

CITY OF PORT REPUBLIC
6:30 P.M. MARCH 21, 2023
CITY COUNCIL MEETING & BUDGET ADOPTION

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 Allgeyer and carried to close the workshop portion of the meeting.

COUNCILMEMBERS PRESENT: Steven Allgeyer, Doris Bugdon, Roger Giberson, Eugene Hawn, Jacob Nass, Donna Riegel (*joined virtually at 6:35 pm*), 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 FEBRUARY 14, 2023, CITY COUNCIL MEETING MINUTES

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

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

NO:

ABSENT: Riegel

ABSTAIN:

MOTION TO APPROVE MARCH 2023 BILL LIST

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

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

NO:

ABSENT: Riegel

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, Turner

NO:

ABSENT: Riegel

ABSTAIN:

Public Hearing/Adoption

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

On the motion of Councilmember Bugdon, seconded by Councilmember Nass and carried to open for public hearing.

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

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

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

NO:

ABSENT: Riegel

ABSTAIN:

RESOLUTION:

51-2023 Resolution Authorizing the Budget be Read by Title Only

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

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

NO:

ABSENT: Riegel

ABSTAIN:

BUDGET 2023 – Public Hearing/Adoption

52-2023 Resolution Authorizing the Final Adoption of the 2023 Municipal Budget

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

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

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

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

NO:

ABSENT: Riegel

ABSTAIN:

Councilmember Riegel arrived via ZOOM virtually at 6:35 pm.

SPECIAL GUEST:

Jim Rutala, Grant Writer & Planner, Redevelopment Plan

Mr. Rutala briefly explained to Mayor and Council the Redevelopment process which has been ongoing for the old gravel mine location (400 English Creek Road). While the plan originally was for a community solar project, Council has the option to investigate other

projects (industrial, commercial, etc.) that they feel best fit the location. Community Solar is very popular right now there are over 30 developers.

Council President Giberson shared that there has been discussion of filling the pit with dredging spoils. He questioned if it was possible to do a multi-layer redevelopment plan. Mr. Rutala responded that if the city chooses to accept dredging spoils at the site, it would not require a redevelopment plan. Council President Giberson questioned that the City already has designated five - 5 acre building lots, will this hurt the redevelopment plan Mr. Rutala stated no the redevelopment plan will make this area a clean slate.

Council President Giberson asked if Mr. Rutala had an idea of a timeframe for a community solar project. Mr. Rutala explained that it could take a couple of years. There is no certainty that the project will be selected.

Mayor Giberson asked if the State has started taking applications yet. Mr. Rutala responded that they have not yet, but they are in the process.

Currently, the city is awaiting a response from the DCA after their review.

Mayor and Council thanked Mr. Rutala for the update.

COMMITTEE REPORTS

Police/Emergency Management:

Scott Winneberger reported that for 2022 he did do a public safety report that he plans on emailing to everybody once it is complete. He has requested statistics from the NJ State Police under OPRA in January and they have since requested many extensions, with the latest being until the 27th of March.

The Fire Company in 2022 had 55 responses, which was up from 38 the previous year. The Ambulance Squad responded 117 times with an average response time of 10 minutes and 8 seconds. That is an excellent response time, and we are thankful for the services received from the Galloway Township Ambulance Squad. There were 31 emergency management activities (training, meetings, etc.). Ron Garbutt and Mike Mahieu have been added as deputies, along with Stan Kozlowski to the Emergency Management Team. Over time, he would like to keep increasing the volunteers they have.

On the Public Safety side, a few residents have complained about speeding on Chestnut Neck Road. Scott was able to conduct a speed study which was completed from January 19th – January 23rd. The section studied was the portion between Old New York Road and the first curve. The roadway has a speed limit of 40 mph. The results showed that traffic heading towards Clarks Landing Road averaged 40 mph. 85% of the cars were under 46 mph. The top speed was 65 mph. The traffic heading towards Route 9 averaged 41 mph. 85% of the cars were at 48 mph. For comparison purposes, he would like to run another test in in the Summer.

With the partnership between the Fire Company and Public Works, Scott completed a burn permit to NJ Forest Fire Service to burn the brush pile. If granted, this will be a big savings for the town.

Administrative/Personnel:

Council President Giberson reported that everything is going great and the employees are doing a great job.

Tax Collector submitted a report for February 2023, showing a total received amount of \$614,215.26.

City Clerk's Office submitted a report for February 2023, showing a total amount received of \$7,409.44.

Chief Financial Officer submitted reports for January and February 2023. The report for January shows an ending balance of \$1,348,775.06. The report for February shows an ending balance of \$1,511,518.98.

Public Works:

Councilmember Allgeyer read the February 2023 Public Works Council Report:

- Continued tree trimming throughout town
- Removed the fence at the city owned gravel pit
- Maintenance on mowers, trimmers, etc.
- Conducted footing inspection @ the old firehouse with the City Engineer
- B&J Recycling has mobilized their tub grinder to our transfer station, will start chipping and hauling brush in the coming days

Recreation:

Councilmember Bugdon reported that the ADA Beach Access project has begun. They are starting to get applications for lifeguards and beach badge attendants. Councilmember Bugdon has asked Councilmember Turner to join the Recreation Committee in place of Councilmember Riegel. With his expertise and dealings with Absecon's Field of Dreams, he will be a great asset to Recreation. Councilmember Turner is working on some projects now.

Councilmember Turner reported that he along with Councilmember Bugdon and Councilmember Hawn will be meeting to discuss some information and quotes he has received. He reached out to a landscaper who specializes in redoing baseball fields and walked to the site with him. Prices were generated for work that could be done. The pitching base needs to be rebuilt. He additionally reached out to two companies in regard to generating some income from a fundraiser for banners around the fence line. He has received two prices. He would like to put something out to see how many companies and people would like to help raise some funds. We have a minimum of 30 spaces for banners. This is a real potential money maker.

Councilmember Turners also had reached out to Absegami and Oakcrest High Schools to see if their workshop classes would donate time to build picnic tables. He did not realize at the time that our Public Works Department had built picnic tables for us. He received

pricing on the materials that the schools would need. Each school is willing to build two tables. These tables could be put out at our walking trails or other choice locations.

Fire and Ambulance:

Councilmember Hawn reported that members of the Fire Company were recertified in CPR. This is done every two years. This year has been quiet and pretty slow, which is a good thing for them. Chief Yochim added that they will be doing their dinner on May 20th and it will be a drive-thru.

Planning Board:

Mayor Giberson reported that at the meeting of March 13th, they granted approval to an application. They additionally reviewed the Livestock Ordinance to decide if it was in compliance with the Master Plan. They found that it is in compliance with the Master Plan.

Code Enforcement/Construction:

Construction Official Kevin Cain submitted a report for the month of February. During the month, a total of 12 inspections were done, and the following permits were issued:

- 1 Alteration
- 0 Demo
- 1 New
- 0 Addition
- 2 Zoning Permits
- 0 CO Inspections for Resale
- *Total of 4*

There are no current code enforcement issues.

Senior Services:

Councilmember Bugdon reported that items are being lent out and returned. An electric wheelchair has been donated.

Historical/Heritage Society:

Councilmember Riegel reported that to Council President Giberson's request, the Historical Committee met to discuss needs and wants for the old garage project. The list was submitted to Council President Giberson and Clerk Campellone. Clerk Campellone transmitted that list to City Engineer Doran.

Council President Giberson added that no matter which way the project moves forward, whether it be all by the Heritage Society, by funds provided by the City/CDBG, or a combination, we need to go out for RFP's and see what kind of response we will get. This will be our first step and allow us to see how we can move forward.

On the motion of Councilmember Turner, seconded of Councilmember Allgeyer and carried to go out for RFPs for the Old City Garage Project.

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

NO:

ABSENT:

ABSTAIN:

Liquor Licensing:

No report

OPEN TO PUBLIC PORTION

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

Al Theiss, 369 Chestnut Neck Road, suggested having a Top Golf at the old gavel mine location. He also expressed concern of the chemicals that can come from solar panels if a community solar project is done. Additionally, he has safety concerns of where Chestnut Neck Road meets Old New York Road. He said that currently you merge onto the roadway, but by law it needs to be a full stop. Council President Giberson responded that they are County roads and are determined by the County. We tried to have it changed before and were denied. Mr. Theiss would like Council to force the issue with the County. Council President Giberson reiterated that they are County roads and they are run and maintained by the County.

Mike Trupkiewicz, 58 Pomona Avenue, asked if there were any plans to increase the price of beach tags to bring in more money. Council President Giberson replied that they have not talked about it, but the Recreation Committee could take it into consideration. He would like to see an increase in the badge amount prior to Memorial Day, which is currently \$5 each. Mr. Trupkiewicz questioned if the Sand Sharks baseball team plays money to utilize the field. Council President Giberson responded that they different teams have been good over the years making donations and paying to maintain the field. Councilmember Nass added that they also help and participate during our triathlon. Councilmember Turner added that he spoke with Councilmember Bugdon to work on making the field better so we can increase the amount. They currently make donations, but we could set an amount to help offset future renovations to the field.

Councilmember Bugdon would like to see a microphone system so presenters and the public can be better heard.

Bob Haviland, 316 English Creek Road, shared that the only historic memory he has of the old fire house is that his 8th grade class held their dance there because there was no other building in town to hold it. Other than that, he doubts there is any historic significance to the building.

Chevy Gilliam, 270 Chestnut Neck Road, questioned if there were any changes made to the Livestock Ordinance at the Planning Board Meeting. He knows there were some suggestions mentioned at the last meeting. Mayor Giberson responded that the Planning Board did not make any changes, they only voted on whether it was in compliance with the Master Plan.

CLOSED TO THE FLOOR FOR TOPICS FOR PUBLIC PORTION:

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

CORRESPONDENCE:

Letter from Mayor Giberson to the Chief of Solid and Hazardous Waste Management Program Regarding Closure of the Port Republic Landfill (Block 15, Lot 10)
Acknowledged

RESOLUTIONS:

53-2023 Authorizing a Professional Services Agreement with James M. Rutala Associates, LLC

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

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

NO:

ABSENT:

ABSTAIN:

54-2023 Resolution Providing for the Insertion of a Special Item of Revenue in the Budget of the City of Port Republic Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) Regarding Recycling Tonnage Grant (*amount \$2,401.74*)

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

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

NO:

ABSENT:

ABSTAIN:

55-2023 Participation Resolution – LEAP Challenge Grant Application (*sharing of Fire and EMS Emergency Dispatch Services*)

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

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

NO:

ABSENT:

ABSTAIN:

ORDINANCES: PUBLIC HEARING / ADOPTION:

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 Allgeyer, seconded by Councilmember Bugdon and carried to open public portion.

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

On the motion of Councilmember Allgeyer, seconded of Councilmember Turner 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*)

Council President Giberson explained that City Council held a Special Meeting to discuss the Ordinance and a majority of City Council has agreed that this ordinance will not be good for the town and the citizens of Port Republic. The ordinance is too overbearing. There are other ways that can be looked into to help control the problems we were facing, such as strengthening our nuisance ordinance. A vote will be made, but this is the way Council is leaning.

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

Chevy Gilliam, 270 Chestnut Neck Road, questioned what was meant by too overbearing. Council President Giberson responded that there are too many regulations and too many requirements for our everyday citizens. They do not agree as a Council that this will be a good ordinance for the City of Port Republic. For people who want to have a farm and have 5+ acres, there is already verbiage in our zoning laws to allow that. What they would like to recommend is that anyone who has under 5 acres and would like to have a farm, they could come before the Planning/Zoning Board for a use variance. Mr. Gilliam stated that his problem in the beginning with this was the selective enforcement of these kinds of ordinances. That is why he and his wife brought this to the City Council. There are many people in town who have things that they are not allowed to have, so let's lay it out in a way that is plain and obvious. He questioned what the process of obtaining a use variance would be. Attorney Kaufmann explained the process of submitting an application and having a hearing before the Planning/Zoning Board. Mr. Gilliam asked if his neighbor was ok with him having animals, then it would be ok. Mayor Giberson responded that she spoke with the Code Enforcement Officer about it and his belief is that if it is not written in the Code Book then it is not allowed. Mr. Gilliam stated he understood that, but said it is all up to how the neighbors feel. Council responded that it is a good place to start.

Mr. Theiss, 369 Chestnut Neck Road, stated that years ago he filed a complaint about a resident on Old New York Road that runs a commercial landscaping business out of his front yard. He was told that they could have all that equipment in his yard and that the only thing he couldn't have in his yard was a tanker truck. Council President Giberson responded that he does not know about that.

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

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

YES:

NO: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner

ABSENT:

ABSTAIN:

This Ordinance was not adopted.

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 Allgeyer, seconded by Councilmember Bugdon and carried to open public portion.

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

On the motion of Councilmember Turner, seconded of Councilmember Allgeyer and carried.
YES: Allgeyer, Bugdon, Giberson, Hawn, Nass, Riegel, Turner
NO:
ABSENT:
ABSTAIN:

UNFINISHED BUSINESS:

South Jersey Gas Loop around Clarks Landing Road
A meeting was held with South Jersey Gas previously and we let them know we are interested in bringing gas into Port Republic.

Route 610 Bridge

We are working on putting a meeting together with the County to finalize plans for the bridge. Councilmember Bugdon questioned why they are not doing anything. Council President Giberson responded that he is sure it is probably the permit process. Councilmember Bugdon would like to request that the construction company clean up the trash along Nacote Creek. Councilmember Turner questioned if there is a bridge committee or who stays in contact with the bridge contacts. Council President Giberson responded that there is no bridge committee, but they have had meetings with Mayor Giberson and Bill Montag from Public Works. He added that they are trying to have a meeting with the County to get some answers and possibly have them to a City Council Meeting.

Dam

Previous Council President Stan Kozlowski had been diligent in trying to meet with our Congressman and local politicians to get this process started. As of right now, there are no funds available. The engineering studies and permitting costs we were looking at were over \$100,000.00. We need to meet with City Engineer Doran and get an update and see where we go from here. This will be a long, drawn-out process. It would help to get Stockton University on board with us. Councilmember Bugdon stated that the last time they all met, Congressman VanDrew stated that we would not be getting any funding until they finished the dam project in Mays Landing. Mayor Giberson stated that she has also heard our dam is not a high level, because a loss of the dam would not create major damage.

Mayor Giberson asked Mr. Rutala if there were any grants available for the dam project. Mr. Rutala responded that there is funding through the i-bank and that may be a good option. He thinks this would be our best option. Council President Giberson asked if he could look into this for us. Mr. Rutala responded we could have a resolution at our next City Council Meeting. Councilmember Bugdon asked Mr. Rutala if it mattered that the dam was

built by the WPA. Mr. Rutala responded that history makes a difference, and we can put together a story.

Council President Giberson mentioned that the old mill stone is in need of repair. He thought maybe the Heritage Society could look into this. Signage can be added as to what it is. Councilmember Bugdon added that the mill stone came from Morris Mills, the second one.

Storm Drain

We are waiting for the DEP to sign off on the plans. We are hoping to hear something in the next week.

ADA Beach Access

The concrete has been poured for the parking spot and the shed. Councilmember Bugdon and Clerk Campellone picked out colors for the shed being constructed. Once it is built, it'll be set and house the wheelchair and the mats on the beach.

City Hall Septic System

Council President Giberson and Councilmember Allgeyer met with a contractor to come up with a plan so they wouldn't have to cut up the floors in City Hall. They could work on one bathroom at a time and therefore keep one operational. We received one quote and are waiting for another.

Tennis and Basketball Courts

Councilmember Allgeyer and Council President Giberson had looked at the courts, and they are in bad shape. Councilmember Allgeyer wanted to try something to help alleviate the cracks so we can keep them open. If not, we will have to close the courts until repairs can be made. Mayor Giberson shared that we do have a grant we applied for to repair the courts. We should hopefully have a response in May. Councilmember Turner added that the grant we applied for would not cover the total expenses needed to fully restore the courts.

NEW BUSINESS:

2nd Edition of the Newsletter to be Posted in April – items need to be sent to Kim or Brandy by April 3rd

Councilmember Riegel asked if on Mondays Clerk Campellone can send out a list of what committee meetings will be happening that week and what will be talked about. That way if a council member not on a committee has a question or comment to add they can contact the committee. Council President Giberson responded that this is usually done at the Council Meetings to let everybody know that they are going to be meeting. If something was to come up in the middle of the month, an email can be sent out to everyone to let them know they're meeting.

Councilmember Allgeyer stated that he went to the Atlantic County Republican Committee, and he cast the vote for Port Republic. They were happy, because it has been close to 18 years since Port Republic put their vote in.

MAYORS REPORT/PROCLAMTIONS:

Mayor Giberson reported that Earth Day Celebration will be happening on April 22nd. There are many entities involved, but it is mostly headed by the Green Team. There will be crafters, the Heritage Society will have historical demonstrations of colonial crafts, a bouncy house and obstacle courses. This is being paid for by the ads in the book for Port Day. This is the 52nd anniversary of when Earth Day began.

OPEN TO PUBLIC PORTION:

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

Joe Martin, 5 Mill Street, spoke with Linda Gilmore from Atlantic County and she said that roadwork should be done by the end of May.

Mike Trupkiewicz, 58 Pomona Avenue, questioned if the \$100,000 was for demolition and rebuilding. Council President Giberson responded that he is sure we can do our own demolition. Anything we can do to save money we will look into. Councilmember Turner added that we have not gone out for RFP yet we are just looking at an engineer's cost estimate at this time.

CLOSE TO PUBLIC PORTION:

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

EXECUTIVE SESSION:

ES 03-2023 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 7:38 p.m.

Respectfully submitted,

Kimberly A. Campellone, RMC
Municipal Clerk