

**CITY OF SALEM  
MINUTES OF THE COMMON COUNCIL MEETING  
OF MAY 4, 2015**

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 Old County Courthouse located at Broadway and 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 and James Waddington. 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. Councilman Sherman Hampton was absent.

**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 1<sup>ST</sup>, 2015 SETTING FOR THE TIME, DATE AND PLACE OF ALL THE REGULAR MEETINGS OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF SALEM.

**APPROVAL OF MINUTES**

It was moved by Councilman Hassler, seconded by Councilman Johnson to adopt the minutes of the April 20, 2015 Council Meeting and Closed Session Meeting. Motion carried 6-0. Councilman Groce Abstained.

**COMMUNICATIONS/APPLICATIONS/REPORTS:**

Councilman Hassler motioned to approve an Entertainment Application for Gateway Community Action Center to host an event with non-profit agencies for families in the community to interact on Saturday June 13<sup>th</sup> from 12noon to 4pm. Councilman Groce seconded the motion and all were in favor. Motion carried 7-0.

Councilman Hassler motioned to approve a Roadway Solicitation Application for Fenwick Ambulance to have a coin toss on May 22, 23, September 4, & 5 from 7am-7pm on Broadway between Market and Walnut Streets. Councilman Gage seconded the motion and all were in favor. Motion carried 7-0.

**INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION:**

**RESOLUTION 2015-85**

**A RESOLUTION AUTHORIZING STAND UP FOR SALEM, INC. TO DEMOLISH CITY PROPERTY KNOWN AS THE OLIVE STREET DAYCARE (BLOCK 87, LOT 30)**

**WHEREAS**, the property known as the former daycare trailer (Block 87, Lot 30) is owned by the City; 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 87, Lot 30 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.

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter		X	X			
E. Gage			X			
V. Groce			X			
S. Hampton						X
C. Hassler	X		X			
H. Johnson			X			
J. Waddington			X			
K. Roots			X			

**RESOLUTION 2015-86**

**A RESOLUTION AUTHORIZING INSTITUTION OF SPOT BLIGHT PROCEEDINGS  
IN THE SUPERIOR COURT REGARDING 203 WESLEY STREET  
(BLOCK 82, LOT 13)**

**WHEREAS**, the property known as 203 Wesley Street (Block 82, Lot 13) owned by Harry and Eva was added to the City's Abandoned Property List pursuant to N.J.S.A. 55:19-54; and

**WHEREAS**, Stand Up For Salem, Inc. through the NRTC Program has requested that the City proceed with the institution of Spot Blight taking of these properties and has agreed to fund the costs associated therewith, including appraisal fees and court costs; and

**WHEREAS**, the proposal has been reviewed by the City Council's Redevelopment Committee who has approved the request;

**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 City Solicitor and other appropriate City Officials are hereby authorized to take all necessary action to implement the foregoing, including the filing of Spot Blight suits in the Superior Court pursuant to N.J.S.A. 55:19-102.

**R2015-86**

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage		X	X			
V. Groce			X			
S. Hampton						X
C. Hassler	X		X			
H. Johnson			X			
J. Waddington			X			
K. Roots			X			

**RESOLUTION 2015-87****A RESOLUTION AUTHORIZING STAND UP FOR SALEM, INC. TO CONSTRUCT A WALKWAY ON CITY PROPERTY KNOWN AS BLOCK 57, LOT 5)**

**WHEREAS**, the property known as the vacant lot adjacent to the City Municipal Building located at One New Market Street (Block 57, Lot 5) is owned by the City; and

**WHEREAS**, the lot has recently been properly graded and seeded by the Developer of the Nelson House/Washington Hall Homeownership Condominium Project (“Tri-County”); and

**WHEREAS**, the Stand Up For Salem, Inc. (“SUFS”) has requested that the City permit it (in cooperation with Tri-County who is assisting SUFS therewith) to install a diagonal brick walkway on the lot in accordance with a redevelopment plan for the area; and

**WHEREAS**, the lot is located in the NRTC Zone and Stand Up For Salem, Inc. has offered to utilize NRTC funding to fund the project 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 57, Lot 5 to install a brick walkway and other improvements thereon for the benefit of the public utilization of the property; 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.

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage			X			
V. Groce			X			
S. Hampton						X
C. Hassler	X		X			
H. Johnson		X	X			
J. Waddington			X			
K. Roots			X			

**RESOLUTION 2015-88**  
**A RESOLUTION AUTHORIZING THE FORECLOSURE OF**  
**TAX TITLE LIENS IN REM**

**WHEREAS**, pursuant to the provisions of N.J.S.A. 54:5-104.29 et seq., the Tax Collector of the City of Salem has certified to the City Council that the City of Salem, a municipality in the County of Salem, New Jersey is the holder of certain Tax Sale certificates covering the lands for the amounts, including subsequent municipal liens, as shown on the Tax Foreclosure list hereto annexed and made a part hereof.

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Salem the Governing Body of the City of Salem, that the Tax Sale Certificates as shown on the attached foreclosure list now held by the City of Salem be foreclosed by summary proceedings IN REM as provided by N.J.S.A. 54:5104.29 et seq. as amended and pursuant to the rules of Civil Practice in the Superior Court of New Jersey.

CFO/Tax Collector Crescenzi noted the city previously passed a resolution authorizing an IN REM foreclosure list on numerous properties; however this resolution is for one common owner who owns numerous properties. The roll call vote was as follows:

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage			X			
V. Groce			X			
S. Hampton						X
C. Hassler	X		X			
H. Johnson		X	X			
J. Waddington			X			
K. Roots			X			

**RESOLUTION 2015-89**  
**EMERGENCY TEMPORARY APPROPRIATIONS RESOLUTION N.J.S.A. 40A:4-20**

**WHEREAS**, an emergency condition has arisen with respect to the need to provide budgetary funds for 2015, and

**WHEREAS**, the cause of the emergency is due to the fact that the City is unable to adopt the 2015 Annual Budget, and

**WHEREAS**, it is considered necessary for the health and welfare of the community to continue to provide necessary services, and

**WHEREAS**, the total emergency temporary resolution adopted in the year 2015 pursuant to the provisions of Chapter 96 P.L. 1951 (N.J.S.A. 40A4-20) including this resolution totals \$3,833,848.25 for the Current Fund.

**NOW, THEREFORE, BE IT RESOLVED**, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A.40A:4-20:

1. That the attached list shall constitute the emergency temporary appropriations for the budget year of 2015.
2. That said emergency temporary appropriations will be provided in the 2015 budget as presented in proceeding.
3. That three certified copies of this resolution be filed with the Director of Local Government Services.

CFO Crescenzi explained the city already approved a resolution for temporary appropriations; however with the 2015 Budget not yet passed, it is necessary to institute another resolution for the city to continue daily operations. The roll call vote was as follows:

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage			X			
V. Groce			X			
S. Hampton						X
C. Hassler	X		X			
H. Johnson		X	X			
J. Waddington			X			
K. Roots			X			

**RESOLUTION 2015-90**

**A RESOLUTION AUTHORIZING THE CITY TAX COLLECTOR TO HOLD A TAX LIEN SALE**

**WHEREAS**, there remains on the records and books of the City of Salem delinquent taxes, water and sewer utility assessments and other municipal charges outstanding as of December 31, 2014; and

**WHEREAS**, N.J.S.A. 54:5 et seq., provides for the enforcement and collection of such delinquencies through a Tax Lien Sale; and

**WHEREAS**, the Tax Collector is empowered by statute to conduct and preside over the sale of liens;

**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 Tax Collector is authorized to conduct a Tax Lien Sale on July 15, 2015 for 2014 delinquent taxes, utility assessments and other municipal charges.

CFO/Tax Collector Crescenzi noted this resolution is for a conventional tax sale that is statutorily held every year for the previous years unpaid taxes, sewer, or water. The roll call vote was as follows:

**R2015-90**

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage			X			
V. Groce			X			
S. Hampton						X
C. Hassler	X		X			
H. Johnson		X	X			
J. Waddington			X			
K. Roots			X			

**RESOLUTION 2015-91****A RESOLUTION AUTHORIZING SIGNING AN AGREEMENT FOR CONCRETE PAD RECONSTRUCTION LOCATED AT WASHINGTON FIRE COMPANY**

**BE IT HEREBY RESOLVED** by the Common Council of the City of Salem, in the County of Salem, New Jersey that the Mayor and City Clerk are hereby authorized, empowered and directed to sign an Agreement between the City of Salem and DEWITT MASONRY, of 57 Dunn Lane, Pennsville, New Jersey 08070 for Concrete Pad Reconstruction at Washington Fire House a cost not to exceed \$2,200.00.

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter		X	X			
E. Gage			X			
V. Groce			X			
S. Hampton						X
C. Hassler	X		X			
H. Johnson			X			
J. Waddington			X			
K. Roots			X			

**COMMITTEE REPORTS**

**Administration:** President Roots reported the next meeting will be May 12th at 5:30; in her absence Councilman Waddington will oversee the meeting.

**Public Safety:** Councilman Gage reported the committee has had a series of meetings regarding the manpower of the police department.

**Public Works:** With Councilman Hampton absent, Councilman Groce reported on the Elkinton Dam, he noted the committee had met recently with the Mayors of Elsinboro and LAC to discuss the situation with regard to the pump station. Mayor Washington stated he had signed a letter to the state requesting money to help with the dam.

**Community Service:** President Roots gave an update on the progress of the city pool for the upcoming season. The next meeting is scheduled for May 20 at 5:00.

**Human Services:** Councilman Hassler stated the city moving will be looking into a vacant properties ordinance.

**City Property/Capital:** Councilwoman Carter reported on a cement pad to be reconstructed at the Washington Fire House, and the city offices moving back into 17 New Market Street. The next meeting will be May 20 at 5:30.

**Redevelopment:** Councilman Waddington reported the Farmers Market will be opening on June 12<sup>th</sup> at 10:00am. He discussed Cathedral Church moving forward on properties in the city, and the demolition of 15 Olive Street due to it being destroyed in a recent fire. The next meeting is scheduled for May 18<sup>th</sup> at 5:15.

**Neighborhood Initiatives:** Councilman Johnson reported this Wednesday will be trash amnesty day, and Saturday will be bulk amnesty and the city wide clean-up. He noted this will be the third year for the city wide clean-up and there is always a good response. Lastly he stated the city trailer will be available for use on Tuesdays, Thursdays, and Saturdays; the trailer will be signed for and the person will be responsible for it while in their use. Councilman Hassler noted all trash picked up during the city wide clean-up can be bagged and left on the curb for the city to pick up.

#### **MAYORAL COMMENTS:**

Mayor Washington stated the council will be having a closed session to discuss and plan for the upcoming summer months. He noted the Abandoned Properties Act of 2014 needs to be addressed here in the city. Lastly he reminded everyone May 11<sup>th</sup> is Salem County night at the Blue Rocks; there are over 100 Salem City Little League players attending, please come out and show your support for the players.

#### **NEW BUSINESS:**

City Clerk Keen informed the public of the city offices being moved back into 17 New Market Street, noting the offices will close Tuesday May 5 at 12 noon, closed on Wednesday, and will reopen on Thursday at 8:30am. The City Clerk also noted due to a scheduling conflict, the next Council meeting will be held on Tuesday May 19 at #1 New Market Street.

#### **PUBLIC PORTION:**

*Lorraine Phillips, Captain of Fenwick Ambulance*, questioned Councilman Gage as the liaison for the Public Safety Committee, why there have been meetings and Fenwick Ambulance has not been included. Councilman Gage responded the recent meetings have been solely to address the police department staffing.

*Pamela Bateman, Crossing Guard*, addressed council regarding her crossing guard position and the abuse the guards take.

*April Dorsey, Crossing Guard*, noted she had been attacked at her post, suffering a black eye and a concussion; and the abuse continues. She called the police and was told by the police secretary her post was being moved. Ms. Dorsey noted her post is normally 12 minutes from her home, now it is 30 minutes. She stated when she showed up at her post someone else was in her place, when she called the police the officer who came there was very rude to her. Ms. Dorsey also noted many parents were not happy with her being moved, as the children were “used to her there”

Pamela Bateman, Crossing Guard, stated she is a guard at Smith and Walnut Street and is continually harassed, threatened, and was almost run over. She noted they are not just crossing guards, they direct traffic also. She voiced her displeasure with the police and the police secretary also, noting there should be better communication with all. Mayor Washington addressed Ms. Bateman, noting the crossing guards are employees of the city under the direction of the police department and the Chief of Police, she should address the Chief with her concerns.

William Corbin of Davis Avenue, stated the city has lost football coach Thomas to Millville, noting it is a great loss to all. He then spoke of people walking in the streets when there are sidewalks; he said it is getting worse with the warmer weather coming and more people out. He asked if there is a city ordinance regarding this. Mayor Washington addressed Mr. Corbin noting Coach Dennis Thomas leaving is upsetting to all. He also stated jaywalking is enforceable, however residents must “back up” council when this is enforced.

Cheryl Spence of Thompson Street spoke of problems on and around Thompson Street; noting cars were being worked on, there have fires, loud music etc. She asked if working on cars is allowed in a residential area. She stated at night and on weekends the music is very loud, she has called the police, but they do not come. Ms. Spence then asked for a sign to be placed in front of her house regarding the Ordinance for loud music. Lastly she spoke of a party on Olive Street recently with a big screen set up, a lot of people and loud music, voicing her concerns for what the summer season could bring.

Helen Pierson of SUFS/Main Street reported the contractor will be starting the side of the Municipal Building on Tuesday.

Rebecca Gower-Call of Fenwick Ave. thanked council for allowing her to speak at the previous meeting regarding the housing authority.

Rodney Miller of West Broadway referred to a property on the corner of Olive Street as always being a problem, stating the landlord should be addressed about the issues. He then stated council could “shrink” its size to help save money for the city. Councilman Groce noted this has been mentioned before and questioned Solicitor Puma on the process. Solicitor Puma stated he would have to look into it to get the specifics. Mr. Miller then stated the clean-ups are good, but they are continual, the city needs to implement an advertising plan to bring people to the city.

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, Councilwoman Carter seconded the motion and all were in favor. The regular portion of the meeting ended at 8:15pm.

**RESOLUTION 2015-92**  
**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**

**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	X			
E. Gage			X			
V. Groce			X			
S. Hampton						X
C. Hassler	X		X			
H. Johnson			X			
J. Waddington			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 8:50. The following discussion took place:

Councilman Johnson addressed council, stating all of the council committees should be communicating better; they should be letting everyone know what is going on in order for the council to work together as a whole.

With no further business before Council, Council President Roots made a motion to adjourn the meeting, Councilman Gage seconded. Motion carried unanimously. The council meeting ended at 9:00pm

Respectfully submitted:

Approved: May 19, 2015

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