehicles and Traffic, of The Code Book of the Borough of Pitman
Second Reading/Public Hearing.

Motion: Blackmore Second: Mazzola

Motion to open to the public: Musto Second: Morozin
Time: 9:36 pm
Ayes all.

No public comment.

Motion to close the public portion: McCleery Second: Guarni
Time: 9:36 pm
Ayes all.

Roll Call:
Council President Mazzola: yes
Councilman Blackmore: yes
Councilwoman Guarni: yes
Councilwoman McCleery: yes
Councilman Morozin: yes
Councilwoman Musto: yes

New Business

Council President Mazzola presented Ordinance No. 16, 2026 for consideration.

Ordinance No. 16, 2026 – An Ordinance Amending the Code of the Borough of Pitman to Establish Chapter 6, Entitled "Fees", as the Consolidated Schedule of Fees Charged by the Borough and Repealing Inconsistent Fee Provisions Throughout the Borough Code
Introduction/First Reading. Second Reading/Public Hearing will be held on November 9, 2026.

Motion: Mazzola Second: Musto

Roll Call:
Council President Mazzola: yes
Councilman Blackmore: yes
Councilwoman Guarni: yes
Councilwoman McCleery: yes
Councilman Morozin: yes
Councilwoman Musto: yes

Councilwoman Guarni presented the Consent Agenda.

Consent Agenda – All matters listed under Consent Agenda are considered routine by this Borough Council and will be enacted by one motion in the form listed. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

Resolution No. 175, 2026 – Authorizing the Cancellation of 2026 and 2027 Property Taxes on Block 111, Lot 8 as an 100% Total Disabled Veteran Exemption

Resolution No. 176, 2026 – Authorizing the Refund and Cancellation of 2026 and 2027 Property Taxes on Block 69, Lot 14 as an 100% Total Disabled Veteran Exemption

Resolution No. 177, 2026 – Authorizing the Cancellation of 2026 Property Taxes for the Property Located at 125 Tenth Ave Block 22, Lot 38 in the Borough of Pitman

Resolution No. 178, 2026 – Awarding Contract for Glenmere Avenue Reconstruction and Storm Sewer Replacement to Landberg Construction, LLC

Resolution No. 179, 2026 – Canceling Certain Grant Appropriation Balances

Resolution No. 180, 2026 – Confirming the Report of the Tax Collector in the Matter of Property Maintenance for 6 Adams Ave, Block 69, Lot 4

Motion: Guarni Second: McCleery

Roll Call:
Council President Mazzola: yes
Councilman Blackmore: yes
Councilwoman Guarni: yes
Councilwoman McCleery: yes
Councilman Morozin: yes
Councilwoman Musto: yes

Council President Mazzola presented the bill list for consideration.

Payment of Bills October 26, 2026

Motion: Mazzola Second: Musto

Roll Call:
Council President Mazzola: Abstain #26-02153, Yes to remainder
Councilman Blackmore: Yes
Councilwoman Guarni: Yes
Councilwoman McCleery: Yes
Councilman Morozin: Yes
Councilwoman Musto: Yes

Councilwoman McCleery presented the Event Permits With Insurance.

Event Permit Applications With Insurance
Event: Alcyon Stewardship Weekend
Organization: Environmental Commission
Date and Time: Sat. & Sun., November 14th - 15th, 2026 from 9:00am – 11:00am
Location: Alcyon Park & Holly Dell
Insurance Certificate provided: **YES**
Contact Person: Fran Mundrick

Event: Community Hike
Organization: Environmental Commission
Date and Time: Sat., December 5th , 2026 from 9:00am – 11:00am
Location: Holly Dell into Ceres Park
Insurance Certificate provided: **YES**
Contact Person: Fran Mundrick

Motion: McCleery Second: Morozin

Roll Call:
Council President Mazzola: yes
Councilman Blackmore: yes
Councilwoman Guarni: yes
Councilwoman McCleery: yes
Councilman Morozin: yes
Councilwoman Musto: yes

Public Portion
Motion to open to the public: Mazzola Second: Blackmore
Time: 9:41 pm
Ayes all.

No public comment.

Motion to close the public portion: Mazzola Second: Blackmore
Time: 9:42 pm
Ayes all.

Adjournment
Motion: Blackmore Second: Mazzola
Time: 9:42 pm
Ayes all.

Respectfully submitted

Sandra McCafferty, Borough Clerk