

**BOROUGH OF PITMAN
COUNCIL MEETING MINUTES
NOVEMBER 9, 2020**

Call to Order

Time: 8:00 p.m.

Salute to the Flag/Moment of Silence

Council President Blass

Open Public Meetings Act Statement - Pursuant to the Open Public Meetings Act, I hereby announce that adequate notice of this meeting has been provided by adopting a schedule of regular meetings for 2020, which was posted on the Borough Hall bulletin board, sent to the "South Jersey Times" and filed with the Municipal Clerk on January 4, 2020.

Roll Call

Council President Blass: Present
Councilwoman James: Present
Councilwoman Rudley: Present
Mayor Razze: Present
Borough Clerk O'Donnell: Present

Councilman Fitzpatrick: Present
Councilman Mazzola: Present
Councilman Weng: Present
Borough Solicitor Krachun: Present

Approval of Minutes

Work Session, Formal Meeting, and Closed Formal Meeting Minutes of October 26, 2020

Motion: Blass

Second: James

Roll Call:

Council President Blass: Yes
Councilwoman James: Yes
Councilwoman Rudley: Yes
Mayor Razze: _____

Councilman Fitzpatrick: Yes
Councilman Mazzola: Yes
Councilman Weng: Yes

Council Reports

Council President Blass read the following report:

I have a few comments on Election Day before moving onto my report.

Happily, Pitman exhibited little of the drama and certainly none of the vitriol seen in many parts of the country. Maybe it is because once our elections are done, we remain neighbors; we will see each other at events, ball games or strolling down Broadway. No matter what the final election results reveal, I am confident that all members of Council will continue to do their best for the borough that they love.

Public Works

This past Saturday a crew from the Water and Sewer Division were dispatched to clear a sewer clog on Broadway.

In observance of Veteran's Day, Public Works will be closed this Wednesday. Trash and recycling normally collected on Wednesday will be picked up on Thursday.

Residents are reminded not to park on top of leaf piles. A fifteen to twenty-foot clearance is needed for the trucks to pick up the leaves along the curb.

Solid Waste Collection for the Month of October 2020

Twenty-six loads to Wheelabrator

273.41 tons

Six loads to Gloucester County Landfill

57.35 tons

Total weight: 330.76 tons
Total cost: \$ 25,633.96

Since our last Council meeting the Highway Department performed the following services:

- Collected 189 yards of brush
- Collected 721 yards of leaves
- Repaired or replaced street signs throughout town
- Spent fourteen hours patching and repairing potholes and sink holes
- Grind leaves and brush for twelve hours
- Ran street sweeper for two hours
- Mowed for twelve hours
- Repaired trash/recycle cans at various locations throughout Borough
- Dropped off a truck for yard debris to one residence, and picked up the next day
- Delivered three new trash cans to residences

Since our last meeting, the Water and Sewer Department performed the following services:

- Completed eighteen water and sewer mark out requests
- Plunged out three sewer stoppages
- Jetted one sewer main
- Took water samples
- Read eight meters for property settlements
- Re-read six meters for billing questions
- Replaced one-meter body.
- Upgraded six-meter heads.
- Printed four Data Logger reports for residences

Councilwoman James

Liaison: Finance & Audit, Personnel, Welfare Office, Library Board, Chamber of Commerce, Municipal Alliance, Task Force on Diversity & Inclusion

Councilwoman James read the following report:

Greater Pitman Chamber of Commerce

Following our last Council Meeting, I created a *Sign-Up Genius* form for volunteers to clean up Theatre Avenue twice a week, early on Friday evenings and again on Sunday mornings. We received a very positive response and have at least one volunteer signed-up for each time slot until the end of the year. If you know of any students looking for community service hours, this could be a great opportunity for them. Please feel free to reach out to me and I'll set them up. Thanks to all the volunteers who have already participated, including Mayor Razze and his family, and Councilmen Weng & Mazzola.

The next meeting of the Chamber will take place on Tuesday, November 17, at 7:00 p.m. The location is yet to be determined. The Chamber is accepting nominations for their Board & Officers at this time, and voting will take place at that meeting.

McCowan Memorial Library

Special thanks to Library Director Andrew Coldren, Maureen Fitzpatrick, the Pitman Police Department, and Mayor and Council for helping with the Library's Halloween Parade this year. It had a great turnout, and it was wonderful to be able to safely carry on this special tradition.

Councilman Fitzpatrick read the following report:

Construction Office

The Construction Office processed fifty-nine permits, and issued thirty Certificates of Continued Occupancy, which amounted to \$9,741.00 in fees collected for the month of August. Additional fees for miscellaneous items totaled \$1,325.00.

Zoning Office

The Zoning Officer reviewed twenty-two permits and inspected five properties for various violations in October.

Combined Planning and Zoning Board

The next meeting of the Combined Planning and Zoning Board will be on November 16, at 7:00 p.m. in Borough Hall. The addition of the Bicycle and Pedestrian Plan to the Master Plan, is on the agenda for discussion. All are welcome to attend this meeting.

Councilman Mazzola read the following report:

Public Property

I would like to thank Councilwoman James for setting up the volunteer list for the Theatre Avenue cleanup events on Friday evenings and Sunday mornings through the end of the year. This will help maintain the area until a plan can be put into place for 2021. I am working on a proposal that includes litter patrol along all of Broadway as a tie-in with Clean Communities grants and student service hours. In addition, the new furniture is on its way and a delivery appointment will be set soon.

Clean Communities

As the weather turns colder, I would fully expect that these projects will slow down, but we do have one more scheduled for the VFW members to continue the work in the Dell area. We recently had a group go through the Alcyon Woods Disc Golf Course as I had heard about a lot of broken glass along the path. The golfers passing by thanked the group for their efforts and were appreciative of the clean-up. As this is an attraction that brings people into town, I may suggest sending people through the course more often. If we continue to see a build-up of debris, it may be worth placing trash and/or recycling bins along the course as well.

Councilman Weng provided the following report:

Pitman Police Department

- On October 19 and 20: Sgt. Jon Streater and Sgt. Chris Leach attended Internal Affairs Training.
- On October 26 and 27: Deputy Chief Tom Zander and Sgt. Andrew Carson attended Internal Affairs Training.
- On October 1: Detective Nick Barbetta, Cpl. Marshal Pierson, P/O Tyler Hagan, P/O Nick Brown, and S/O Tom McEvoy attended Gloucester County Police Academy Annual Recertifications Training.
- On October 29: Cpl. Ken Decker and P/O Cristyn Edwards attended Gloucester County Police Academy Annual Recertification Training.
- On October 26 and 27: Cpl. EJ Parker attended K9 Training.
- On October 19 and 23: P/O Sam Hoffman attended SWAT Training.

Councilwoman Rudley read the following report:

Parks and Recreation

- Micro-mini soccer just concluded its eighth and final week for the season with over eighty children participating.
- Healthy Kids Running Club also just finished up their season.
- Baseball and Softball should be finishing up this week, while youth soccer has a few more weeks.
- We are currently receiving bids for the tennis court repairs, which we hope to accomplish in the spring.
- There will be no middle school basketball program, however, we are looking into a program for first and second grade, as well as exploring other local opportunities for the older kids to still have a basketball experience.

Senior Outreach Committee

- The Senior Outreach Committee is planning to do a holiday care package for our regular bus riders. We are very hopeful that, by late Spring, we will be able to resume our in-person events.

Environmental Commission

- The Environmental Commission held a successful and socially distanced tree planting event on Saturday morning. Thank you to everyone who participated.

- The Commission had six applications for the Recycling Sub-committee. The decision was made by the Commission to accept everyone to help with this important topic. We will be sending an e-mail to the applicants to advise them and will begin meetings in January.
- I understand that the sign uptown reads a bit confusing. Do not recycle your plastic bags and do not place your recycling in a plastic bag. Thank you!
- The Camden to Glassboro rail line is currently in the Environmental Impact phase. They have published their draft study and have a forty-five-day public comment period, which started on November 2, 2020. There are two Zoom sessions, Tuesday, November 17, 2020 from 6:00 p.m. to 8:00 p.m. and Thursday, November 19, 2020 from 3:00 p.m. to 5:00 p.m. You can access this information on their website at glassborocamdenline.com.

As always, please feel free to contact me about any issues or questions you might have. My cell phone remains 609-214-6342 and my e-mail is amy.rudley@pitman.org.

Additions

Councilwoman James thanked the local business owners and all who contributed candy for the children who participated in the Halloween Parade in Ballard Park.

Unfinished Business

Ordinance No. 15, 2020 – An Ordinance of the Mayor and Council of the Borough of Pitman, County of Gloucester, State of New Jersey Amending Chapter 9 Entitled “Alcoholic Beverage Control”, Section 2, Licenses and Fees, Subsection 2.6, Number of Licenses, of the Code of the Borough of Pitman

Second Reading

Motion: Weng

Second: Rudley

Motion to open to the public: Weng

Second: Rudley

Time: 8:22 p.m.

Jed Ryan, 1501 Green Street, Philadelphia, PA – Mr. Ryan stated that he is an employee of Sweet Lula’s and that he is attending the meeting to speak in favor of the sale of an additional liquor license in the Borough. He said that he noticed a crowd of about forty people at Merryman’s on his way to the meeting, and that there were no customers at any of the other restaurants. He stated that all the businesses need help due to the COVID-19 restrictions, and that Merryman’s, because they have a liquor license, is a “monster” that is hurting the other businesses. He said that the other restaurants should be given the opportunity to obtain a liquor license for their establishments.

Russ Johnson, 103 Cyrus Avenue – Former Mayor Johnson thanked the developers of Merryman’s Pub for making the investment in the building and in the Uptown area, and also took exception with the prior speaker for referring to the Pub as a “monster”. He stated that in his opinion 99% of residents are not aware of the ordinance amending the number of liquor licenses approved for sale by the Borough. He wondered why “sample copies of a resolution” were handed out by the Borough Solicitor at a prior meeting and asked if there are specific plans to sell two licenses at this time.

Councilman Weng replied no, and that the timeframe is unknown.

Mr. Johnson stated that the sitting Council at the time of the sale of the first liquor license made a promise to give Merryman’s a chance to succeed, and that the Borough owes it to them. He also said that Borough Council forced Merryman’s hand by putting a license up for sale before they were finished with the redevelopment project and able to open for business. He said that a verbal promise of one year to get established was made by Council when they bought the liquor license based on the 1.5-million-dollar investment that was made by the developers.

Anthony Asbury, 130 Glen Lake Avenue – In defense of his employee, Mr. Asbury stated that the word ‘monster’ was used to describe Merryman’s Pub in response to a comment made by Mr. Mannino in the Work Session in which he said as part of a longer statement, that cannibalism would be created if too many bars existed too close together in one area.

Peter Slack, 160 Cyrus Avenue – Mr. Slack reminded Council that Merryman’s is not the only business in Pitman suffering during this COVID-19 pandemic. Mr. Slack pointed out that at this time Merryman’s is the only one selling alcohol at this time, and that to sell additional licenses could help other entities to succeed.

Megan Robinson, 614 Ardmore Avenue - Ms. Robinson stated that she feels that the more businesses that can provide services will bring more success to Pitman. She said that she hopes that this issue can be worked out because she wants Pitman to be successful. She said that she feels that there are more than enough venues to go around in Pitman. Ms. Robinson gave Del Ray and Old Town in Alexandria, Virginia, as two examples of successful areas with multiple venues.

Louise Asbury, 130 Glen Lake Avenue – Ms. Asbury stated that Mr. Johnson missed a lot of what was said in the Work Session.

Russ Johnson, 103 Cyrus Avenue – Mr. Johnson acknowledged that all businesses are suffering, but said he feels that Merryman’s should be given the opportunity to get on their feet first, then issue another license. He said that in his conversations with Mr. Asbury, he has always provided honest answers to his questions.

Harry McCleish, 128 Glen Lake Avenue - Mr. McCleish stated that the sale of a liquor license is not something that can take place overnight. He said that he has eaten at both restaurants and that the food is not the same type at both places. One advertises as a Pub and the other is a fine dining restaurant with two different types of meals. Mr. McCleish said he does not see where one establishment would hurt the other.

Vito Mannino, 209 Church Hill Way, Mullica Hill, NJ – Mr. Mannino stated that he is not saying that another liquor license shouldn’t be sold, but that he is focused on the redevelopment of the property and the Uptown area, and supports all local businesses. He said that no one knows what the developers have gone through to redevelop the property and the ongoing issues at hand to keep it running during this time. The business supports many employees and they are doing their best to keep everyone employed, and he wants to provide a good safe environment for the community. Mr. Mannino said that to him it is about the redevelopment agreement he and Mr. Merryman entered with the Borough. The COVID shutdown of restaurants occurred one week before they were scheduled to open for business. He said that they did their part by redeveloping the building, and they are now asking the Borough to hold up its’ end of the agreement by giving them time to get established and fully operational.

Mr. Mannino concluded by saying, “This is what we signed up for, to redevelop, not a competition for a liquor license. It was a redevelopment from all of us. This was not taken very lightly, there was a lot of time put into this discussion. I have two restaurants that are done. If I knew this was going to take place right now, this is too soon. I would have never done what we did next door. It’s not about the food, it’s not about bringing more liquor licenses to the town, we aren’t opposed to that. We haven’t had the chance, or the time, to move forward with Merryman’s. It’s a struggle every day, week, and month to make that quarter to pay the bills and to keep up with the responsibility. We did this because we believed in this town.”

Motion to close public portion: Weng
Time: 8:49 p.m.

Second: Rudley

Council Discussion

Councilwoman Rudley said that tonight is not about a liquor license sale, and that this is a very intense issue. She said that the comments heard from everyone have been helpful and that it gives Council more time to think about the next step.

Councilwoman James – “I echo what Councilwoman Rudley said, about the timing of everything. I moved here in 2006 and I saw firsthand the difference that the Theatre, Sweet Lula’s and now Merryman’s are making in our Uptown area. I think it’s the last thing anyone on this Council, or Mayor, wants to do is to hurt the business community, and the thought from my mind was, right now we can only sell one liquor license and it’s been sold. Now we have the possibility to sell another two, but it’s a long process and right now we don’t even have that arrow in our quiver. So if an opportunity comes up for somebody, whether it be selling one for Uptown Pitman, or whether it be saving it for Sony or maybe at the Armory, we can’t even have that discussion until we take this step first. I appreciate everyone coming out and sharing your views. This is not

something that we take very lightly. It is the idea that it is something down the road and it's a long process, but it's better that we start now."

Councilman Fitzpatrick – "This is a very emotional issue, but I do think in the long-term Pitman is in a good spot. We are between Rowan, Inspira Hospital, and the Fossil Park. There is an economic opportunity with Sony and the Armory to really motivate the owners to sell the property."

Councilman Mazzola – "I appreciate everyone who has taken an interest and their input." Councilman Mazzola went on to say that it is a totally different Pitman then when he was growing up, and that he is very happy to see the progress.

Mayor Razzo asked Administrator O'Donnell of the timeline if Council decides to move forward?

Admin. O'Donnell – Easily two months just for advertising.

Mayor – You talked about our first license, it was crafted to be a specific type of license, it was seventy-five seats or more. Was that our rule or the state's?

Admin. O'Donnell – That rule was set by Council. Council did not want a corner bar; they wanted the redevelopment of the downtown. They wanted to bring in more businesses. The people voted during the referendum, voted on a retail consumption license for a restaurant. The feedback that Council was getting at the time was that the people did not want a corner bar.

Mayor – Who has the final say if the owner of that license changes one of our restrictions, requirements?

Admin. O'Donnell – The Borough Council decides what type of license they want to sell. If the person holding the license decides to sell it, they can sell it and it can become, whatever.

Solicitor Krachun - We do lose a lot of control as a borough once it is sold. We can control who we want to give it to, the conditions awarding the bid, what type of establishment, but if it changes hands again, those restrictions do not necessarily have to hold up. That is why there is a certain interest on making sure this is the right time.

Councilwomen Rudley (inaudible)

Mayor – What I was concerned about was if the owner who purchases it, something may change with the state level, something might change within the makeup of that business, and they want to be able to continue to use that license, and we as a community say "no, you can't use it for that" the appeal is not made to us, the appeal is made to an appointed official at the state level to make that decision. Who really controls this at the end of the day?

Admin. O'Donnell – We are the issuing authority and every year they must come to the Borough and renew it. It is approved every year in June when they must pay the Borough the \$2,500.00 renewal fee. We have the authority to put whatever controls we want on that license, and if things change at the state they cannot come in and make changes on that license that we issued. If it is sold between people, now there is nothing we can do about that.

Solicitor - We cannot stop them from holding it once they buy the license, there are still restrictions on it, but where it ends up that could be different.

Mayor – Let's assume there is another license issued, the owner of that license is permitted to use it at an established location, is it true that it can be used at an adjoining property?

Solicitor – There is a possibility for that sort of use. We could restrict it to single buildings if that is what you want.

Councilman Weng – "I appreciate the comments made by everyone that came here today. There is a lot of passion on both

sides from a lot of people who I have a lot of respect for. I want to reiterate what Councilwoman Rudley said, ‘this is a step in a process, and it could take some time.’ The timing of the rest of the process is going to be a conversation with everyone we could possibly get involved. Not just the people who potentially could purchase the license, but the current business owners in the uptown, the members of the public. We are going to get as many voices as we can to make sure we get the timing of this right. So, it benefits everyone as much as we can. That should be our goal, and that is what my goal will be.”

Roll Call:

Council President Blass: Yes
Councilwoman James: Yes
Councilwoman Rudley: Yes
Mayor Razzo: _____

Councilman Fitzpatrick: Yes
Councilman Mazzola: Yes
Councilman Weng: Yes

Ordinance No. 16, 2020 – An Ordinance of the Mayor and Council of the Borough of Pitman, County of Gloucester, State of New Jersey Amending Chapter V Entitled “Animal Control”, Section 18, Trap, Neuter, Vaccinate, Release, of the Code of the Borough of Pitman

Second Reading

Motion: Weng

Second: Rudley

Motion to open to the public: Blass

Second: Fitzpatrick

Time: 9:07 p.m.

Jill Slack, 160 Cyrus Avenue - Ms. Slack said that the Trap, Neuter and Release Program is a great program, and if she knew about the ordinance amendment, she would have brought a woman that she knows who is running this program and who could talk to Council about it.

Councilman Weng – “There was some confusion from members of the public regarding what it did or did not do, and members of the public thought they could call the county and the county would come and pick up the cats. What we are trying to do is to add a clarifying statement to the ordinance so everybody is aware of what all the steps are. It’s been passed, and we are hoping to make it work. I would like to meet with this person outside of the meeting and the three of us could talk about the program and then I could bring the information back to Council.”

Motion to close public portion: Weng

Second: Rudley

Time: 9:09 p.m.

Roll Call:

Council President Blass: Yes
Councilwoman James: Yes
Councilwoman Rudley: Yes
Mayor Razzo: _____

Councilman Fitzpatrick: Yes
Councilman Mazzola: Yes
Councilman Weng: Yes

Ordinance No. 17, 2020 – An Ordinance of the Mayor and Council of the Borough of Pitman, County of Gloucester, State of New Jersey Amending Chapter 2, Administration, Section 70, Historic Preservation Commission, of the Code of the Borough of Pitman

Second Reading

Motion: Blass

Second: James

Motion to open to the public: Blass

Second: James

Time: 9:10 p.m.

No public comment.

Motion to close public portion: Blass

Second: James

Time: 9:11 p.m.

Roll Call:

Council President Blass: Yes
Councilwoman James: Yes
Councilwoman Rudley: Yes
Mayor Razze: _____

Councilman Fitzpatrick: Yes
Councilman Mazzola: Yes
Councilman Weng: Yes

Ordinance No. 18, 2020 – An Ordinance of the Mayor and Council of the Borough of Pitman, County of Gloucester, State of New Jersey Amending Chapter 35, Zoning, Section 12, Historic Preservation District, of the Code of the Borough of Pitman

Second Reading

Motion: Blass

Second: James

Motion to open to the public: Blass

Second: James

Time: 9:11 p.m.

No public comment.

Motion to close public portion: Blass

Second: James

Time: 9:12 p.m.

Roll Call:

Council President Blass: Yes
Councilwoman James: Yes
Councilwoman Rudley: Yes
Mayor Razze: _____

Councilman Fitzpatrick: Yes
Councilman Mazzola: Yes
Councilman Weng: Yes

New Business

Resolution No. 160, 2020 – Resolution of the Mayor and Council of the Borough of Pitman, County of Gloucester, State of New Jersey Endorsing the 2020 Best Practices Inventory for the State of New Jersey

Motion: James

Second: Blass

Roll Call:

Council President Blass: Yes
Councilwoman James: Yes
Councilwoman Rudley: Yes
Mayor Razze: _____

Councilman Fitzpatrick: Yes
Councilman Mazzola: Yes
Councilman Weng: Yes

Resolution 161, 2020 - Resolution of the Mayor and Council of the Borough of Pitman, County of Gloucester, State of New Jersey, Waiving Permit Application Fees Related to the Installation for a Hot Water Heater for 523 Wayne Avenue, Block 15 Lot 4 in the Borough of Pitman

Motion: Fitzpatrick

Second: Mazzola

Roll Call:

Council President Blass: Yes
Councilwoman James: Yes
Councilwoman Rudley: Yes
Mayor Razze: _____

Councilman Fitzpatrick: Yes
Councilman Mazzola: Yes
Councilman Weng: Yes

Resolution 162, 2020 - Resolution of the Mayor and Council of the Borough of Pitman, County of Gloucester, State of New Jersey, Authorizing the Execution of the January 1, 2020 – December 31, 2024 Collective Bargaining Agreement with AFSCME NJ Council 63

Motion: Blass
Roll Call:
Council President Blass: Yes
Councilwoman James: Yes
Councilwoman Rudley: Yes
Mayor Razzo: _____

Second: James
Councilman Fitzpatrick: Yes
Councilman Mazzola: Yes
Councilman Weng: Yes

Payment Bills

Motion: James
Roll Call:
Council President Blass: Yes
Councilman Fitzpatrick: Yes
Councilwoman James: Yes
Councilman Mazzola: Abstains to # 39703 and #16418; votes to approve all other items on bill pay list
Councilwoman Rudley: Yes
Councilman Weng: Yes
Mayor Razzo: _____

Second: Fitzpatrick

Event Permit & Facility Use Agreement

Event: Christmas Display at Ballard Park and Santa House
Dates: November 10, 2020 – January 10, 2021
Location: Ballard Park
Contact Person: Ron Brown
Motion: Rudley
Roll Call:
Council President Blass: Yes
Councilwoman James: Yes
Councilwoman Rudley: Yes
Mayor Razzo: _____

Second: Weng
Councilman Fitzpatrick: Yes
Councilman Mazzola: Yes
Councilman Weng: Yes

Event: Weekly church service – Rain location
Dates: November 1, 2020 – January 31, 2021
Time: 8:00 a.m. - Noon
Location: Sunset Auditorium
Contact Person: Jeff Crispin
Motion: Rudley
Roll Call:
Council President Blass: Yes
Councilwoman James: Yes
Councilwoman Rudley: Yes
Mayor Razzo: _____

Second: Weng
Councilman Fitzpatrick: Yes
Councilman Mazzola: Yes
Councilman Weng: Yes

Event: Variety and Comedy Shows
Dates: November 24, 25, and 28, 2020
Time: 7:00 p.m. – 9:00 p.m.
Location: Grove Auditorium
Contact Person: Benjamin Leis
Motion: Rudley
Roll Call:
Council President Blass: Yes
Councilwoman James: Yes
Councilwoman Rudley: Yes

Second: Weng
Councilman Fitzpatrick: Abstain
Councilman Mazzola: Yes
Councilman Weng: Yes

Mayor Razze: _____

Event: One Mile Run*

Dates: January 1, 2021

Time: 7:00 a.m. – 11:00 a.m. Race begins at 10:00 a.m.

Location: 101 W. Jersey Ave.

Contact Person: Ken Culbertson

**Removed from agenda due to incomplete application.*

Event: Santa Parade*

Dates: November 28, 2020 Rain date: December 5, 2020

Time: 5:00 p.m.

Location: Colonial Ave., Broadway, Ballard Ave.

Contact Person: Pitman Parade Committee; Michael Razze

**Removed from agenda based on information provided by the Pitman Police Department pertaining to public gatherings during the COVID restriction period.*

Event: Purple Ribbons Around Lamp Posts

Dates: November 1 – 30, 2020

Location: Along Broadway

Contact Person: Sarah Jacobs

Motion: Rudley

Second: Weng

Roll Call:

Council President Blass: Yes

Councilman Fitzpatrick: Yes

Councilwoman James: Yes

Councilman Mazzola: Yes

Councilwoman Rudley: Yes

Councilman Weng: Yes

Mayor Razze: _____

Discussion

Councilwoman Rudley stated that the potential developer of the former Sony Property offered the owner approximately \$1M per month for a land lease to the property. The owner of the property refused the offer. Councilwoman Rudley said that as a result of his refusal, the Borough now has cause to contact the County Tax Assessor’s Office for a tax review for turning away a potential tax rateable.

Public Portion

Motion to open to the public: Mazzola

Second: Fitzpatrick

Time: 9:35 p.m.

Megan Robinson, 614 Ardmore Avenue – Ms. Robinson said that she read the Environmental Impact Report published for the Glassboro-Camden Light Rail Line which will be the subject of public meetings in mid-November. She said that she intends to attend one of the Zoom meetings and will advocate not to have a stop in the Uptown area, and to have either a raised or sub-grade track over Holly Avenue, Pitman Avenue, and Broadway. She said that studies have shown that property values have remained higher in areas where there is not a stop in the middle of town. Rather, the stops should bookend the municipality. She said that she believes that the train is critical to Pitman’s successful redevelopment, but that Pitman should remain a walking community.

Council President Blass said that in the preliminary planning stages the Borough Council advocated for a stop in the center of town to help promote the Uptown businesses.

Ms. Robinson said that there is a seven-minute flow for the train during peak hours of operation. Also, she said that the information in the studies done pertaining to the County and to the Borough are outdated. She expressed that she has great concerns about having a stop in Pitman.

Motion to close the public portion: Mazzola
Time: 9:43 p.m.

Second: Fitzpatrick

Adjournment

Motion: Weng
Time: 9:43 p.m.

Second: James

Respectfully Submitted,

Judith O'Donnell
Borough Clerk/Administrator