

CITY OF PORT REPUBLIC
6:30 p.m. NOVEMBER 14, 2017
REGULAR CITY COUNCIL MEETING

Adequate notice of this meeting was given as required by the Open Public Meetings Act. On the motion of Council President Bugdon, seconded by Councilmember Allgeyer, and carried to close the workshop portion of the meeting.

COUNCILMEMBERS PRESENT: Steven Allgeyer, Doris Bugdon, Donna Riegel, Kevin Wessler

COUNCILMEMBERS ABSENT: Roger Giberson, Nick Capille, Stanley Kozlowski,

MAYOR: Gary Giberson

MUNICIPAL CLERK: Kimberly Campellone, RMC

ATTORNEY: Ray Went, Esq. & Charles Gemmel, Esq.

Council President Bugdon called the meeting to order and lead the flag salute. This is to advise the general public and to instruct that it be recorded in the minutes, in compliance with Chapter 231 of the Public Laws of 1975, entitled the "Open Public Meetings Act". The Municipal Clerk of the City of Port Republic posted at City Hall, 143 Main Street, Port Republic and mailed and/or faxed to the Atlantic City Press and the Current Newspaper, a meeting notice setting for the time, date and locations of this meeting.

MOTION TO APPROVE OCTOBER 10, 2017 CITY COUNCIL MEETING MINUTES

On the motion of Councilmember Riegel, seconded of Councilmember Allgeyer and carried.

YES: Allgeyer, Bugdon, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN: Riegel

MOTION TO APPROVE OCTOBER 24, 2017 SPECIAL CITY COUNCIL MEETING MINUTES

On the motion of Councilmember Allgeyer, seconded of Councilmember Wessler and carried.

YES: Allgeyer, Bugdon, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN: Riegel

MOTION TO APPROVE NOVEMBER 2017 BILL LIST

On the motion of Councilmember Riegel, seconded of Councilmember Allgeyer and carried.

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

MOTION TO PAY ALL SIGNED BILLS

On the motion of Councilmember Wessler, seconded of Councilmember Allgeyer and carried.

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT:

ABSTAIN:

David Wolff, Real Estate Specialist, of the United States Postal Service (USPS) introduced himself along with his colleague John Meluskey, Financial Director for the USPS. Mr. Wolff then proceeded to explain the issues regarding the Post Office located at the Port Store.

The Post Office has identified certain problems within its current location; one of them safety and the second its size. Mr. Wolff explained that he is at the Council meeting to solicit the public for any property they may have available to put a modular unit for the post office. The modular unit is 40' x 11.6', is ADA compliant and fulfills Federal Safety Guidelines. The post office boxes will have 24/7 access.

Mr. Wolff went to the current location of the Post Office he explained there is not much workable room. The post office needs to have their facilities laid out for the public and employees to be in a safe environment. Mr. Wolff spoke with Mayor Giberson and is aware the Mayor would like to keep the Post Office in its current location. To stay in place there is a lot of work that needs to be done. Mr. Wolff mentioned there is a lot across the street from the current location they would be willing to purchase to keep in the area. The Post Office will consider staying in place as long as all the issues are taken care of in a short amount of time and enlarging the space.

There is a 30 day window to receive all comments regarding the location of the Post Office. After a 30 day time period a final determination letter will go out. A package will go to the VP of Real Estate for a final determination letter, then a vote will take place on which site is the most favorable. The Post Office is not allowed by Congress to close a Post Office. They can co-op them into other Post Offices. They avoid that as much as they can and will accommodate a community within reason. The most important is feedback from the community; both objections and favorable comments. Mr. Wolff stated he will respond to emails and letters he receives within the same day.

Councilmember Wessler questioned if the existing Post Office is renovated in three months if they would be willing to go back in. Mr. Wolff stated that if the Post Office moves out and into the modular they will stay out of the existing location. Mr. Wolff is looking for a timeline as to when the current Post Office will be renovated and plans in place. Mayor Giberson stated that a full acre is needed in Port Republic to place a modular.

Port Store owner David Ablett spoke on his behalf regarding the renovations to the Post Office; he stated it is an historical site it has been a big part of the community for a very long time as a meeting place for residents to come together. He has been working on the interior of the Post Office and the exterior of the building; the timing is not good considering the building has been vacant for two years. Mr. Ablett stated that since he purchased the building he has been cleaning it up and renovating it. Mr. Ablett stated he has been in contact with Mike Lee of the Postal Service. David Wolff questioned if his plans included expanding the Post Office, adding another door on the side of the building, and a viable restroom. Dave Ablett stated he is in the design phase. He is all for expanding the Post Office and doing whatever the Post Office needs to stay in place.

Mr. Wolff stated if the Post Office cannot find an half acre within Port Republic then they risk having to relocate the branch and that is the last thing the Post Office wants to do. Mr. Ablett agreed the last thing the residents want is for the Post Office to leave Port Republic.

John Meluskey expressed his concern over employee safety. The Post Office is always susceptible to OSHA fines and thankfully, OSHA has not been in the building. He has been there on numerous occasions and facility in its current state is unfit. Mr. Meluskey reiterated that they need to pin down a timeline. The Post Office is exposed to a substandard way to do business; if OSHA did come in, the Post Office would be in big trouble and once again expressed urgency in pinning down a timeline because the residents deserve a decent place to do business.

Council President Bugdon, requested the two men to stop going back and forth and suggested they get together to work out all the logistics of this issue.

Councilmember Riegel questioned if the modular for the Post Office is a self contained unit since Port Republic has no utilities; Mr. Wolff stated yes it is a self-contained unit.

Mayor Giberson requested for Mr. Ablett to introduce himself along with his address and place of business for the record. Mr. Ablett lives in Galloway Twp. on Mannheim Ave. the building he owns is where the Post Office is located is in Port Republic on Clarks Landing Rd.

Mr. Ablett stated he is willing to do whatever is needed to keep the Post Office in its current location.

Mayor Giberson will expedite a special meeting with the Planning/Zoning Board to move this issue along. Mr. Wolff stated they will then come back along with the architect for the Post Office and iron this out.

Mr. Ablett requested a list of violations from Mr. Meluskey.

The final points made were as follows: Mr. Ablett is to send over to Mr. Wolff the CAD, get information to expand the Post Office from the city, and a timeline.

COMMITTEE REPORTS

Police/Emergency Management:

Mayor Giberson explained the ACORN test. NJSP are writing tickets, court is moving along nicely.

Administrative/Personnel:

N/A

Public Works:

Councilman Wessler stated everything is going well and are ready for snow; trucks are ready; repairs were done on small trucks; the front end of the Ford and, the Chevy did not have heat. The dump truck went in for repairs. Mayor Giberson questioned how old is the dump truck, at budget time put money aside to buy a newer truck. Council President Bugdon stated it is around 20 years old, it was bought used.

Councilman Wessler met with Frank Esposito to do the concrete work behind City Hall, the price is \$2090.00. Eventually he would like to pave the two parking lots to make everything easier for the New Jersey State Troopers to come into the building.

Motion to approve the concrete work at the cost of \$2090.00 on the of Councilmember Riegel, seconded of Councilmember Allgeyer and carried

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

Recreation:

Council President Doris Bugdon mentioned the Tree Lighting Event will be held on Thursday, December 7th at 6:30 pm. Through the Blue Star Mothers of Galloway, Port Republic sponsored one of their own residents. Council President Bugdon thanked the public for their generous support along and the Blue Star Mothers for their continued support to our troops. Council President Bugdon would like the town to know that Mariam Champion turned 100 years old.

Fire and Ambulance:

Chief Yochim is requesting the City's help to purchase four more radios for the fire trucks, each truck should have two radios. The Fire Department is requesting four radios at \$1,700.00 each. Gina Simon CFO mentioned the money is available for purchase; resolution will be done next month for approval.

Motion to approve the purchase of four radios the cost of \$1,700.00 each on of Councilmember Allgeyer, seconded of Councilmember Wessler and carried.

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

Board of School Estimates:

Mayor Giberson stated the school has a new interim school Superintendent; the prior superintendent is staying on so programs are implemented. Tomorrow night the School Board will meet to appoint new full-time school superintendent. Mayor Giberson will have more information at the December meeting.

Councilmember Wessler brought up the issue of the anonymous letter regarding the school board. Mayor and Council agreed no discussion should result from an anonymous letter. Mayor Giberson stated he has appointed a wonderful, versatile school board and Board President Joy Hooper is an asset to the Board.

Planning Board:

Councilmember Riegel reported there was no meeting in November. Meeting is scheduled for December.

Construction/Code Enforcement:

During the month of October a total of 18 Inspections were done by the Construction Office. The following permits were issued: Alterations 1, Zoning Permits 3, Co Inspections 1.

Councilmember Wessler mentioned he spoke with Construction Official Kevin Cain regarding an oil leak that the Fire Department was called out for at Blakes and Pomona Ave. Kevin Cain reached out to the County to let them know the situation and the property owners. As long as they are working on a resolution he will not site the property owners.

Senior Services:

Council President Bugdon reported that she is still receiving health aids and may need to consider purchasing another shed.

Building:

Councilmember Wessler brought up the septic issue at City Hall; it needs to be resolved starting in the new year; it must be a priority.

OPEN TO PUBLIC PORTION

On the motion of Councilmember Allgeyer, seconded by Councilmember Riegel and carried.

Dave Ablett owner of Port Store, thanked everyone for their support on the Post Office staying and keeping it at the current location. It is very important to him for the Post Office to stay at the Port Store. The shared stories are heart warming; having the community come together at the Port Store.

CLOSED TO THE FLOOR FOR TOPICS FOR PUBLIC PORTION:

Hearing nothing further from the public, Councilmember Riegel moved, seconded of Councilmember Allgeyer and carried to close the public portion.

CORRESPONDENCE:

Grant Opportunity – Radon action

City Clerk stated if anyone is interested to call City Hall.

Atlantic County Thanksgiving Prayer Breakfast Invitation
Acknowledged

RESOLUTIONS:

47-2017 Reconstruction of Blakes Lane-Work Change Order #1 Final

On the motion of Councilmember Riegel, seconded of Councilmember Wessler and carried.

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

48-2017 Chapter 159 Clean Communities

On the motion of Councilmember Wessler, seconded of Councilmember Riegel and carried.

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

49-2017 Chapter 159 -Tonnage Grant

On the motion of Councilmember Riegel, seconded of Councilmember Allgeyer and carried.

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

50-2017 Chapter 159 Municipal Alliance Grant

On the motion of Councilmember Allgeyer, seconded of Councilmember Wessler and carried.

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

51-2017 Budget Transfer 2017

On the motion of Councilmember Allgeyer, seconded of Councilmember Wessler and carried.

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

52-2017 Directing the Distribution of Surplus Funds as of Dec. 31, 2013

On the motion of Councilmember Riegel, seconded of Councilmember Wessler and carried.

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

53-2017 Directing the Distribution of Surplus Funds as of Dec. 31, 2014

On the motion of Councilmember Riegel, seconded of Councilmember Wessler and carried.

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

54-2017 Directing the Distribution of Surplus Funds as of Dec. 31, 2015

On the motion of Councilmember Riegel, seconded of Councilmember Wessler and carried.

YES: Allgeyer, Bugdon, Riegel, Wessler,

NO:

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

ORDINANCES:

None

PROCLAMATIONS:

Mariam Champion 100th Birthday

UNFINISHED BUSINESS: Ray Went Esq. Recused himself

Motorcross Facility

Charles Gemmel Esq., was hired approximately three weeks ago as the City's conflict attorney for the Motocross issue with Galloway Township. Galloway Twp. is supposed to have their second reading tonight to rescind the Ordinance to allow for the amendment for the rehabilitation zone which would allow the Motocross Facility. The City of Port Republic will have to wait and see what Galloway Township will do at their meeting tonight.

Councilmember Allgeyer expressed his concern that it is Galloway Township's property and what are Port Republic's chances on stopping this; he does not want to waste taxpayers money on this issue.

Attorney Charles Gemmel agreed that at this point it may be a dead issue.

Mayor Giberson questioned why the developer out there doing sound test.

OPEN TO PUBLIC PORTION

On the motion of Councilmember Riegel, seconded by Councilmember Allgeyer and carried.

Mike Turner of Main Street asked if you have one municipality effecting another municipality is there anything a town can do. Charles Gemmel stated you can only zone in your own municipalities boundaries. He does not believe it is a good location.

Bob Haviland stated the city of Port Republic owns the adjoining land within Galloway Township, Port Republic should have something to say as it is Green Acres property.

Tom Kurtz of Indian Cabin Road mentioned he has been in contact with the developer and does not intent on stopping his plan is to move forward with a smaller scale for the motorcross. He believes if the City can continue on and outlast the developer he will not be able to continue with the development. The developer contacted him right after the election to support a smaller version of the motocross facility.

Mayor Giberson stated the City of Port Republic has a noise ordinance in place.

Mike Turner Sr. is upset that with the City Solicitor had to recuse himself with this issue.

Mike Turner Jr. of Indian Cabin Road thanked Mayor and Council on all their efforts to try to stop this motocross facility. With all due respect to the attorney, he believes that the defense is a better offense and better to be proactive than reactive. He went on to say he was at the PAL location a lot of uses over there; there were a number of motorcycles and it was noisy.

Councilmember Allgeyer stated that the dirt bikes and quads are tearing up his property, he does not mind the motocross going there or not. He believes we should wait and see what Galloway Township does with this issue. He believes the kids need a place to go.

Councilmember Wessler does not believe it will alleviate the problem of kids riding on private and city property.

CLOSED TO THE FLOOR FOR TOPICS FOR PUBLIC PORTION:

Hearing nothing further from the public, Councilmember Riegel moved, seconded of Councilmember Wessler and carried to close the public portion.

Resolution 55-2017 Opposing Motor Cross Facility in Galloway Township

On the motion of Councilmember Riegel, seconded of Councilmember Wessler and carried.

YES: Bugdon, Riegel, Wessler

NO: Allgeyer

ABSENT: Capille, Giberson, Kozlowski

ABSTAIN:

EXECUTIVE SESSION

ES 11-2017 Authorization to Enter into Executive Session Regarding

N/A

ADJOURNMENT

On the motion of Councilmember Allgeyer, seconded of Councilmember Riegel and carried to adjourn at 9:11 p.m.

Respectfully submitted,

Kimberly A. Campellone, RMC
Municipal Clerk