

**CITY OF SALEM
MINUTES OF THE COMMON COUNCIL SPECIAL MEETING
OF AUGUST 31, 2015**

A Special Budget meeting of the Common Council of the City of Salem was called to order by Council President Pro Tempore Charles Hassler. The meeting took place in the Municipal Annex located at 17 New Market Street at 5:30 p.m. The meeting was opened with the Pledge of Allegiance. Present: Council President Pro Tempore Charles Hassler, Councilpersons, Ruth Carter, Earl Gage, Vaughn Groce, Horace Johnson, and James Waddington. Council President Karen Roots joined the meeting via conference call. Council President Pro Tempore Hassler announced that a quorum was present. Also in attendance were Mayor Charles Washington, Jr., City Solicitor David J. Puma 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 ON AUGUST 28, 2015 SETTING FOR THE TIME, DATE AND PLACE OF ALL THIS SPECIAL MEETING OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF SALEM.

PUBLIC PORTION: NONE

CLOSED SESSION:

Councilman Waddington motioned to convene into Executive Session, Councilman Gage seconded the motion and all were in favor. The regular portion of the meeting ended at 5:45pm.

RESOLUTION 2015-131

**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. LITIGATIONS**

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	X			
V. Groce			X			
VACANT SEAT						
C. Hassler			X			
H. Johnson			X			
J. Waddington	X		X			
K. Roots			X			

With a Motion by Councilman Waddington, seconded by Councilman Gage, and all in favor, Council came out of Closed Session at 7:10; the following business took place.

RESOLUTION 2015-132

A RESOLUTION ENDORSING THE CATHEDRAL COMMUNITY DEVELOPMENT CORPORATION “ANOTHER START HOUSING INITIATIVE” PROJECT AND THE APPLICATION TO NJHMFA FOR CHOICE FUNDING IN RELATION THERETO

WHEREAS, the City of Salem desires to approve the development of 4 additional properties as recited in Exhibit A for the development known as the Cathedral Community Development Corporation’s “Another Start Housing Initiative” Project to be funded under New Jersey Housing and Mortgage Finance Agency’s (“the Agency”) Choices in Homeownership (“CHOICE”) program; and

WHEREAS, the CHOICE Subsidy will, when applicable, benefit home buyers of the affordable units that will be restricted by the Agency using Uniform Housing Affordability Controls (UHAC) type restrictions with funds to be repaid solely to the Agency at the first unrestricted sale; and

WHEREAS, the CHOICE Subsidy will, when applicable, benefit home buyers of the market priced units that will be restricted by the CHOICE program Emerging Markets Units restrictions, with subsidy funds as the buyers may be required to repay, being repaid solely to the Agency at the first sale; and

WHEREAS, the City of Salem recognizes Cathedral Community Development Corporation as the developer/sponsor of the development; and

BE IT THEREFORE RESOLVED that the City of Salem does hereby support the developer/sponsor’s application for such financing and subsidy from the Agency and acknowledges that the processing and expenditure of funds shall be in accordance with the terms of the CHOICE program.

BE IT FURTHER RESOLVED that the City of Salem does hereby commit to this project and shall negotiate an agreement with Stand Up For Salem, Inc. and Cathedral Community Development Corporation to implement the project.

BE IT FURTHER RESOLVED that the Mayor, City Clerk, City CFO, City Solicitor and all City Officials are hereby authorized and directed to take all actions as are necessary to implement this Resolution and that they or their successors in said titles are authorized to sign any documents necessary in connection therewith.

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

RESOLUTION 2015-133

A RESOLUTION AUTHORIZING THE CITY ENGINEER TO PROCEED WITH A PROPOSAL TO ADDRESS NJDEP MONITORING REQUIREMENTS FOR THE CITY LANDFILL

WHEREAS, after engaging in the Fair and Open Process, on or about January 1, 2015 the City of Salem entered into a Professional Services Agreement with Remington & Vernick Engineers (“R&V”) for Engineering Services for the City; and

WHEREAS, the City is in receipt of a letter dated July 29th, 2015 from the NJDEP regarding sampling and submission requirements of ground water from the monitoring wells surrounding the Landfill; and a Notice of Violation dated July 22nd, 2015 from the NJDEP regarding the need for an air permit for the passive methane system on the Landfill; and

WHEREAS, the City is in receipt of a proposal dated May 19th, 2015 from R&V to address the foregoing for a cost not to exceed \$9,300.00 to address the foregoing in a timely manner so as to avoid any fines or penalties being assessed against the City; and

WHEREAS, the City’s Public Works Superintendents have reviewed the proposal with the Public Works Committee and all are in concurrence with a recommendation that the City Council approve the proposal; and

WHEREAS, the matter has been reviewed with the City’s CFO who has confirmed that funds are available in the present budget of the utility for such purpose;

THEREFORE, BE IT RESOLVED, the Mayor and Common Council of the City of Salem, County of Salem, and State of New Jersey hereby authorize Remington & Vernick to proceed with the proposal and the appropriate City Officials are hereby authorized, empowered and directed to: execute the proposal, and/or such other documents as may be approved by the City Solicitor to properly document the same; and take such any and all other such actions as are necessary to proceed with the project.

NOW, THEREFORE BE IT FURTHER RESOLVED, that final authorization and execution of said application is hereby contingent upon final approval by the Director of Local Government Services.

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

INTRODUCTION OF ORDINANCES FOR FIRST READING:

ORDINANCE 1509

AN ORDINANCE ACCEPTING THE DONATION OF 236 SINNICKSON STREET, BLOCK 84, LOT 20; 213 CHURCH STREET, BLOCK 64, LOT 15; 215 CHURCH STREET, BLOCK 64, LOT 16 AND 286 PEARL STREET, BLOCK 23, LOT 7

BE IT HEREBY ORDAINED, by the Common Council of the City of Salem, County of Salem and State of New Jersey that pursuant to the authority granted in N.J.S.A. 40A:12-5 (a)(1) the City of Salem shall acquire the real property and premises commonly known as:

- a. 236 SINNICKON STREET, BLOCK 84, LOT 20
- b. 213 CHURCH STREET, BLOCK 64, LOT 15
- c. 215 CHURCH STREET, BLOCK 64, LOT 16
- d. 286 PEARL STREET, BLOCK 23, LOT 7

Salem, New Jersey, by acceptance of the donation of same by deed transfer from Angelo Harold, such acceptance to be effectuated upon review and approval of the City Solicitor as to clear title to same.

THIS ORDINANCE shall take effect according to law.

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

With no further business before Council, Councilman Johnson made a motion to adjourn the meeting, Councilman Gage seconded. Motion carried unanimously. The council meeting ended at 7:25pm

Respectfully submitted:

Approved: September 21, 2015

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