

Caucus Meeting of the
Mayor and Common Council of Gloucester City
Thursday, August 20, 2015 7:00 P.M.
512 Monmouth Street
Minutes

1. **Call to Order:** by Mayor James at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call:** Hutchinson, Johnson, Keating, Parry, and Mayor James being present. Baus arrived at 7:15 and Spencer was excused.
4. **Sunshine Law:** This meeting is being held in conformance with the New Jersey Open Public Meetings Act, otherwise known as the "Sunshine Law". It has been legally noticed in accordance with the law and copies have been given to those requesting the same.
5. **Public Comment Period:** The Governing Body, in accordance with P.L. 2002, c. 80, have adopted the following guidelines relative to the Public Comment Period (PCP) at Caucus, Worksession, Special and Emergency Meetings of the Mayor and Common Council of Gloucester City: The PCP shall occur at the beginning of each meeting; it shall be no longer than one half-hour in length; every person wishing to speak may do so once during the period for no longer than five minutes. No changes have been made for the PCP of the regular monthly meetings.
No one wished to speak.
6. Mark Stettler, T& M Associates – discussion of Broadway Re-alignment- Mayor and Council had some pertinent questions on this project. He hopes that the project will start by September 29th
7. Remediation/Redevelopment Construction Progress Report: Jeff Dey gave his monthly report on the Southport area. Asked for approval of bills.
Motion was made by Keating and 2nd by Baus to approved bills in the amount of \$22,135.98. All in favor.
8. **Minutes:** July 16 Caucus and Executive (with redactions) and July 23 Regular Meeting
Motion by Keating, 2nd by Johnson to approve minutes. All in favor
9. **Reports: Committees of Council**
 - a) Celebrations – Baus stated there will be a Gloucester Day meeting on August 24th, having a Finance Meeting on August 27th.
 - c) Fire- Mayor James stated we will conduct interviews for promotions and new firefighters after Labor Day
 - d) Housing- Rental Revocation resolutions and an appeal hearing tonight
 - e) Licensing- None
 - f) Police- Mayor James stated that the body camera resolution in on for tonight
 - g) Public Works- Parry discussed DPW Committee meeting
10. **Licenses:**
 - a) JK Venture (Tavern on Edge) Application to Extend Licensed Premises to include street 9/19/15
 - b) St. Mary's Raffle #3—2015 (Sept. 26, 2015) and request for waiver of City fee (\$20.00)
 - c) King Street Pub asking for Monmouth Street to be closed
Motion by Keating, 2nd by Johnson to approve all 3 requests. All in favor
11. **Resolutions**
 - R143 Authorizing Greyhawk Construction Managers & Consultants to Temporarily Relocate Portion of Fencing (previously tabled) will discuss with GCFD and GCPD regarding this. Tabled again
 - R154 Authorizing Senior and Veterans Deductions
 - R155 Making adjustments to Various Tax Records
 - R156 Refunding Payments on Various Tax Records
 - R157 Placing Municipal Charges on Tax Properties Where Service Work, Fines or Legal Fees were ordered and Work was performed as Outlined
 - R158 Authorizing Refund on Key Deposit for Gloucester City Marina
 - R159 Authorizing an Interlocal Services Agreement between the Gloucester City Board of Education and the City of Gloucester City
 - R160 Settling Litigation between James Flood and the City of Gloucester City

- R169** Authorizing Loan Increase to Burlington Street Holdings, LLC through the Urban Development Action Grant (UDAG Program)
- R170** Authorizing the Acceptance of Reduced Loan Payoff and Execution of Discharge of Mortgage for 528 Ridgeway Street, City of Gloucester
- R171** Authorizing Loan to Hoagie Heaven through the Urban Action Grant (UDAG) Program
- R172** Authorizing the Execution of an Exclusive Negotiation Agreement for Chatham Square and Gloucester Terrace By and Between the City of Gloucester City and Cyzner Properties, Inc.
- R173** Awarding a Contract to TASER International for Police Body Camera and Data Storage for those Cameras'
Motion by Hutchinson and 2nd by Parry to approve Resolutions 154 to 173. All in favor.

Mayor stated that we now have the Rental Resolutions to approve. One property owner is appealing the ruling of the Hearing Officer. We will hear the appeal now regarding Resolution 174.

- R174** Resolution Concerning the Rental License issued to Texas Avenue Equities LLC for 336 Monmouth Street

Mayor invited the appellant's attorney to speak: Lance Forbes of Kent McBride spoke on behalf of Joseph Corrazo regarding 336 Monmouth Street.

Mr. Forbes stated that Mr. Corrazo falls on his sword. We have made several mistakes at this property. We will hire a property manager and get this property back on the straight and narrow.

Mr. Joseph Corrazo, Mt. Laurel the owner of the property spoke. He apologized for what has happened to the property. He is sorry for the terrible job he did overseeing the property. He will hire a property manager to run it for him. He apologized for the problems his tenants have caused to neighbors and the city.

After the appeal hearing it was the unanimous consensus of the Council to revoke the rental registration of Texas Avenue Equities LLC for 336 Monmouth Street.

- R175** Resolution Concerning the Rental License Issued to Domingo Lopez for 511 South Broadway
- R176** Resolution Concerning the Rental License Issued to PGRR LLC for 522 Monmouth Street
- R177** Resolution Concerning the Rental License Issued to KUS Property for 342 Ridgeway
- R178** Resolution Concerning the Rental License Issued to AABLE Property Maintenance LLP FOR 138 S. Burlington
- R179** Resolution Concerning the Rental License Issued to Shamka Malik for 58 Crescent Blvd.
- R180** Resolution Concerning the Rental License Issued to Matthew Beningo for 411 Bergen Street
- R181** Resolution Concerning the Rental License Issued to Jeff Kuni for 304 Middlesex Street
- R182** Resolution Concerning the Rental License Issued to Jeff Kuni for 30 S. Middlesex
- R183** Resolution Concerning the Rental License Issued to Jeff Kuni for 316 Powell Street
- R184** Resolution Concerning the Rental License Issued to Jeff Kuni for 322 Morris Street
- R185** Resolution Concerning the Rental License Issued to OK Gloucester Market Corp for 527-529 Monmouth Street
- R186** Resolution Concerning the Rental License Issued to Mark Petti for 339 Market Street
- R187** Resolution Concerning the Rental License Issued to Lawrence Duke for 610 Powell Street
A motion was made by Keating, 2nd by Parry to approve Resolutions 174 to 187. All in favor.

12. Ordinances: *for first reading this evening with second reading and public hearing to be held on September 17, 2015 at 7:00 p.m., City Hall, 313 Monmouth St.*

- O29** Ordinance Modifying Certain Bulk Requirements in the Highway Commercial District that Borders Upon a State Highway

Motion by Baus, 2nd by Hutchinson to approve on first reading. All in favor

Roll Call: Baus, Hutchinson, Johnson, Keating, Parry, and Mayor James voting in the affirmative.

Mayor James opened the Public Hearing on Ordinance 22. No one wishing to speak Mayor James closed Public Hearing.

Motion by Keating, 2nd by Parry to adopt. All in favor.

- O23** Authorizing the Acceptance and Execution of a Ground Lease and PILOT Agreement by and Between the City of Gloucester City and the Gloucester City Organic Recycling, LLC (a/k/a Block 120, Lot 2)

Mayor James opened the Public Hearing on Ordinance 23. No one wishing to speak Mayor James closed Public Hearing

Motion by Hutchinson, 2nd by Johnson. All in favor.

- O27** Amending the Ordinance Regulating the Salaries of the Employees of the City of Gloucester City, County of Camden, State of New Jersey

Mayor James opened the Public Hearing on Ordinance 27. No one wishing to speak, Mayor James closed the Public Haring

Motion by Hutchinson, 2nd by Baus. All in favor.

- O28** Authorizing the Acquisition of Property (*28 Baynes Avenue*)

Mayor James opened the Public Hearing on Ordinance 28. No one wishing to speak, Mayor James closed the Public Hearing.

Motion by Keating, 2nd by Johnson. Hutchinson abstained. All other in favor.

13. New Business/Old Business:

- a) **GCEDC Minutes** (*previously distributed*)

14. Communications:

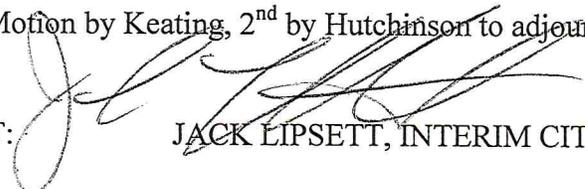
- a) from Monique Mohamed – request to hold birthday party 6th and Cherry Street park- 9/19/15
City agreed as long as the proper insurance paperwork was received and the City of Gloucester was listed as additionally insured
- b) from Robert M. Morrell -5K Cpl Ryan Run- Nov. 14, 2015.
City was in favor of allowing this run through the City of Gloucester
- c) from John P. Ciocco Esq. – client Eileen Smith interested in selling 129 Atlantic Street to City for \$1.00 (*former Jack & Pat's Tavern*) Mr. Stecklair was instructed to gain access to property and give the city an analysis of the property.
- d) from NJDOT – applications accepted for FY 2016 State Aid programs- city has decided to go for repaving of 5th Street from Market to Jersey.
- e) from Gloucester City Youth Soccer- Opening Day Ceremonies Sept 13th, 11a.m.

- R188** To Enter into Closed Session for the discussion of litigation, collective bargaining and acquisition of property

Motion by Hutchinson, 2nd by Johnson to go into Executive Session

Motion by Keating, 2nd by Hutchinson to adjourn. Meeting adjourned at 9:05 p.m.

ATTEST:


JACK LIPSETT, INTERIM CITY CLERK