

November 19, 2020

The Remote Regular Meeting of the Common Council of Egg Harbor City was held on Thursday, December 17, 2020 at 7:00pm with Mayor Lisa Jiampetti present. Councilman Robert Ross opened the meeting and the following members of Council were present: Mattia Brown, Steve Dash, Donna Heist, Clifford Mays, Jr., Joseph Ricci, Jr., Robin Sefton, Scott Trythall and Angelo Lello. Due to Covid-19 Pandemic and social distancing requirements, the meeting was held via zoom, call in and in person. Mayor Jiampetti, Councilman Ross Councilwomen Heist and Sefton appeared in person. Councilwoman Brown and Councilmen Dash, Clifford Mays, Jr. Joseph Ricci, Jr., Scott Trythall and Angelo Lello attended via conference call or via Zoom. Also, in attendance in person were the City Clerk, CFO, Engineer, City Attorney and one invited guest, Jerry Gleason.

Councilman Ross called the meeting to order and made the following announcement:

1. In compliance with the "Open Public Meetings Act" of the State of New Jersey, adequate notice of this meeting of the Egg Harbor City Common Council was provided in the following manner:

- a. Advance written notice of this meeting was posted on the Egg Harbor City Hall Bulletin Board.
  - b. Advance written notice of this meeting was sent to the Hammonton Gazette, the News, the Press and the Current
2. I direct the City Clerk to enter into these minutes this public announcement.

Councilman Ross stated the Remote Council Meeting is necessary do to the Covid-19 Crisis.

Mayor Presentation: Mayor Jiampetti presented Jerry Gleason with a plaque. Mayor Jiampetti stated Mr. Gleason retired on November 1, 2020 after 29 years of employment with the City. Mr. Gleason thanked past and present Council Members and employees for their support during his time working for the City. Mayor Jiampetti stated employee Rick DeBiase retired on October 1, 2020 and was unable to attend the meeting to receive his plaque. Mayor Jiampetti thanked Mr. DeBiase for his years of service in Egg Harbor City.

Presentation: Linda Ripa, Alex Socolof amd Bill Sosinsky of Energime/Sustainable Planet Projects gave a presentation via zoom on the proposed development for the land fill portion of the EHC Tower Site. After discussion and deliberation over the proposed project, the presenters thanked everyone for the time and looked forward to working with the City.

Upon motion of Dash, seconded by Brown and carried, the October 15, 2020 Council Meeting Minutes and the October 29, 2020 Special Council Meeting minutes were approved.

Council President Lello asked if anyone from the public had any comment on any item on the agenda and Jessica Sanchez stated she had questions on #30 on the agenda. Ms. Sanchez stated she is concerned about rescinding Ordinance #19-2019. Ms. Sanchez stated there is a group home at 658 San Francisco Avenue and there is a lot of bad behavior coming from the people who reside in that home. Ms. Sanchez stated she feels unsafe and uneasy since the group home is there. The City Attorney Angela Costigan stated the homes cannot be banned from the City. Ms. Costigan state the people who live in these homes are considered to have disabilities and they are protected by the Federal

Housing Act. Ms. Costigan stated the residents in the area should contact the police every time there is an incident, so it can be documented. Ms. Costigan stated the complaints must be formally documented. Mayor Jampetti stated the City has a nuisance ordinance and may be able to do something through this ordinance. Mayor Jampetti stated she would like to sit down with the residents in the area of the home at 658 San Francisco Avenue in the near future. A resident by the name of Juanita asked why the home was allowed so close to a school. The City Attorney stated the Federal Housing Act allows for it. There was discussion over what type of home was located at 658 San Francisco Avenue and if the home is regulated by anyone. Nanette Galloway of Buffalo Avenue seemed to think the home was classified as a Sober Living Home. here was no comment from the public.

Nannette Galloway asked about #29 on the agenda, rescinding ordinances and implementing a new tax exemption and tax abatement program. Ms. Galloway asked why this was happening? Ms. Galloway felt the City should not rescind the ordinances. Ms. Galloway stated the City needs to encourage new residential development.

Mayor Report:

Mayor Jampetti stated the City was the recipient of the NJDOT Fiscal 2021 Municipal Aid Program Grant in the amount of \$285,000.00. May Jampetti stated the PD received a Bullet Proof Vest Grant. Mayor Jampetti stated as she understood it the TBI Project for the EHC Tower Site has backed out of the project. Mayor Jampetti gave an update on the Bike Path. Mayor Jampetti stated she spoke to Tom Gill recently and he is still interested in moving forward with the Tackle Direct Project in the City.

Committee Chair Reports:

Councilman Ross the Finance Committee Chair spoke on the resolution authorizing assignments of tax sale certificates. Upon motion of Ross, seconded by Heist and carried by a roll call vote, Resolution #188-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yesMays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

RESOLUTION #188-2020  
AUTHORIZING ASSIGNMENTS

Councilman Ricci, the Chair of the Safety Committee asked how Council felt about the Tree Lighting Ceremony and the EHC Christmas Parade scheduled for December. Upon motion of Dash, seconded by Trythall and carried by a roll call vote, Council was in agreement to cancel the 2020 EHC Tree Lighting Ceremony and the EHC Christmas Parade due to the COVID-19 Pandemic.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

Council Pres. Lello stated the DPW needs to hire a Part-Time Temp. Council Pres. Lello stated a current employee in the department is out on disability for 10 to 12 weeks. Upon motion of Sefton, seconded by Brown and carried by a roll call vote, Resolution #189-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

RESOLUTION #189-2020  
HIRE PART-TIME EMPLOYEE  
TEMPRARY PART TIME LABORER/WATER REPAIRER

Councilwoman Brown and Councilman Trythall stated there were both having trouble logging into the remote School Board meetings. City Clerk Meg Steeb gave an update on the JIF. Ms. Steeb stated there was a Safety Meeting held on Monday, November 16, 2020 at City Hall.

Director of Public Safety Report: Director of Public Safety Mark Emmer asked for an update on the speed limit signs and the proposed ordinance for additional stop signs. Mr. Emmer stated he issued a Traffic Study to Council on September 30, 2020. Keith Adams the Superintendent of Public Works stated the speed limit signs are on back order. Mr. Adams stated as soon as the signs are received, they will be installed. Ms. Steeb stated the Ordinance Committee would need to prepare an Ordinance for additional stop signs in the City.

CFO Report: EHC CFO Jodi Kahn went over her report.

City Clerk Report: N/A

City Attorney Report: City Attorney Angela Costigan gave an update on property for sale in EHC and spoke on specific properties and offers that have been made on the properties. Upon motion of Ricci, seconded by dash and carried by a roll call vote, Resolution #190-2020 attached hereto and made a part of these minutes was approved. (Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-abstain,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

RESOLUTION #190-2020  
AUTHORIZING THE SALE OF REAL PROPERTY

Engineer's Report: City Engineer Ryan McGowan went over the Engineer Report, a copy of the report is attached hereto and made a part of these minutes. Mr. McGowan stated the paving on Chicago Avenue has been a problem but they are working on correcting all the issues.

Upon motion of Heist, seconded by Ross and carried by a roll call vote, Resolution #191-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

RESOLUTION #191-2020  
AWARDING CONSTRUCTION CONTRACT FOR THE ATLANTIC AVENUE  
TRANSIT PATH EXTENSION-PHASE II (REBID)

Upon notion of Ross, seconded by Heist and carried by a roll call, Resolution #192-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yesSefton-yes,Trythall-abstain,Lello-yes)

RESOLUTION #192-2020  
AUTHORIZING CONSTRUCTION OBSERVATION AND CONTACT  
ADMINISTRATION SERVICES FOR THE ATLANTIC AVENUE TRANSIT PATH  
EXXT4ENSION-TRANSPORTATION ALTERNATIVES (TAP)

Upon motion of Ricci, seconded by Trythall and carried by a roll call vote, Resolution #193-2020, attached hereto and made a part of these minutes was approved.(Brown-Dash-yes,Heist-yes,yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

RESOLUTION #193-2020  
AUTHORIZE NEGOTIATIONS FOR SOLAR DEVELOPERS

Upon motion of Ross, seconded by Heist and carried by a roll call vote, Resolution #194-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

**RESOLUTION #194-2020**

**AUTHORIZING R & v TO PERFORM THE PROFESSIONAL SERVICES FOR ONGOING COMPLIANCE WITH THE NJDEP MUNICIPAL SEPARATE STORM SYSTEM (MS4) PROGRAM REQUIREMENTS**

Upon motion of Heist, seconded by Ross and carried by a roll call vote, Resolution #195-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

**RESOLUTION #195-2020**

**AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR GRANT FUNDING AND THE EXECUTION OF A GRANT CONTRACT WITH THE NJDOT FOR THE CITYWIDE BIKE PATH-NEW ORLEANS AVENUE SECTION**

Best Practice Discussion: EHC CFO Jodi Kahn went over the Best Practice checklist with Mayor and Council.

Upon motion of Heist, seconded by Ross and carried by a roll call vote, Resolution #196-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross—yes,Sefton-yes,Trythall-yes,Lello-yes)

**RESOLUTION #196-2020**

**APPROVE AGREEMENT WITH PHILADELPHIA VILLAGE FOR TRASH COLLECTION REIMBURSEMENT**

Upon motion of Ricci, seconded by Brown and carried by a roll call vote, Resolution #197-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

**RESOLUTION #197-2020**

**AUTHORIZING PURCHASING ROCK SALE THROUGH A COOPERATIVE AGREEMENT WITH THE COUNTY OF ATLANTIC**

Upon motion of Dash, seconded by Ross and carried by a roll call vote, Resolution #198-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

**RESOLUTION #198-2020**

**CANCEL OUTSTANDING MUNICIPAL COURT CHECKS**

Upon motion of Ricci, seconded by Trythall and carried by a roll call vote, Resolution #199-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

**RESOLUTION #199-2020**

**AUTHORIZING ISSUANCE AND SALE OF UP TO \$40,000.00 SPECIAL EMERGENCY NOTES**

Upon motion of Trythall, seconded by Brown and carried, Resolution #200-2020, attached hereto and made a part of these minutes was approved.

RESOLUTION #200-2020

AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS PURSUANT TO NJSA 40A:11-12a

Upon motion of Brown, seconded by Heist and carried by a roll call vote, Resolution #201-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

RESOLUTION #201-2020

APPROPRIATION TRANSFERS

Upon motion of Trythall, seconded by Ricci and carried by a roll call vote, Resolution #202-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

RESOLUTION #202-2020

REFUND OVERPAYMENT OF PROPERTY 3<sup>RD</sup> QUARTER TAXES  
CORELOGIC TAX SERVICING-BLOCK 520, Lot 3-608 ST. LOUIS AVENUE

Upon motion of Dash, seconded by Brown and carried by a roll call vote, Resolution #203-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

RESOLUTION #203-2020

REFUND OVERPAYMENT OF PROPERTY 2<sup>ND</sup> QUARTER TAXES-CORELOGIC  
TAX SERVICES-BLOCK 221, LOT 1.06-1610 LIVERPOOL AVENUE

Upon motion Heist, seconded by Trythall and carried by a roll call vote, Resolution #204-2020, attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

RESOLUTION #204-2020

100% DISABLED VETERAN REFUND TAXES PAIID 2020 \$8325.00

Introduce Ordinance:

ORDINANCE #18-2020

RESCINDING ORDINANCE NO. 3-2002 AND ORDINANCE NO. 13-2012 AND  
ORDINANCE #18-2011 AND IMPLEMENTING A NEW TAX EXEMPTION AND  
TAX ABATEMENT PROGRAM PURSUANT TO THE "FIVE YEAR TAX  
EXEMPTION AND ABATEMENT LAW" NJSA 40A:21-1 ET SEQ FOR THE  
ENTIRETY OF THE CITY OF EGG HARBOR

Upon motion of Ricci, seconded by Brown and carried by a roll call vote, Ordinance #18-2020 attached hereto and made a part of these minutes was introduced and passed first reading.(Brown-yes,Dash-yes,Heist-no,Mays-yes,Ricci-yes,Ross-no,Sefton-yes,Trythall-yes,Lello-yes) Upon motion of Trythall, seconded by Ricci and carried, the Notice of Introduction will be advertised in the Hammonton Gazette of November 25, 2020 for a Public Hearing on December 17, 2020.

Introduce Ordinance:

ORDINANCE #19-2020  
RESCINDING ORDINANCE #19-2019 (Amending Chapter 161  
“Community Residences”)

Upon motion of Ricci, seconded by Trythall and carried by a roll call vote, Ordinance #19-2020, attached hereto and made a part of these minutes was introduced and passed first reading.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes) Upon motion of Dash, seconded by Ricci and carried, the Notice of Introduction will be advertised in the Hammonton Gazette on November 25, 2020 for a Public Hearing on December 17, 2020.

Upon motion of Ricci, seconded by Trythall and carried by a roll call vote, the Bill List attached hereto and made a part of these minutes was approved.(Brown-yes,Dash-yes,Heist-yes,Mays-yes,Ricci-yes,Ross-yes,Sefton-yes,Trythall-yes,Lello-yes)

Public Comment: N/A

Councilman Ross stated EHC resident John Senn is ver sick and asks everyone to keep Mr. Senn their thoughts and prayers.

Upon motion of Dash, seconded by Heist and carried, the meeting was adjourned.

Respectfully Submitted, Meg Steeb/City Clerk, RMC