

**CITY OF SALEM  
COMMON COUNCIL CAUCUS MEETING MINUTES  
FEBRUARY 8, 2021  
6:30 PM**

**OPENING 6:30 PM**

**PLEDGE OF ALLEGIANCE:** Council President Earl Gage

**INVOCATION:** Councilman Groce

**STATEMENT OF ADVERTISEMENT:** Mr. Angeli read the statement as follows:

Notice of this meeting has been provided to the South Jersey Times and the Elmer Times and is posted on the City Hall Bulletin Board stating the time and the place of the meeting. Notice has also been posted that the meeting can be accessed through Zoom.

**ROLL CALL:**

Present: Cline, Davis, Groce, Kellum, Slaughter, Smith, Gage

Absent: Gregory

Also Present: Mayor Washington, Solicitor Rhea, CFO Nunez, Commerce Director Bailey and Admin/Clerk Angeli

**APPROVAL OF BILLS:**

Motion: Kellum and Second: Groce

All Council Members present voted in favor in a voice vote.

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

Motion to open: Kellum and Second: Groce

All Council Members present voted in favor in a voice vote.

Mr. Angeli stated the following: The public is instructed that this portion of the meeting is provided for comments and questions on Agenda items only. There will be a public portion later in the meeting for general comments and questions. Please state your name and address, street name only for the record.

No comments or questions were offered.

Motion to close the public portion on agenda items: Gregory and Second: Kellum

All Council Members present voted in favor in a voice vote.

**COMMUNICATIONS/APPLICATIONS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION:**

RES. 2021-59

RESOLUTION APPOINTING A TAX COLLECTOR

Motion: Kellum and Second: Groce

All Council Members present voted in favor in a Roll Call Vote.

RES. 2021-60            A RESOLUTION AUTHORIZING SUBMITTING A GRANT FOR A  
PRESERVATION PLAN FOR 67 WEST BROADWAY

Motion: Kellum and Second: Groce

All Council Members present voted in favor in a voice vote.

RES. 2021-61            A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC  
IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY  
OPEN PUBLIC MEETINGS ACT, NJSA 10:4-12 These items are for  
*#7 Matters relating to litigation, negotiations and attorney-client privilege*

Motion: Kellum and Second: Groce

All Council Members present voted in favor in a voice vote.

#### **COMMITTEE REPORTS AND DISCUSSION:**

##### **ADMINISTRATION (Gage, Gregory, Kellum, Smith)**

Council President Gage spoke about the Salary Ordinance and the position of the Municipal Court Judge.

##### **PUBLIC SAFETY (Gage, Smith, Groce, Davis)**

Mr. Gage spoke about the comprehensive plan being put together to deal with violence in the City. He stated that many groups are meeting. Mr. Davis said that we had to do something to keep the kids off the streets. Mr. Gage said that there was a meeting set up with the coaches from the high School. Sharon Kellum stated that people need to realize that they have a stake in the city Mr. Gage spoke about the LEAP grant for consolidation of some buildings and fire equipment and that the application is due on the 26<sup>th</sup>.

##### **PUBLIC WORKS (Groce, Gregory, Gage, Slaughter)**

Mr Angeli stated that an evaluation of well #8 project is being done by the engineer. Mr. Groce said that the committee met with commissioner Ramsey about the WIPA process.

##### **ORDINANCE/BUILDINGS AND GROUNDS (Slaughter, Cline, Smith, Groce)**

Ordinances for consideration in 2021 have been discussed and prioritized. Mr. Groce stated that when doing ordinances, the City needs to consider public Health, Public safety and Quality of life.

##### **NEIGHBORHOOD INITIATIVES/PARKS AND RECS (Slaughter, Kellum, Cline, Davis)**

Councilwoman Slaughter spoke about Clean Communities and various things that can be done, She stated that groups could get mini-grants for doing clean-ups. She spoke about doing some programs at the schools. She is meeting with senior groups, SUFS and churches to get them involved. She will also be meeting with Ray Howard from the Streets Department to coordinate some of the processes for the clean-ups.

##### **ECONOMIC AND COMMUNITY DEVELOPMENT (ECDC) (Smith, Davis, Kellum, Gregory)**

Mr Bailey spoke about the Analysis of impediment plan and about a grant that Brianna from SUFS was working on. The deadline for submission has been delayed, so they have time to put together a better plan. Mr davis asked when the auction process would get started. He stated that if banks would give better deals, more people could buy houses. The mayor spoke about how the NTI program and USDA already had a process for developing home ownership.

**MAYOR'S COMMENTS:**

The mayor spoke about the water plant and how we were working on fact sheets for the community. He said we had to quiet down the misconceptions. He said that he was meeting with Captain Buck and the Mayor of Bridgeton in a couple of weeks.

**CFO REPORT:** no report

**ADMINISTRATOR REPORT:**

Mr. Angeli spoke about the tax lien sale scheduled for April 23<sup>rd</sup>. he spoke about some of the Resolutions that would be on the agenda fo the regular meeting next week.

**COMMERCE DIRECTOR REPORT:**

Mr. Bailey stated that the gypsum company was still in play for the glass factory and gave an update on other projects, He said that the City may have to look into condemnation of the glass factory. The Mayor stated that Eminent Domain was in the plan and that the City would look for the developer to pay for the process.

**PUBLIC PORTION:**

Motion to open: Kellum and Second: Groce

All Council Members present voted in favor in a voice vote.

Mr. Angeli stated the following: The public is instructed that this portion of the meeting is provided for comments and questions on any matter. Please state your name and address, street name only for the record.

Jody Veler, Salem spoke about USDA loans. She stated that Wanda Harding had a person looking at a home, but the appraisal was out of line. The Mayor responded with some of the things that he had initiated. Ms. Veler asked if the City had a "Quiet Enjoyment" Ordinance. Mr. Groce responded that the City has a "Disorderly House" Ordinance. Eris Sharpe, Lower Allowys Twp, stated that he belongs to the First Baptist Church in Salem and that they were having get together on Wednesday nights from 7 to 8 to pray for the City leaders and police.

Motion to close the public portion on agenda items: Kellum and Second: Groce

All Council Members present voted in favor in a voice vote.

**EXECUTIVE SESSION:**

Motion to go into executive session: Kellum and Second: Groce

All Council Members present voted in favor in a voice vote.

Mr. Angeli stated that Executive Session would last about one hour and that no action can be taken in a closed session. He said that action can be taken after the executive Session.

The Governing Body, City Solicitor, CFO and City Admin/Clerk moved into a closed session.

Motion to leave executive session: Kellum and Second: Groce

All Council Members present voted in favor in a voice vote.

Mr. Angeli stated that no action was taken in Executive Session and that all members that entered the session are still present.

**ADJOURNMENT:**

Motion: Kellum and Second: Groce

All Council Members present voted in favor in a voice vote.

*NEXT COUNCIL MEETING:*

*THE REGULAR COMMON COUNCIL MEETING ON FEBRUARY 15, 2021 AT 6:30 PM*

Minutes respectfully submitted by:

  
Ben Angeli, RMC

**CITY OF SALEM**  
**RESOLUTION 2021-59**  
**RESOLUTION APPOINTING A TAX COLLECTOR**

**WHEREAS**, a vacancy exists in the position of Tax Collector due to retirement of the individual holding the position; and

**WHEREAS**, N.J.S.A. 40A:9-141 requires that the governing body shall provide for the appointment of a tax collector, and may, by resolution, set appropriate hours of operation of the collector's office and the work hours of the collector commensurate with the compensation paid to the collector; and

**WHEREAS**, a vacancy exists in the position of Tax Collector due to retirement of the individual holding the position; and

**WHEREAS**, N.J.S.A. 40A:9-142 further provides that every municipal tax collector shall hold his office for a term of four years from the first day of January next following the appointment; and

**WHEREAS**, Patrick Hegarty meets the qualifications for the position of Tax Collector.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Salem, County of Salem and State of New Jersey as follows:

1. Patrick Hegarty is hereby appointed as the Tax Collector for the City of Salem on a part-time basis at an hourly rate of \$50. Per hour.
2. Patrick Hegarty shall perform all of the duties by statute and administrative regulations of the Tax Collector, including collector for the water and sewer utilities.
3. The hours of the tax collector shall not exceed 15 hours per week with the exception of February and March 2021 if the Collector needs more hours in order to become familiar with the Salem City records and operations upon prior approval of the Administrator.
4. The specific hours that the tax collector works in the City of Salem shall be arranged with the Administrator.
5. Patrick Hegarty's appointment shall commence on February 9, 2021 and shall be for a four year term commencing January 1 next following the appointment pursuant to N.J.S.A. 40A:9-9-142 and ending December 31, 2025.

**ATTEST:**

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Ben Angeli, RMC

**CITY OF SALEM**

\_\_\_\_\_  
Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
R. Davis						
T. Gregory						
V. Groce						
S. Kellum						
G. Slaughter						
J. Smith						
E. Gage						

I, Ben Angeli, Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Common Council of the City of Salem on February 8, 2021.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ben Angeli, RMC

**CITY OF SALEM  
RESOLUTION 2021-60**

**A RESOLUTION AUTHORIZING SUBMITTING A GRANT FOR A  
PRESERVATION PLAN FOR 67 WEST BROADWAY**

WHEREAS, the governing body of The City of Salem desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$ 40,000.00 to fund the following project:

**Preservation Plan for 67 West Broadway**

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Therefore, the governing body resolves that Ben Angeli is authorized or the successor to the title of Administrator

- (a) to make application for such a grant,
- (b) if awarded, to execute a grant agreement with the State for a grant in an amount not less than \$15,000.00 and not more than \$50,000.00 and
- (c) to execute any amendments thereto that any amendments thereto which do not increase the Grantees obligations.

The Grantee agrees to comply with all applicable federal, State, and municipal laws, rules, and regulations in its performance pursuant to the agreement.

**ATTEST:**

**CITY OF SALEM**

\_\_\_\_\_  
Ben Angeli, RMC

\_\_\_\_\_  
Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
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R. Davis						
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**CITY OF SALEM  
RESOLUTION 2021-61**

**A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC  
IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY  
OPEN PUBLIC MEETINGS ACT, NJSA 10:4-12 These items are for  
#7 *Matters relating to litigation, negotiations and attorney-client privilege***

**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 as follows:

(1) *Matters Required by law to be confidential*: Any matter which by express provision of the Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

(2) Any matter in which the release of information would impair the right to receive federal funding.

(3) *Matters involving individual privacy*: Any matter, the disclosure of which constitutes an unwarranted invasion of individual privacy such as records, data, reports, recommendations or other personal material of any education, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned.

(4) *Matters pertaining to a collective bargaining agreement*: Any matter involving a collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

(5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds*: Any matter involving the lease, purchase or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

(6) *Matters of public protection*: Any tactic and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection.

(7) *Matters relating to litigation, negotiations and attorney-client privilege*: Any matter of pending or anticipated litigation or contract negotiation other than in (4) above in which the Board is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required for the attorney to exercise ethical duties as a lawyer.

(8) *Matters relating to the employment relationship*: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all of the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed in public.

(9) *Deliberations after public hearing*. Deliberations by the Board occurring after a public hearing that may result in a civil penalty or the suspension or loss of a license or permit of a responding party; and

**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:

*(7) Matters relating to litigation, negotiations and attorney-client privilege*

**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.

**ATTEST:**

**CITY OF SALEM**

\_\_\_\_\_  
Ben Angeli, RMC

\_\_\_\_\_  
Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
R. Davis						
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Date

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Ben Angeli, RMC