

**CITY OF SALEM  
MINUTES OF THE COMMON COUNCIL REORGANIZATION  
JANUARY 1, 2020**

The Reorganization meeting of the Common Council of the City of Salem was called to order by City Clerk, Ben Angeli. The meeting took place in the Municipal Building located at 1 New Market Street at 12:00p.m. The meeting was opened with the Pledge of Allegiance.

**INVOCATION** Rev. Sonita Johnson gave the invocation.

**STATEMENT OF THE OPEN PUBLIC MEETINGS ACT** Notice of the Reorganization Meeting of the 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 to the South Jersey Times and the Elmer times setting forth the time, date, place and purpose of said meeting. Salem.

**OATHS OF OFFICE**

Council Elect Gail Slaughter was privileged to have the Oath of Office administered by Freeholder Charles Hassler. Council Elect Robert Davis was privileged to have the Oath of Office administered by Assemblyman John J. Burzichelli. The inductees were congratulated by their fellow Councilmembers and took their seats on the dais. Councilpersons present were: Ruth Carter, Earl Gage, Vaughn Groce, Tim Gregory, Jim Smith and Sharon Kellum. Also present were Mayor Charles Washington Jr, Solicitor Andrea Rhea, Chief Financial Officer David Crescenzi and City Administrator/Clerk Ben Angeli.

**ELECTION OF PRESIDENT OF COUNCIL**

Pursuant to N.J.S.A. 40A:61-6(b) Council shall by a vote of a majority of its number, elect a President of Council and a President Pro Tempore. City Clerk Ben Angeli declared the floor open for nomination for the position of President of Council. It was moved and seconded by Councilman Jim Smith and Councilwoman Sharon Kellum that Earl gage be elected President. There were no other nominations. City Clerk Ben Angeli then closed the nominations. The roll call vote was as follows: Carter-Y, Groce-Y, Gregory-Y, Gage-Abstain, Davis-Y, Kellum-Y Slaughter-Y. Motion carried 7-0. Mr. Gage was sworn in by Freeholder Lee Ware. President Gage assumed the chair and thanked members of Council for their support. The Mayor and members of Council congratulated Mr. Gage.

**ELECTION OF PRESIDENT PRO TEMPORE**

City Clerk ben Angeli declared the floor open for the nomination for the position of President Pro Tempore of Council. It was moved and seconded by Councilman Gage and Councilman Smith to nominate Tim Gregory as President Pro Tempore. There were no other nominations, City Clerk ben Angeli closed the nominations. The roll call vote was as follows: Carter-Y, Gage-Y, Groce-Y, Davis-Y, Slaughter-Y, Gregory-Abstain, Kellum-Y Slaughter-Y. Motion carried 7-0. Mr. Gregory was sworn in by the Honorable mayor Charles Washington Jr. President Pro Tempore Gregory assumed the chair and thanked members of Council for their support. The Mayor and members of Council congratulated Mr. Gregory.



Together we've been able to address inequitable agreements that have cost our city 100's of thousands of dollars over several decades. Specifically, our former agreement with South Jersey Port Corp where we for 30 years received only \$30,000. Through my leadership and support of Council, we've been able to negotiate a better agreement closer to \$100,000 per year. When we looked at all the vacant properties we have, we recognized that it's unjust for banks to own these properties and do nothing with them. They should be held accountable just as any other property owner for the quality of life in our neighborhoods. Former Councilman and current Freeholder Charlie Hassler brought in Future Systems to start inventorying these properties and billing the banks. Through his leadership and support of Mayor and Council we now generate thousands of dollars from vacant properties. When the city was forced to relinquish financial responsibility over the Salem pool Former Council President Karen Roots worked to secure a shared service agreement with the school district. Through her leadership and support of Mayor and Council our children still have a pool to safely swim in during the summer months. When all of Council looked at me and said we don't have a plan; then asked what is our plan for our housing sector, port district, stabilizing and growing our economy. All of us together gave input into the creation of our Waterfront Redevelopment Plan that speaks to every challenge we face.

These stories of achievement illustrate that It doesn't matter what office we are elected to; we all have an obligation to be creative, be resourceful, solve problems and work together to conquer the challenges of this city. Along the journey of moving Salem forward we must be cognizant that everything may not always work out according to the plan. We may have some setbacks, disagreements and competing visions but if we stay true to our oaths of putting our City and our constituents before ourselves then we will always have more that unites us than divides us. Under my leadership previous councils understood this and we have always produced tangible and sustainable outcomes benefiting our community. As a result of the work that Mayor and Council had done, we were the first city named in DCA's State Resource Network Initiative of the Lt. Governor's Office. The SRN initiative allowed us to communicate our plan and highlight the victories associated with the plan to local stakeholders culminating into a second shared service agreement with the school district. This shared service agreement has allowed the city to hire the first Executive Director of the Commerce Department that will focus on Economic Development for Salem City. Due to Mayor and Council working together and always producing successful results at the end of 2019 we were again asked to participate in the Community Collaborative Initiative with Department of Environment Protection (DEP) to achieve our municipal priorities. Through this collaborative in December of last year; we took a delegation to Trenton and presented to the NJ Historic Sites Council and won approval to have Jack's Men's store demolished. It's our goal to have this demolition completed by second quarter 2020.

While we can speak to the victories, we've had in 2019 the loss of our grocery store vex us every day. While Salem City continues to work with uplift identifying operators and various realtors to bring interested investors to Pennsville National Bank the bank chooses not to sell the site. Interested parties, state agencies and I continue to reach out to Pennsville National Bank in hopes that some deal could be brokered. This year we will continue to bring interested investors to the attention of Pennsville National Bank and work to overcome or highlight what is preventing this site from being sold. We ask Pennsville National Bank to live up to their slogan of being committed to our community just as they are committed to the communities, they have banks in.

While the grocery store remains a top priority I am confident we will find a solution to this problem as we have with every problem we've faced in the past. We never look at our obstacles as such we always see them as opportunities to be visionaries and leaders of change. Last year we lost Empire Blended due to the lengthy construction project of getting the rail line operational which has a new completion date of this year. While we were disappointed with the leaving of Empire Blend we continued to communicate our plan for development and fortunately, ADI Logistics purchased the building vacated by Empire Blended and brought with them 50 jobs into the city. For most of this past decade the term coined snitching has stifled many investigations and has limited the cooperation with law enforcement for successful arrest and prosecution of violent crime offenders. Being conscious of the threat against those who cooperate with police we rolled out a new surveillance camera initiative called All Eyes on Me. It's our hope to use technology to assist in areas where human cooperation is lacking to bring justice to victim's families and improve the quality of life for our residence.

During my tenure as Mayor this administration has been focused on building our internal infrastructure, changing our culture and economic development. With those focus we've made great improvements but its come at the expense of our youth. This year I will be asking council to focus on our playgrounds and recreation something we've gotten away from. I would like to put a plan together that will allow us to gain ownership of the Former Campbell Center so our children can have a place to play, learn and be safe. I am asking Council through the Mayor's Taskforce or Commerce Dept we identify funding sources and determine appropriate use of space so that our children can have a necessary safe haven and alternative to the pitfalls that await them in the streets. If we want to ensure the future of our city we must ensure the safety our children and give them resources to develop into future leaders of this community.

The difference between success and failure is teamwork. I've highlighted many of the successes Council and I have had in 2019 because we worked together as a team. *Andrew Carnegie* said Teamwork is the ability to work together toward a common vision. The ability to direct individual accomplishments toward organizational objectives. It is the fuel that allows common people to attain uncommon results. We at Salem face uncommon challenges but I'm wholly confident that if we work together we can overcome those uncommon challenges with uncommon results. In Gen chapter 11 there is a story about a multiple tribes living together and working together in unison. They devised a plan that they would build a city and a tower where the top would reach unto heaven. And when Lord viewed their progress he said Behold, the people is one, and they have all one language; and this they begin to do: and now nothing will be restrained from them, which they have imagined to do. The Lord recognized that when people are speaking the same language and working together there is nothing that they can image that can not be accomplished. City Council if we could work together and speak the same language we can image Salem being a place with a thriving economy, bustling downtown, more homeowners then renters and a perception that really represents the good hearted and decent people that live in Salem then we can achieve it. Let's work together make what we've imagined

in our redevelopment plan a reality for our constituents and Salem will be a better place to live work and call home.

Thank you.

God Bless You and God Bless Salem City

Mayor Charles Washington Jr.

### **COUNCIL PRESIDENT REMARKS**

Good afternoon and happy New Year.

I am very honored that Council has supported me as Council President. As I pledged in the oath I just took I will serve the position with the best of my abilities, integrity and faithfulness.

I would like to thank Freeholders....., 3<sup>rd</sup> district, family, friends, distinguished guests and furthermore thank my beautiful grandchildren for helping out Pop Pop today.

I wish to welcome returning council folks and our Mayor, Charles Washington, welcome our newest member Gail Slaughter, and welcome back our old friend, Robert Davis.

Salem City is **Blessed** with many gifts: small town, historic, beautiful location, and a group of wonderful and dedicated citizens.

Salem City is **Troubled**: poverty, crime, broken people. A true Tale of Two Cities. As a Mayor and Council we are blessed with at least some of the tools to make my first statement true. All of us, working together, have the combined love for Salem, the combined strength for Salem to truly make it well.

Now let's not fool ourselves, the journey will be long, the obstacles will be high. We will face criticism, failures and disappointments. However as 2020 dawns anew, I am going to challenge this council to be all in. We are going to start strategizing and setting goals, in fact our first planning session is Monday.

We are going to take ownership of those goals and ask that each person bring to the table their gifts to achieve those very goals. We are going to be open and transparent with each other and the residents, for it is their City too. We don't have all the answers or believe me we would have enacted them. And we will not toss out any reasonable solution based on who made it or just because it sounds "crazy". There are no dumb answers, just wasted opportunities. It will take hard work and participation from all of us.

Mayor Washington has worked very hard in beginning to address these problems. And although a young and energetic person it is not his problem alone. This Council is an equal partner in the problem, and will also be in the solution. Council and Mayor, working with our dedicated employees, volunteers, Church folks, businesses, and neighbors are all part of this. It is our job

as elected officials to mobilize them centered around goals that will, when achieved, begin to make this City better.

Again I want to thank all of you, and pledge again to treat each of you with respect and fairness. We are equal in our joys and in our pain, and to quote former President Obama:

“Take off your bedroom slippers. Put on your marching shoes, shake it off. Stop complainin’. Stop grumblin’. Stop cryin’. We are going to press on. We have work to do.” And so be it with us my friends.

Thank you, may God bless you and the City of Salem.

Council President Earl Gage

### **INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION**

Councilman Gregory motioned to approve Resolutions 2020-01 through 2020-12.

Councilwoman Kellum seconded the motion, and the roll call vote was as follows: Carter-Y, Davis-Y, Gage-Y, Gregory-Y, Groce-Y, Kellum-Y, Slaughter-Y and Smith-Y.

Motion carried 8-0.

**RESOLUTION 2020-01** - A RESOLUTION APPOINTING ANDREA RHEA, ESQUIRE AS SOLICITOR AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

**RESOLUTION 2020-02** - A RESOLUTION DESIGNATING TIME, DATE AND PLACE OF THE MEETINGS OF THE COMMON COUNCIL OF THE CITY OF SALEM FOR THE YEAR 2020

**RESOLUTION 2020-03** - A RESOLUTION DESIGNATING DEPOSITORIES FOR THE CITY OF SALEM/CASH MANAGEMENT PLAN FOR THE YEAR 2020

**RESOLUTION 2020-04** - A RESOLUTION DESIGNATING THE OFFICIAL NEWSPAPERS FOR CITY OF SALEM FOR THE YEAR 2020

**RESOLUTION 2020-05** - A RESOLUTION AUTHORIZING THE CITY OF SALEM TAX ASSESSOR TO ENTER INTO SETTLEMENTS ON BEHALF OF THE CITY OF SALEM WITH REGARD TO TAX APPEALS

**RESOLUTION 2020-06** - RESOLUTION FIXING THE RATE OF INTEREST AND PENALTIES CHARGED FOR NONPAYMENT OF TAXES, LIENS, WATER AND SEWER OR ASSESSMENTS

**RESOLUTION 2020-07** - A RESOLUTION ESTABLISHING COUNCIL COMMITTEES FOR 2020

**RESOLUTION 2019-08** - A RESOLUTION SETTING PARLIMENTARY PROCEDURES FOR 2020

**RESOLUTION 020-09** - A RESOLUTION APPOINTING TAMMY STELL AS TAX SEARCH OFFICER

**RESOLUTION 2020-10** - A RESOLUTION APPOINTING BEN ANGELI AS MUNICIPAL SEARCH OFFICER OF THE CITY OF SALEM

**RESOLUTION 2020-11** - A RESOLUTION APPOINTING THE FIRM OF BOWMAN AND COMPANY, LLP AS AUDITOR AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

**RESOLUTION 2020-12** - A RESOLUTION APPOINTING BEN ANGELI AS PUBLIC AGENCY COMPLIANCE OFFICER FOR THE CITY OF SALEM

Councilman Gregory motioned to approve Resolutions 2020-13 through 2020-25.

Councilwoman Kellum seconded the motion, and the roll call vote was as follows: Carter-Y, Davis-Y, Gage-Y, Gregory-Y, Groce-Y, Kellum-Y, Slaughter-Y and Smith-Y.

Motion carried 8-0.

**RESOLUTION 2020-13** - A RESOLUTION AUTHORIZING AN AGREEMENT WITH EDMUND H. SHIMP FOR THE PROVISION OF ANIMAL CONTROL SERVICES TO THE CITY OF SALEM

**RESOLUTION 2020-14** - A RESOLUTION AUTHORIZING AN AGREEMENT WITH CUMBERLAND COUNTY SPCA FOR THE PROVISION OF ANIMAL SHELTER SERVICES

**RESOLUTION 2020-15** - A RESOLUTION APPOINTING SHARON KELLUM AS MUNICIPAL DRUG ALLIANCE COORDINATOR

**RESOLUTION 2020-16** - A RESOLUTION APPOINTING CAROL WRIGHT AS ZONING OFFICER OF THE CITY OF SALEM

**RESOLUTION 2020-17**- A RESOLUTION APPOINTING RAY HOWARD AS MUNICIPAL RECYCLING ENFORCEMENT OFFICER

**RESOLUTION 2020-18** - A RESOLUTION APPOINTING RAY SCHEFFLER AS THE RIGHT TO KNOW COORDINATOR FOR THE CITY OF SALEM

**RESOLUTION 2020-19** - A RESOLUTION APPOINTING KENIA NUNEZ AS AFFIRMATIVE ACTION OFFICER FOR THE CITY OF SALEM

**RESOLUTION 2020-20** - A RESOLUTION APPOINTING ANDREA RHEA, ESQ. AS MUNICIPAL PROSECUTOR FOR THE CITY OF SALEM

**RESOLUTION 2020-21** - A RESOLUTION APPOINTING TERRY STOMEL, ESQ. AS PUBLIC DEFENDER AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

**RESOLUTION 2020-22** - A RESOLUTION APPOINTING ROBERT H. BEINFELD AND THE FIRM OF HAWKINS, DELAFIELD & WOOD AS BOND ATTORNEY AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

**RESOLUTION 2020-23** - A RESOLUTION APPOINTING ACACIA FINANCILA GROUP, INC. AS MUNICIPAL FINANCIAL ADVISOR AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

**RESOLUTION 2020-24** - A RESOLUTION APPOINTING SICKELS & ASSOCIATES, INC AS MUNICIPAL WASTEWATER ENGINEER AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

**RESOLUTION 2020-25** - A RESOLUTION APPOINTING THE FIRM OF RUDERMAN, HORN AND ESMERADO, PC AS LABOR RELATIONS COUNSEL AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

Councilman Gregory motioned to approve Resolutions 2020-26 through 2020-38.  
Councilwoman Kellum seconded the motion, and the roll call vote was as follows: Carter-Y, Davis-Y, Gage-Y, Gregory-Y, Groce-Y, Kellum-Y, Slaughter-Y and Smith-Y.  
Motion carried 8-0.

**RESOLUTION 2020-26** - A RESOLUTION APPOINTING THE FIRM OF TRIAD ASSOCIATES AS THE MUNICIPAL GRANT CONSULTANT AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

**RESOLUTION 2020-27** - A RESOLUTION APPOINTING THE FIRM OF EXCEL ENVIROMENTAL RESOURCES AS THE BROWNFIELDS DEVELOPMENT CONSULTANT AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

**RESOLUTION 2020-28** - A RESOLUTION APPOINTING THE FIRM OF REMINGTON AND VERNICK ENGINEERS AS THE CITY ENGINEER AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

**RESOLUTION 2020-29** - A RESOLUTION APPOINTING HENRY D. YOUNG AS RISK MANAGEMENT CONSULTANT FOR THE STATEWIDE INSURANCE FUND

**RESOLUTION 2020-30** - A RESOLUTION APPOINTING RUTH CARTER AS COUNCIL REPRESENTATIVE TO THE CITY OF SALEM LIBRARY BOARD



**RESOLUTION 2020-31**- A RESOLUTION APPOINTING EARL R. GAGE AS COUNCIL REPRESENTATIVE TO THE CITY OF SALEM PLANNING BOARD

**RESOLUTION 2020-32** - A RESOLUTION APPOINTING TRI-COUNTY TERMITE & PEST CONTROL INC. TO PROVIDE AN INTEGRATED PEST MANAGEMENT PROGRAM TO THE CITY OF SALEM

**RESOLUTION 2020-33** - A RESOLUTION APPOINTING KENIA NUNEZ AS FUND COMMISSIONER AND BEN ANGELI, CITY CLERK, AS ALTERNATE FUND COMMISSIONER FOR THE STATEWIE INSURANCE FUND

**RESOLUTION 2020-34** - A RESOLUTION APPOINTING JANE PANKOK AS DEPUTY REGISTRAR OF VITAL STATISTICS

**RESOLUTION 2020-35** - A RESOLUTION APPOINTING EARL R. GAGE AS REPRESENTATIVE TO THE SALEM COUNTY TRANSPORTATION ADVISORY COUNCIL

**RESOLUTION 2020-36** - A RESOLUTION APPOINTING TIMOTHY GREGORY AS COUNCIL REPRESENTATIVE TO THE CITY OF SALEM HOUSING AUTHORITY

**RESOLUTION 2020-37** - A RESOLUTION APPOINTING CYNTHIA EDWARDS AS RECYCLING COORDINATOR AND REPRESENTATIVE TO THE SALEM COUNTY ADVISORY SOLID WASTE COUNCIL

**RESOLUTION 2020-38** - A RESOLUTION APPOINTING EARL GAGE TO THE CITY OF SALEM ENVIRONMENTAL COMMISSION

Councilman Gregory motioned to approve Resolutions 2020-39 through 2020-50.

Councilwoman Kellum seconded the motion, and the roll call vote was as follows: Carter-Y, Davis-Y, Gage-Y, Gregory-Y, Groce-Y, Kellum-Y, Slaughter-Y and Smith-Y.

Motion carried 8-0.

**RESOLUTION 2020-39** - A RESOLUTION APPOINTING TIM GREGORY AS COUNCIL REPRESENTATIVE TO THE CITY OF SALEM PORT AUTHORITY

**RESOLUTION 2020-40** - A RESOLUTION APPOINTING SHEILA PALMER TO THE CITY OF SALEM HISTORICAL PRESERVATION COMMISSION

**RESOLUTION 2020-41**- A RESOLUTION APPROVING THE APPOINTMENT OF CHARLES BAILEY AS THE SALEM CITY SCHOOL BOARD SUPERINTENDENT'S REPRESENTATIVE TO THE CITY OF SALEM LIBRARY BOARD

**RESOLUTION 2020-42** - A RESOLUTION AUTHORIZING TEMPORARY BUDGET APPROPRIATIONS FOR THE YEAR 2020

**RESOLUTION 2020-43 - A RESOLUTION APPOINTING CATHY LANARD TO THE SALEM MUNICIPAL HOUSING AUTHORITY**

**RESOLUTION 2020-44 - A RESOLUTION APPOINTING JAMES SMITH TO THE CITY OF SALEM HISTORICAL PRESERVATION COMMISSION**

**RESOLUTION 2020-45 - A RESOLUTION APPOINTING RONALD WOHLRAB TO THE CITY OF SALEM HISTORICAL PRESERVATION COMMISSION**

**RESOLUTION 2020-46 - RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR LEGAL SERVICES FOR THE IN REM FORECLOSURE PROCESS TO KEITH BONCHI, ESQ. OF GOLDENBERG, MACKLER, SAYEGH, MINTZ, PFEFFER, BONCHI & GILL**

**RESOLUTION 2020-47 - A RESOLUTION APPOINTING CHARLES BAILEY AS LIAISON FOR THE CITY OF SALEM TO THE CITY OF SALEM BOARD OF EDUCATION**

**RESOLUTION 2020-48 - A RESOLUTION APPOINTING GAIL SLAUGHTER AS COUNCIL REPRESENTATIVE TO THE CITY OF SALEM BOARD OF EDUCATION**

**RESOLUTION 2020-49 - A RESOLUTION APPOINTING BRB VALUATION & CONSULTING SERVICES, LLC AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES FOR A TAX APPEAL ON THE SALEM MANOR PROPERTY**

**RESOLUTION 2020-50 - RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR CONSULTING AND APPRAISAL SERVICES TO PAMELA BRODOWSKI OF BRB VALUATION CONSULTING SERVICES**

**BENEDICTION**

Rev. Gary Cecil

With no further business before Council, Councilman Gregory made a motion to adjourn the meeting. Councilwoman Kellum seconded. Motion carried 8-0.

**BENEDICTION**

Rev. Gary Cecil

Minutes respectfully submitted by:

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Ben Angeli, RMC

