

Regular Meeting of Mayor and Council November 25, 2024
Town Hall Council Chambers, 100 Central Avenue
Executive Session 6:00 P.M.
Public Session 7:00 P.M.

CLOSED SESSION MEETING CALLED TO ORDER

ATTENDANCE ROLL CALL

Councilperson:

Furgione - Present

Gribbin – Present

Marino - Present

Oliva- Present

R. Rodio - Present

S. Rodio – Present

Mayor DiDonato – Present

PRESENT ALSO

Michael Malinsky, Town Solicitor

EXECUTIVE SESSION Resolution #158-2024

Motion by Council Person Marino Second Gribbin
Enter into Executive Session

Motion by Council Person Gribbin Second Oliva
Close Executive Session

RESUME REGULAR MEETING-ROLL CALL

Councilperson:

Furgione - Present

Gribbin – Present

Marino -Present

Oliva- Present

R. Rodio- Present

S. Rodio – Present

Mayor DiDonato - Present

PRESENT ALSO

Michael Malinsky, Town Solicitor

Mark Herrmann of ARH, Town Engineer

PUBLIC NOTICE

Notice of this meeting has been posted and given to official newspapers. Please familiarize yourselves with the fire exits to the right and rear of the Council Chambers. Please do not proceed beyond the front benches without invitation from the Mayor to do so. Also, each person who wishes to address Council will be allotted 5 minutes.

PLEDGE OF ALLEGIANCE

PUBLIC HEARD FOR AGENDA ACTION ITEMS

Angela Donio 101 Tilton Street- The bank building is very important building to the Downtown. It is a big part of this town and we should preserve our history and purchase the Building. Also spoke about the Atlanticare Building on the pike. That building was demolished and it was a historical building that should not have been destroyed, but the Town did not have any say in the matter.

William Cappuccio Chestnut Street – A month ago we were not going to get involved in the purchase of the Building. Why do we want to get involved in being landlords? The Town can try to used a program called Stressed Assets; can we look at this avenue? If we do not know the grant requirements, why not let the company's interested in the property but it?

Mayor Stephen DiDonato- Explained that the Town needs additional time to get the grant guidance to see what our options are in regards to purchasing this building. This vote is not a vote to purchase the building, but only additional time to determine if it is the correct decision to purchase. Mayor also commented that no one was misled. We knew about this issue all along.

Solicitor Mike Malinsky- Spoke about the assignment of the lease. The assessment had a hold harmless agreement included in it, the other party was not willing to agree to it. That is why we are at this point.

Council woman Rodio- Asked about going out to bid on the assignment. Also, asked if we could hold off on the vote tonight until we get the grant parameters.

Councilman Furgione- He also stated that the Town does not want to be a landlord either. If the property reverts back to Wells Fargo and they sell it the Town has no control.

Councilman Gribbin- Asked what restrictions are on the purchase now? Only restriction is that it can not be a bank or any type of financial institution.

Councilman Rodio- The Town has to do its due diligent and get all the information before saying no. The vote tonight is not to purchase the building it is only to give us more time to get information on the grant parameters to make an educated decision.

Councilman Marino- The \$142,500 that is needed to pass this ordinance where is that coming from?

APPROVAL OF MINUTES

Regular Minutes October 28, 2024

Executive Minutes October 28, 2024

Motion by Council Person Marino Second Oliva

Minutes are approved

Roll Call:

Councilperson:

Furgione - Yes

Gribbin – Yes

Marino -Yes

Oliva- Yes

R. Rodio- Yes

S. Rodio – Yes

Mayor DiDonato - Yes

Mayor DiDonato declares motion is carried

PRESENTATION

- Great Egg Harbor National Scenic & Recreation River Council
Fred Akers from the Council explained what the organization does and their objectives.

DISPENSE WITH REGULAR ORDER OF BUSINESS

Introduction of Bond Ordinance #022-2024 by title only- Acquisition of 236 Bellevue Ave

BOND ORDINANCE PROVIDING FOR PURCHASE OF Property Block 2815 Lot 1 at 236 BELLEVUE AVENUE,

BY AND IN THE TOWN OF HAMMONTON, IN THE COUNTY OF ATLANTIC, STATE OF NEW JERSEY,
APPROPRIATING \$694,000 THEREFOR (INCLUDING A STATE OF NEW JERSEY DEPARTMENT OF ECONOMIC
DEVELOPMENT AUTHORITY PROGRAM GRANT IN THE AMOUNT OF \$544,000 AND AUTHORIZING THE
ISSUANCE OF \$142,500 IN BONDS OR NOTES OF THE TOWN TO FINANCE PART OF THE COST THEREOF AND A
DOWNPAYMENT OF \$7,500

Motion by Council Person S. Rodio Second Gribbin
Ordinance has passed 1st reading, and approved for publication

Roll Call:

Councilperson:
Furgione - Yes
Gribbin – Yes
Marino -No
Oliva- Yes
R. Rodio- No
S. Rodio – Yes
Mayor DiDonato - Yes

Mayor DiDonato declares motion is carried

Resolution #164-2024- Capital Budget Amendment Acquisition of 236 Bellevue Ave

WHEREAS, the local capital budget for the year 2024 was adopted on the 24th day of June, 2024; and

WHEREAS, it is the desire to amend said adopted capital budget;

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Town of Hammonton, County of Atlantic, that the following modification to the adopted capital budget of the Town of Hammonton be made:

General Capital Fund

<u>1) Purpose</u>	<u>Total</u>	<u>Debt Authorized</u>	<u>Grants</u>	<u>CIF Downpayment</u>
Acquisition of 236 Bellevue Ave (Block 2815, lot 1)	\$ <u>694,000</u>	\$ <u>142,500</u>	\$ <u>544,000 (a)</u>	\$ <u>7,500</u>

(a) NJEDA Local Property Acquisition Program \$544,00.00

Motion by Council Person Oliva Second S. Rodio
Resolution #164 is adopted

Roll Call:

Councilperson:
Furgione - Yes
Gribbin – Yes
Marino -Yes
Oliva- Yes
R. Rodio- Yes
S. Rodio – Yes
Mayor DiDonato - Yes

Mayor DiDonato declares motion is carried

COMMITTEE REPORTS

Administration - Councilman Gribbin

- Tax Sale will be December 19th. All payments may be made up until December 18th. Payments can only be in cash. Certified check or money order.
- New control panel for generator will be installed the week of December 9th.
- Thanked all the tri-vets for their traditional honoring of all vets.

Business & Industry – Councilman Oliva

- New Business opened up at 16 Central Ave – Emporium
- Cape Regional Urgent care to open at 133 Bellevue Ave
- December 7th from 6 to 9 will be the tree lighting
- Firemen's Christmas parade is December 14th at 7 pm
- Saturday November 30th is Small business

Quality of Life – Councilwoman R. Rodio

- Compost your pumpkin with the Green Committee on 11/30 fro 10 am to Noon
- December 4th Green Committee event at 310 Bellevue Ave
- Walking Tours for the Historic Society are the 1st Saturday of the month. Meet at the Eagle Theatre

Education – Councilman Marino

- The Scholl plans to put a 2nd floor on the ECEC building with a grant they received.
- There will be lights installed on the turf field for a contract price of \$446,660.00
- Congratulated all the new school board members

Public Works & Transportation Councilman S. Rodio

- No Action items
- The 2 new trash trucks are in service and running great.
- Leal pickup is ongoing

Law & Order – Councilman S. Rodio (Given by Police Chief Kevin Friel)

- The 7th American Legion Riders will have a toy drop on December 7th on Bellevue Ave
- Food drive with the Police department will start December 1st. Drop of at Town Hall Police department.
- Holiday Crackdown grant received for the Police Department. Please do not drink and drive.
- Winter fest will be December 7th and 8th

Water & Sewer - Councilman Furgione

- Centrifuge Installed and running for about a month. This will save us approximately \$249,000.00 a year
- Lead survey letters sent out, please respond.
- Meter replacement is ongoing we have approximately 300 to go.

Motion by Council Person Furgione Second S. Rodio

PO to ARH not to exceed \$7,500.00 for the old Forks for Lateral investigation for Salvatore.

Roll Call:

Councilperson:

Furgione - Yes

Gribbin – Yes

Marino -Yes

Oliva- Yes

R. Rodio- Yes

S. Rodio – Yes

Mayor DiDonato - Yes

Mayor DiDonato declares motion is carried

ENGINEER REPORT

ACTION ITEMS:

No Action Items for November.

SOLICITOR REPORT

- No Action Items

MAYOR REPORT

- No Action Items

Public Works Report

- **Airport Taxiway Project**
Electrical work, milling, crack sealing and paving are complete. Swale grading work will occur from Monday November 25th until Wednesday the 27th. There will be supplementary work to be completed in the next week or so.
- **Route 54 Water Main Project**- Application was submitted to H2O loans on 11/4/2024 (\$1.9 Million). We expect a response back in 4 to 6 months. We are coordinating with the State project to have this coincide with their project.

Town Public works Schedule for December 2024

Trash collection:

- **Thanksgiving Day Thursday November 28th** - Collection will be on Friday November 29th
- **Christmas Day Wednesday December 25th** – Collection will be on Thursday December 26th
- **New Years Day Wednesday January 1st**- Collection will be on Thursday January 2nd

Bulky waste pickup for December - will be from the 2nd to the 6th. The Holiday will delay removal services. Please place items curbside the day before your trash day.

Brush pickup for December- will be the 9th through 13th.

Leaf Collection - started October 2nd and will run until December 23rd

The County Recycling pickup for December will be 9th through the 13th, and December 23rd to the 28th. They **will be no collections** Christmas Day, Wednesday the 25th.

TOWN CLERK REPORT

1. Approval to hire Hardik Patel full time as a Police Officer, yearly salary per PBA contract. Effective December 16, 2024. Contingent upon civil service rules and regulations.

Motion by Council Person Gribbin Second Oliva
Item 1 is approved

Roll Call:

Councilperson:
Furgione - Yes
Gribbin – Yes
Marino -Yes
Oliva- Yes
R. Rodio- Yes
S. Rodio – Yes
Mayor DiDonato - Yes

Mayor DiDonato declares motion is carried

APPROVAL OF BILL LIST

Motion by Council Person Gribbin Second Oliva
Approval of Bill list

Roll Call:

Councilperson:
Furgione - Yes
Gribbin – Yes
Marino -Yes
Oliva- Yes
R. Rodio- Yes
S. Rodio – Yes
Mayor DiDonato - Yes

Mayor DiDonato declares motion is carried

NEW BUSINESS

RESOLUTIONS

Resolution #159-2024- Setting Council Meeting dates for 2025

Setting Time, Place and Date of Council Meetings

WHEREAS, the Open Public Meeting Act otherwise known as Chapter 231 of the Public Laws of 1975 requires that all municipalities adopt a Resolution setting the time, place and date of their meeting; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF HAMMONTON, COUNTY OF ATLANTIC, STATE OF NEW JERSEY, as follows:

1. There shall be an **Organization Meeting at 7:00 p.m. on Monday January 6, 2025** at which time Mayor and Common Council of the Town of Hammonton will reorganize for the full year and conduct such business, including emergent matters, as is necessary. This meeting will be held in the Town Hall Council Chambers, 100 Central Avenue, Hammonton, New Jersey 08037. .
2. Monthly council meetings will begin at 6:00 p.m. with an executive session, if necessary, which will adjourn to the public portion of the meeting at 7:00 p.m., in the Town Hall Council Chambers, 100 Central Avenue, Hammonton, New Jersey 08037. These meeting are subject to change and maybe held by way of video conference. The following is the list of **Regular Council Meeting dates for year 2025**:

January 27th	July 28th
February 24th	August 25th
March 24th	September 22nd
April 28th	October 27th
May 19th	November 24th
June 23rd	December 15th
3. The Hammonton Gazette and the Atlantic City Press are those newspapers designated as the papers to which all notices are to be sent per Chapter 231 of the Public Laws of 1975.
4. Minutes shall be kept and provided as required by said statute by the Town Clerk of all the meetings set forth above and shall be available to the public pursuant to the requirements of said law.

Resolution #160-2024- Authorizing Lady of Guadalupe Procession -

**RESOLUTION AUTHORIZING AND ENDORSING THE ANNUAL
“OUR LADY OF GUADALUPE SPANISH COMMUNITY PROCESSION”**

WHEREAS, St. Mary of Mt. Carmel continues to promote the Town of Hammonton with their annual “Our Lady of Guadalupe Spanish Community Procession”; and

WHEREAS, Mayor and Council has and continues to support the efforts of St. Mary of Mt. Carmel; and

WHEREAS, December 12, 2024 4 p.m. to 7:00 p.m. is the scheduled date for the Spanish Community Our Lady of Guadalupe Procession; and

WHEREAS, St. Mary of Mt. Carmel has requested assistance of the Town of Hammonton Police Department for this scheduled event and closure of the following streets in the Town of Hammonton:

Procession begins on Third Street at St. Mary of Mt. Carmel
To French Street
To Second Street
To Pleasant Street
To Tilton Street
To French Street and back to church

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF HAMMONTON, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, that the Town of Hammonton authorizes "Our Lady of Guadalupe Spanish Community Procession."

Resolution #161-2024- Approval of Budget Transfers

TRANSFER OF BUDGET APPROPRIATIONS

BE IT RESOLVED, by the Mayor and Common Council of the Town of Hammonton, County of Atlantic, and State of New Jersey, that there be and hereby is authorized the following transfer to be made from the 2024 Budget appropriations:

CURRENT FUND

From:	Construction Salary & Wages	\$ 9,000
From:	Municipal Court Salary & Wages	\$10,500
From:	Recreation Salary & Wages	\$ 4,000
To:	Recreation Operating Expense	\$6,000
To:	Highway Operating Expense	\$5,000
To:	Police Operating Expense	\$7,000
To:	Public Bldgs Grounds Operating Expense	\$2,000
To:	Court Operating Expense	\$1,000
To:	Assessor Operating Expense	\$2,000
To:	DCRP Operating Expense	\$ 500

Resolution #162-2024- Refund of Escrows

**A RESOLUTION OF THE MAYOR AND COUNCIL
OF THE TOWN OF HAMMONTON
AUTHORIZING ESCROW REFUNDS**

BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF HAMMONTON, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY that the following refunds/close out of accounts are authorized as approved by the respective Department Heads of the Town of Hammonton:

Joseph Continisio	\$1,250.00	Refund Escrow
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Resolution #163-2024- Tax/Water/Sewer/ Refunds

**A RESOLUTION OF THE MAYOR AND COUNCIL
OF THE TOWN OF HAMMONTON
AUTHORIZING TAX / WATER / SEWER REFUNDS**

Whereas, the following accounts need to have amounts credited, transferred, cancelled, refunded or changed

<u>Block / Lot</u>	<u>Name</u>	<u>Address</u>	<u>Amount</u>	<u>Reason</u>
2201/12.06	Forte, Peter	12 Arena Court	\$3,796.85	Overpayment
3402/22	Donio Realty	509 Bellevue Ave	\$1,639.60	Overpayment
2201/1211	DHI Title	Various	\$ 844.86	Overpayment
4115/9	Cooksey, Blake	303 Lakeview Dr.	\$ 613.23	Overpayment

2601/32.03	Clements, Alexis	57 Kay Drive	\$ 678.84	Overpayment
2201/11.06	Boone, Brittany	17 Arena Court	\$3,870.22	Overpayment
11803/11.03	Corelogic	Various	\$4,970.85	Overpayment

Whereas, the above amounts have been corrected in the Edmunds Billing system for the Utilities and or tax module showing the correct amounts.

BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF HAMMONTON, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY that the above refunds are authorized, as approved by the Tax Collector of the Town of Hammonton:

Motion by Council Person Oliva Second R. Rodio
Resolution #159 to 163 are approved

Roll Call:

Councilperson:
Furgione - Yes
Gribbin – Yes
Marino -Yes
Oliva- Yes
R. Rodio- Yes
S. Rodio – Yes
Mayor DiDonato - Yes

Mayor DiDonato declares motion is carried

PUBLIC HEARD

Bill Olivo- Cypress Court- Spoke about the Wells Fargo Building. No one ever tired to hide anything. We were transparent and would like to see the Town have control of the building. If it goes to someone else we can not control what will go into the space.

Deputy Mayor Gribbin- Remember small business Saturday November 30th. 67 cents of every dollar you spend locally stay in the Town, please shop local.

MEETING ADJOURNED

Motion by Council Person S. Rodio Second Oliva