

**CITY OF SALEM
MINUTES OF THE COMMON COUNCIL MEETING
OF APRIL 4, 2016**

A regular meeting of the Common Council of the City of Salem was called to order by Council President Karen Roots. The meeting took place in the Municipal Building located at 1 New Market Street at 7:00 p.m. The meeting was opened with the Pledge of Allegiance. Present: Council President Karen Roots, Councilpersons, Ruth Carter, Earl Gage, Vaughn Groce, Charles Hassler, Horace Johnson, Sharon Kellum, and Lydia Thompson. Council President announced that a quorum was present. Also in attendance were Mayor Charles Washington, Jr., Solicitor David Puma, CFO David Crescenzi and City Clerk Kathleen L. Keen.

STATEMENT OF THE OPEN PUBLIC MEETINGS ACT

NOTICE OF THE REGULAR MEETINGS OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF SALEM, AS REQUIRED BY N.J.S.A. 10:4-6 ET SEQ., THE “OPEN PUBLIC MEETINGS ACT”, HAS BEEN PROVIDED BY THE PUBLIC ADVERTISEMENT OF A SCHEDULE ADOPTED BY RESOLUTION ON JANUARY 1ST, 2016 SETTING FOR THE TIME, DATE AND PLACE OF ALL THE REGULAR MEETINGS OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF SALEM.

INVOCATION Pastor Everett Dickinson of the 1st Methodist Church of Salem delivered the invocation.

APPROVAL OF MINUTES

It was moved by Councilman Hassler, seconded by Councilwoman Carter to adopt the minutes of the March 21, 2016 Council Meeting and Closed Session. Motion carried 8-0.

COMMUNICATIONS/APPLICATIONS/REPORTS

Councilman Hassler motioned to approve an Entertainment Application for Terrell Seals to host Basketball Games vs. Penns Grove at the JB Campbell Center on May 7th from 4:30-8:00pm. Councilman Johnson seconded the motion, and all were in favor. Motion carried 8-0.

Councilman Hassler motioned to approve an Entertainment Application for Harvest Time Worship Center to use the High School Football Field for Track and Field Events Monday through Thursday 6:00pm-8:00pm April 11 – August 31. Councilman Johnson seconded the motion. City Clerk Keen noted Council has planned to have the Circus at the football field on Monday June 27th and conveyed this to Harvest Time; they will make other arrangements for that date. Motion carried 8-0.

Solicitor Puma made a presentation to Council regarding the Salem Waterfront Condemnation Redevelopment Area. He discussed the reasons for the redevelopment plan process, and the steps the City has taken thus far, and the phases that would ensue.

INTRODUCTION OF ORDINANCES FOR SECOND READING/PUBLIC HEARING

**ORDINANCE NO. 1606
AN ORDINANCE AMENDING THE CITY CODE TO CREATE A
DEPARTMENT OF COMMERCE**

Public Hearing: TABLED

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage			X			
V. Groce		X	X			
C. Hassler	X		X			
H. Johnson			X			
S. Kellum			X			
L. Thompson			X			
K. Roots			X			

Introduced: March 21, 2016

Published: March 29, 2016

Public Hearing: April 4, 2016 -**TABLED**

Final Adoption:

INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION

**RESOLUTION 2016-76
A RESOLUTION AUTHORIZING STAND UP FOR SALEM, INC. TO DEMOLISH
CITY PROPERTY KNOWN AS 200 CHURCH STREET (BLOCK 62, LOT 38)**

WHEREAS, the property known as 200 Church Street (Block 62, Lot 38) is owned by the City by Tax Foreclosure Judgment; and

WHEREAS, the building is structurally unsound and must be demolished; and

WHEREAS, the City budget does not presently allow for sufficient funds to pay for the demolition; and

WHEREAS, the building is located in the NRTC Zone and Stand Up For Salem, Inc. has offered to utilize NRTC funding to demolish the building at no cost to the City;

NOW THEREFORE BE IT HEREBY RESOLVED by the Common Council of the City of Salem, County of Salem and State of New Jersey, that Stand Up For Salem, Inc. is authorized to retain a contractor to enter onto the property of the City known as Block 62, Lot 38 and demolish the building thereon; and the Mayor, Clerk and all City Officials are hereby authorized, empowered and directed to sign all documents or instruments and take such other action as may be necessary or desirable to facilitate and cooperate in the foregoing.

R2016-76

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage			X			
V. Groce			X			
C. Hassler	X		X			
H. Johnson		X	X			
S. Kellum			X			
L. Thompson			X			
K. Roots			X			

RESOLUTION 2016-77
A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT WITH
APPRAISAL SYSTEMS, INC. FOR THE 2017 REVALUATION

WHEREAS, the City received responses to bid requests on Friday, March 4th, 2016 for proposals regarding a revaluation; and

WHEREAS, the lowest bid was received from Appraisal Systems, Inc. in the amount of \$159,401.00; and

NOW THEREFORE BE IT HEREBY RESOLVED by the Common Council of the City of Salem, County of Salem and State of New Jersey, that the Mayor and appropriate City Officials are hereby authorized to accept the bid from Appraisal Systems, Inc. in the amount of \$159,401.00 and are authorized to sign the appropriate documents, in a form acceptable to the City Solicitor; however this approval is subject to and conditioned upon Approval of the Fiscal Monitor; and the Commissioner of the Division of Taxation

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage			X			
V. Groce			X			
C. Hassler	X		X			
H. Johnson		X	X			
S. Kellum			X			
L. Thompson			X			
K. Roots			X			

RESOLUTION 2016-78
A RESOLUTION AUTHORIZING A MEMORANDUM OF AGREEMENT WITH THE
SALEM FIRST PRESBYTERIAN CHURCH REGARDING THE OLIVE STREET
GARDEN EXPANSION PROJECT

WHEREAS, the Salem First Presbyterian Church, through its Lighthouse Ministries Program, is presently operating a community garden on the vacant lot known as 38 Olive Street (Block 68, Lot 23); and

WHEREAS, the Community Garden has been very successful and the Church has requested that the City take certain actions in order to allow expansion of the Garden; and

WHEREAS, the Church and the City wish to execute a Memorandum of Agreement in order to memorialize the obligations of the parties in furtherance of the expansion project;

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Common Council of the City of Salem, County of Salem, and State of New Jersey that the Mayor and City Clerk are authorized, empowered and directed to execute the Memorandum of Agreement with the Salem First Presbyterian Church, in a form substantially similar to Exhibit “A” attached hereto; and all City Officials are hereby authorized, empowered and directed to take such action as are necessary to effectuate the items referenced in the Memorandum of Agreement.

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage					X	
V. Groce			X			
C. Hassler	X		X			
H. Johnson		X	X			
S. Kellum			X			
L. Thompson			X			
K. Roots			X			

COMMITTEE REPORTS

Administration: President Roots reported the committee will be meeting on April 11th 8:30am at 17 New Market.

Public Safety: Councilman Gage acknowledged a recent email from Chief Pelura to council with regard to updating council on activities within the city. The next meeting will be April 11th 5:00pm at 17 New Market Street.

Public Works: Councilman Groce reported the committee met recently and discussed the possible water plant litigation.

Human Services: Councilman Hassler reported Future Systems will begin work in the city on April 9th; he recently attended a meeting in Trenton for the Demo Loan Fund, the loans are at 4% the city needs to narrow down the worst ten (10) properties for demolition, and complete the application as the deadline is May 9.

City Property/Capital: Councilwoman Carter reported she will be rescheduling the meeting originally set for April 11th.

Redevelopment: Councilman Groce reported the committee met and discussed the Cathedral Community Development Project, Bishop Dawn has spoken with choice, and the project could possibly be moving forward. Councilman Johnson noted Mr. Tim Gregory sent a letter to the city showing interest in a vacant property adjacent to his, Council President Roots advised the letter be forwarded to the City Property Committee.

Neighborhood Initiatives/Community Services: Councilwoman Thompson reported there will be a city wide spring cleanup on April 23 from 8am-noon. Everyone interested should meet at MLK Park for their location and supplies; Adopt-A-Street forms will be available also. The committee hopes to have the city pool opened this year on either June 22 or 24. Implementing a newsletter either monthly or quarterly to show the positives in the city was discussed. The next meeting will be Monday April 11, 9am at 17 New Market Street.

MAYORAL COMMENTS

Mayor Washington apologized to Council for them receiving amended ordinance 1606 (Creating a Department of Commerce) late. He mentioned the Demolition Bond application and urged council to consider it, noting the 4% interest is negotiable. Lastly the Mayor Washington spoke of a meeting with Pro-Capital a lien holder in the city, and waiting for confirmation of a meeting with the Assistant Dean of Rowan.

NEW BUSINESS

Councilman Hassler reminded everyone Little League opening day is April 16th beginning at 9am. He then spoke highly of Debra Emel a 42 year city employee whom recently passed, and asked for a moment of silence in her honor; everyone in attendance stood in silence to honor Ms. Emel. Councilman Johnson then mentioned the Nelson House Washington Hall project won the NJ Futures Smart Growth Award for the best Smart growth Project in NJ for 2015.

PUBLIC PORTION:

April Frank of West Side Court addressed council regarding recent issues she was having with the housing authority and thanked Councilman Johnson for responding to her letter for help. She noted the issue has since been resolved, however she still has many concerns with the housing authority and asked council for help. Council President Roots asked Councilman Johnson as the liaison to the housing authority to meet with Ms. Frank and Housing Authority Director Mr. Dice to address Ms. Frank's concerns.

Paul Dice - Director of the Housing Authority distributed a handout to council containing graphs and charts of the Housing Authority financials, and gave a brief explanation of the information.

Jennifer Wallace of Hires Avenue stated she had a conversation recently with Chief Pelura regarding "j-walking" in the city; she then distributed copies of warning notices to council that the NJ State Police hand out.

Lorraine Phillips of E. Broadway inquired about a handicapped parking sign close to her residence, which to her knowledge was no longer needed. She asked to have it removed.

Tiffany Phillips of E. Broadway said she works Pats Pizzeria and is concerned for customers' safety with regard to the vacant storefront next door. (Jacks Men store) She noted glass and objects from the roof fall onto the sidewalk from the building. CFO stated it is owned by the city now, President Roots said it will be looked into.

Rod Miller of W. Broadway said he has questions regarding Mr. Whitney White whom the city just hired. Mayor Washington informed Mr. Miller this is a personnel issue, President Roots also stated any issues will be clarified with council. Mr. Miller then inquired about properties in the city that need to be cleaned up, and a sign that is hanging at a local liquor store that he feels is offensive. President Roots noted the Zoning Officer will look into it.

With no further requests for public comment, Councilman Hassler made a motion to close the Public Portion of the meeting. Councilman Johnson seconded the motion and all were in favor. Councilman Hassler motioned to convene into Executive Session, Councilman Johnson seconded the motion and all were in favor. The regular portion of the meeting ended at 8:10pm.

RESOLUTION 2016-79

A RESOLUTION AUTHORIZING A CLOSED SESSION OF THE COMMON COUNCIL OF THE CITY OF SALEM

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12b permits a public body to go into a closed session during a public meeting to discuss certain matters;

WHEREAS, the City Council has determined that it is necessary to go into a closed session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Salem that the Council will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

- a. CONTRACTS**
- b. PERSONNEL**

BE IT FURTHER RESOLVED that the minutes of the closed session will be made available to the public when the need for privacy no longer exists

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage			X			
V. Groce		X	X			
C. Hassler	X		X			
H. Johnson			X			
S. Kellum			X			
L. Thompson			X			
K. Roots			X			

With a Motion by Councilman Hassler, seconded by Councilman Johnson, and all in favor, Council came out of Closed Session at 8:58pm.

With no further business before Council, Councilman Hassler motioned to adjourn the meeting, Councilman Gage seconded. Motion carried unanimously. The council meeting ended at 9:00pm.

Respectfully submitted:

Approved: April 18, 2016

Kathleen L. Keen
Kathleen L. Keen, RMC City Clerk