

CITY OF PORT REPUBLIC
6:30 P.M. FEBRUARY 14, 2023
CITY COUNCIL MEETING & INTRO BUDGET

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

COUNCILMEMBERS PRESENT: Steven Allgeyer, Doris Bugdon, Roger Giberson, Eugene Hawn, Jacob Nass, Donna Riegel, Michael Turner

COUNCILMEMBERS ABSENT:

MAYOR: Monica Giberson

MUNICIPAL CLERK: Kimberly A. Campellone, RMC

ATTORNEY: William Kaufmann, Esq.

MUNICIPAL AUDITOR: Nancy Sbrolla, CPA, RMA

CHIEF FINANCIAL OFFICER: Jenna Kelly, CMFO

Council President Giberson 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 location of this meeting.

MOTION TO APPROVE JANUARY 3, 2023, REORANIZATION MEETING MINUTES

On the motion of Councilmember Bugdon, seconded of Councilmember Turner and carried.

YES: Bugdon, Giberson, Hawn, Nass, Riegel, Turner

NO:

ABSENT:

ABSTAIN: Allgeyer

MOTION TO APPROVE JANUARY 3, 2023, CITY COUNCIL MEETING

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

YES: Bugdon, Giberson, Hawn, Nass, Riegel, Turner

NO:

ABSENT:

ABSTAIN: Allgeyer

MOTION TO APPROVE JANUARY 24, 2023, SPEICIAL CITY COUNCIL MEETING/BUDGET WORKSHOP MINUTES

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

YES: Giberson, Hawn, Nass, Riegel, Turner

NO:

ABSENT:

ABSTAIN: Allgeyer, Bugdon

MOTION TO APPROVE FEBRUARY 2023 BILL LIST

On the motion of Councilmember Bugdon seconded of Councilmember Nass and carried.

YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner

NO:

ABSENT:

ABSTAIN:

MOTION TO PAY ALL SIGNED BILLS

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

YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner

NO:

ABSENT:

ABSTAIN:

BUDGET 2023

First Reading/Introduction

ORDINANCE 01-2023 Ordinance to exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank

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

YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner

NO:

ABSENT:

ABSTAIN:

RESOLUTIONS:

45-2023 Resolution Authorizing the Budget be Read by Title Only

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

Auditor Sbrolla announced that the City is at a zero percent tax increase for 2023.

YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner

NO:

ABSENT:

ABSTAIN:

46-2023 Resolution Authorizing Introduction of the 2023 Municipal Budget

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

YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner

NO:

ABSENT:

ABSTAIN:

47-2023 Self-Examination of Budget Resolution

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

YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner

NO:

ABSENT:
ABSTAIN:

Chief Financial Officer Kelly stated that the public hearing for the 2023 Budget will be on Tuesday, March 21, 2023.

Councilmember Nass questioned if anyone knew if the taxes for Atlantic County will be increasing in 2023. Clerk Campellone responded that she spoke with Tax Assessor Johnson and he relayed that the current tax increase is zero.

COMMITTEE REPORTS

Police/Emergency Management:

Councilmember Nass reported that they had a productive meeting with Public Safety Officer Winneberger. He thanked the Mayor and everyone else in recognizing that they needed to put more into the budget and hopefully that can help address some of the greater concerns of the residents.

Administrative/Personnel:

Tax Collector submitted a report for January 2023, showing a total received amount of \$150,634.05.

City Clerk's Office submitted a report for January 2023, showing a total amount received of \$11,146.30.

Chief Financial Officer submitted a report for December 2022, showing an ending balance of \$1,675,139.36.

Council President Giberson reported that all City employees are doing a great job and he thanked them all for doing a great job.

Public Works:

Councilmember Allgeyer read the January 2023 Public Works Council Report:

- Continued tree trimming throughout town
- Monitored and lowered the dam as needed due to rain event
- Minor snow/ice event where we salted intersections and City Hall
- Took down the lights on the City Christmas Tree with the help from Hamilton Township (no charge)
- Performed preventative maintenance on all DPW vehicles and equipment
- Continued filing pot holes as needed on City streets with and concentration on Riverside Drive between Pitney and Old New York Road
- Entered and executed an interlocal agreement with Galloway Township to use their gas and diesel pumps

Council added that the Public Works Employee has been doing a great job at the Transfer Station.

Recreation:

Councilmember Bugdon reported the City Christmas Tree is dead. The City will be receiving a Norwegian Spruce donated. The only cost will be to have the tree professionally planted.

Fire and Ambulance:

Councilmember Hawn reported that the year has been slow. He believes this is because of the nice weather we have had.

Chief Yochim added that they ordered four sets of gear and they are waiting on that to arrive. It will most likely take about 6 months to arrive as they are on backorder.

Planning Board:

Councilmember Riegel reported that the Planning Board met on Monday, February 13th to review an application for a variance which was subsequently approved unanimously. The Planning Board has two recommendations. The first is from January 9th, and they recommended that Block 24, Lot 34 meets the criteria for a property in need of redevelopment. The second is from February 6th, where they voted unanimously to amend the Master Plan to incorporate Pinelands Stormwater Standards. Bob Haviland, Planning Board Member, suggested that the City use this opportunity to start another conversation about closing the old dump. Mayor Giberson added that she spoke with Engineer Doran about this and he stated that this could be “opening up a can of worms”. She suggested that she could write a letter to the state explaining our position and asking what we need to do to move forward with closing it. Council President Giberson added that they had tried to get this closed before, but had no luck. Hopefully we can get better news this time.

Code Enforcement/Construction:

Construction Official Kevin Cain submitted a report for the month of January. During the month, a total of 20 inspections were done, and the following permits were issued:

- 4 Alterations
- 1 Demo (Atlantic Electric)
- 0 New
- 0 Addition
- 2 Zoning Permits
- 0 CO Inspections for Resale
- *Total of 7*

There are no current code enforcement issues.

Senior Services:

Councilmember Bugdon reported that she’s had a number of pieces of equipment going out and coming in. The handicap ramp was donated by the Milton’s to Senior Services and it is currently at the public works garage. She didn’t think it would be used any time soon, but it will be used by a resident this coming March.

Historical/Heritage Society:

Councilmember Riegel reported that the Heritage Society will be having a meeting on Wednesday, February 15th. They are still in the process of trying to obtain their non-profit LLC.

Liquor Licensing:

Council President Giberson reported that there is no update at this time.

Councilmember Riegel asked if they were going to have a revenue committee. Council President Giberson responded that revenue falls under Administration/Personnel.

OPEN TO PUBLIC PORTION

On the motion of Councilmember Bugdon, seconded by Councilmember Allgeyer and carried to open public portion.

Rami Nassar, 355 Riverside Drive, questioned if the Land Use Committee would take recommendations from residents. Council President Giberson responded that ideas are welcome and can be given to Clerk Campellone, the Mayor or himself.

CLOSED TO THE FLOOR FOR TOPICS FOR PUBLIC PORTION:

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

CORRESPONDENCE:

None

RESOLUTIONS:

48-2023 Resolution of Support from Local Governing Body Authorizing the Sustainable Jersey Grant funded by PSEG

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

YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner

NO:

ABSENT:

ABSTAIN:

49-2023 Appoint City Clerk Kimberly Campellone as redactor for Daniels Law

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

YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner

NO:

ABSENT:

ABSTAIN:

50-2023 Designating Block 24, Lot 34 (400 English Creek Avenue) as a Non-Condemnation Area in Need of Redevelopment Under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.
On the motion of Councilmember Riegel, seconded of Councilmember Nass and carried.
YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner
NO:
ABSENT:
ABSTAIN:

ORDINANCES: FIRST READING/INTRODUCTION

02-2023 An Ordinance Establishing the Salaries and Wages of Certain Officials, Officers, and Employees of the City of Port Republic
On the motion of Councilmember Bugdon, seconded of Councilmember Allgeyer and carried.
YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner
NO:
ABSENT:
ABSTAIN:

03-2023 An Ordinance Amending and Supplementing Ordinances and Parts of Ordinances that are Codified in Chapter 160, Land Use, in the Code of the City of Port Republic (*Livestock Ordinance*)
On the motion of Councilmember Riegel, seconded of Councilmember Bugdon and carried.
YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner
NO:
ABSENT:
ABSTAIN:

04-2023 An Ordinance Amending Chapter 160, Land Use, and Chapter 241, Stormwater Management in Pinelands Area, of the Code of the City of Port Republic, County of Atlantic and State of New Jersey (*Stormwater Ordinance*)
On the motion of Councilmember Riegel, seconded of Councilmember Bugdon and carried.
YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner
NO:
ABSENT:
ABSTAIN:

UNFINISHED BUSINESS:

The Route 610 Bridge (Port Bridge)
Council discussed the final stages of the construction of the bridge, in particular traffic flow, the piece of land that will be at the end of Pitney Road and fishing on the bridge. Council President Giberson would like to set up a meeting with the County to discuss the final plans. Council is in agreement to add guardrails around the piece of property that will now be on the east end of the bridge. Councilmember Riegel would like to find out if we are able to prohibit fishing, crabbing, etc. from the bridge. Councilmember Turner added that if we are to prohibit fishing at the bridge, he would like to see a fishing pier in the City for people to enjoy.

Mayor Giberson shared that the Heritage Society had the idea of creating a raffle to raise money and the winner would be the first person to cross the bridge. As this is a County bridge, we would have to obtain their approval first.

NJDOT Reconstruction of Wilson Avenue Payment No. 3
Acknowledged

NEW BUSINESS:

2023 CDBG Application Due in May-Virtual Kickoff Meeting Scheduled for Tuesday, February 28, 2023, at 10:00 am

Councilmember Riegel questioned if the CDBG funds are still being allocated for the City-owned garage. Council President Giberson responded that he is of the opinion that if we utilize CDBG monies it would still need to be owned by the City. Mayor Giberson explained that they had a meeting with the ACIA and they were told that they could sell the property to the Heritage Society to have it repaired and that the building could then be given back to the City and CDBG funds can then be utilized to get the building compliant with all codes. There are stipulations though where the building needs to have hours, and be manned, etc. These stipulations would need to be in place for at least five (5) years.

Council President Giberson stated that another option would be to go out for RFP's to see what it is going to take to bring the building up to code. At that point we could see about going to referendum or bond and pay to have it done. Councilmember Riegel added that if the building was to be added to the historic registry, it would be up to the construction official if it would have to meet the more stringent codes of today. Council President Giberson asked if the property was on the historic registry. Councilmember Riegel replied that she saw in one place that it was, but she will check on it again.

Council President Giberson stated that the first step is for the Heritage Society to get themselves the paperwork in place to become a non-profit.

Councilmember Allgeyer questioned if the project would have to be done all at one time. Council President Giberson responded that he doesn't think so and it would most likely depend on which route they decide to take.

Council all decided they are in agreement with moving forward with this project and to see how much money this would cost the City.

Council President Giberson stated that we will be in contact with City Engineer Matt Doran to request an RFP be put together.

South Jersey Gas

Mayor Giberson, Council President Giberson and Councilmember Nass attended a virtual meeting with South Jersey Gas on January 19, 2023. At this time, they are looking to extend their service down Clarks Landing Road past Allgeyer Lane to continue their loop of service. They are interested in coming to town in the future. They were told that Mayor and Council are open to the idea of bringing gas service into Port Republic. Councilmember Nass added that if individual residents are interested in receiving service, they can still contact South Jersey Gas to request service and pay for it themselves.

MAYORS REPORT/PROCLAMTIONS:

Mayor Giberson spoke about the booklet that she is working on that helps in funding the events the City will be putting on. Her goal is to use no taxpayer money towards future events. If anyone would like to take an ad in the book, they can contact her.

Earth Day Celebration will be Saturday, April 22nd, and the Green Team is very involved. There will be demonstrations, crafters, games, etc.

OPEN TO PUBLIC PORTION:

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

Chevy Gilliam, 270 Chestnut Neck Road, spoke in regards to the previously introduced ordinance (03-2023) and about the need for a rooster when having chickens. Mayor Giberson explained that the goal is to let people live in harmony together, and if a residents rooster is annoying your neighbor, it is not fair to the neighbor. If your neighbor doesn't complain there will be no problem.

Kevin Wessler, 601 Chestnut Neck Road, added that his rooster has fought off a fox and kept it away.

Councilmember Turner questioned if we are still able or allowed to have virtual meetings. Clerk Campellone responded that we do not currently have the recording equipment to do so. Councilmember Turner would like to see this happen. Clerk Campellone added that she had previously received a quote and it will cost between \$20,000 - \$25,000. She added that if anyone on Council is unable to attend physically, they can call her and they can participate via telephone.

Rami Nassar, 355 Riverside Drive, stated that if Mayor and Council decide to utilize CDBG funds for the old garage project there is a possibility of borrowing against future funding. He added that because it is a federal grant it can be very strict and particular. Also, we have to use the funds or we may lose them. Council President Giberson responded that he thinks our first step is still to put the RFP together.

CLOSE TO PUBLIC PORTION:

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

Councilmember Riegel questioned what the CDBG Virtual Kickoff Meeting is. Clerk Campellone explained that it is to start off the process of putting in applications to utilize funds. Councilmember Riegel asked when the applications are due in May. Mayor Giberson responded that they are and we are not ready to apply this coming May.

Council President Giberson expressed the importance of ideas being brought before Council so they can be discussed, and Council as a whole can review and decide to move forward or not.

Discussion ensued regarding various ongoing projects, including:

1. Previous vote down to fill the old gravel mine location with dredging spoils.

2. Previous vote down for any cannabis businesses within the boundaries of Port Republic. Council President Giberson polled Council on their interest in a marijuana growth facility in Port Republic. Council voted on their interest in researching and discussing cannabis business within Port Republic:
YES: Allgeyer, Nass, Riegel, Turner
NO: Bugdon, Hawn, Nass

EXECUTIVE SESSION:

ES 02-2023 Authorization to Enter into Executive Session Regarding

1. N/A

ADJOURNMENT

On the motion of Councilmember Allgeyer, seconded of Councilmember Bugdon and carried to adjourn at 7:57 p.m.

Respectfully submitted,

Kimberly A. Campellone, RMC
Municipal Clerk