

**PLEASE NOTE: MEETING WILL BE HELD VIA  
TELECONFERENCE  
TO ATTEND DIAL (978) 990-5000 AND USE ACCESS CODE  
197407.**

**PLEASE MUTE YOUR PHONE TO LIMIT OUTSIDE NOISE  
DURING THE CONFERENCE CALL.**

**ATTENDANCE OF ALL ATTENDEES WILL BE TAKEN AT THE  
BEGINNING OF THE MEETING.**

**DURING THE PUBLIC COMMENT PORTION THE CITY CLERK  
WILL CALL THE ATTENDEES NAME IN THE ORDER IT WAS  
RECEIVED IN THE BEGINNING OF THE MEETING AND ASK IF  
THEY WOULD LIKE TO MAKE ANY COMMENTS. THE  
ATTENDEE MAY UNMUTE THEIR PHONE AND MAKE THEIR  
COMMENTS, IF ANY.**

**TENTATIVE AGENDA FOR REGULAR SESSION MEETING  
JULY 8, 2020, 5:30 P.M.**

**1. CALL TO ORDER**

**2. ROLL CALL**

Santiago\_\_ Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_

**3. SALUTE TO THE FLAG**

**4. OPEN PUBLIC MEETINGS STATEMENT BY MAYOR MICHAEL SANTIAGO**

"This meeting is being conducted in accordance with the Open Public Meetings Act of 1975, was advertised, posted, and made available to the public as required by Statute. The Municipal Clerk is directed to include a statement in the minutes of this meeting."

**5. CITY CLERK TO REVIEW CHANGES TO THE AGENDA**

**6. BILLS**

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

**7. MINUTES**

Motion to approve and dispense with the reading of the following minutes and to proceed with the regular order of business:

June 16, 2020:

Regular Session

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

**8. PUBLIC COMMENT ON AGENDA ITEMS ONLY**

**9. OLD BUSINESS**

**10. PETITIONS & LETTERS**

**10.I. Petitions And Letters Item (01)**

New Jersey Motorsports Park 2020 Updated Schedule of Events

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[NJMP SCHEDULE 2020 UPDATED.PDF](#)

**11. REPORTS OF COMMISSIONERS**

**12. COMMISSIONER COOPER**

**13. COMMISSIONER PEPITONE**

**13.I. Commissioner Pepitone Item (01)**

1) Fire Department Inspections Report from Jan 1, 2020 to June 30, 2020

2) Fire Department Incident Report for the month of June 2020

Motion-

Second-

Pepitone \_\_ Parent \_\_ Udalovas \_\_ Cooper \_\_ Santiago \_\_

Documents:

[FIRE INSPECTIONS 1ST HALF 2020.PDF](#)

[JUNE 2020 FIRE REPORT.PDF](#)

**14. COMMISSIONER UDALOVAS**

**15. VICE-MAYOR PARENT**

**16. MAYOR SANTIAGO**

**16.I. Mayor Santiago Item (01)**

Streets and Roads Report for the month of June 2020

Motion-

Second-

Pepitone \_\_ Parent \_\_ Udalovas \_\_ Cooper \_\_ Santiago \_\_

Documents:

[STREETS AND ROADS JUNE 2020 REPORT.PDF](#)

**17. ORDINANCES 2ND READING**

**17.I. Ordinance 2nd Reading Item (01)**

An ordinance repealing Article XII Theater Regulations of Chapter 52 of the City of Millville Municipal Code in its entirety regarding the consumption of alcohol and smoking in a theater

Motion-

Second-

(Public Hearing)

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[PN- THEATER.PDF](#)

[ORD REPEAL OF CH 52 ARTICLE XII - THEATER REGULATIONS.PDF](#)

**17.II.** Ordinance 2nd Reading Item (02)

Ordinance authorizing amendment to Motor Vehicle and Traffic Regulations Municipal Code Article X, Schedule 21 to ADD Parking Reserved for Handicapped Persons at 719 N. 2nd Street

Motion-

Second-

(Public Hearing)

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[PN HCPRKNG 719 N 2N ST.PDF](#)

[ORD ADD HANDICAP PARKING - 719 N 2ND.PDF](#)

**17.III.** Ordinance 2nd Reading Item (03)

Ordinance authorizing amendment to Motor Vehicle and Traffic Regulations Municipal Code Article X, Schedule 21 to ADD Parking Reserved for Handicapped Persons at 424 E. Mulberry Street

Motion-

Second-

(Public Hearing)

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[PN HCPRKNG 424 E MULBERRY ST.PDF](#)

[ORD ADD HANDICAP PARKING - 424 E MULBERRY.PDF](#)

**18. ORDINANCES 1ST READING**

**19. CONSENT AGENDA ITEMS**

All matters listed under the Consent Agenda are considered to be routine and non-controversial by the Board of Commissioners and will be approved by one motion. There will be no separate discussion of these items unless a governing body member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

**19.I.** Resolution Item (CA01)

Resolution authorizing adjustments in the Tax and Utility records

Documents:

[RES -2020 TAX-UTILITY RESOLUTION.PDF](#)

**19.II.** Resolution Item (CA02)

Resolution amending Resolution No. 144-2020 adopted June 2, 2020 in order to cancel an erroneous special assessment in the amount of \$1,650.00 including administrative fees for Board and Secure on the property known as 511 North 4th St., Block 371, Lot 26

Documents:

RES SPECIAL ASSESSMENT CORRECT ASSMNT 511 N. 4TH ST\_.PDF

**19.III.** Resolution Item (CA03)

Resolution authorizing the issuance of Alcoholic Beverage Licenses meeting the renewal conditions for September 1, 2020\* through June 30, 2021 (\*2019-2020 Licenses were extended to September 1, 2020 per Director James B. Graziano Order due to COVID-19)

Documents:

[RES -2020 ABC RENEWAL 2020-2021 LICENSING TERM 7-7-2020 MEETING.PDF](#)

**19.IV.** Resolution Item (CA04)

Resolution authorizing Water/Sewer Termination on July 20, 2020 due to failure to comply with the utility ordinance pursuant to Section 56-18 of the Municipal Code.

Documents:

[RES -2020 WATER SEWER TERMINATION RESOLUTION 7-20-2020.PDF](#)

**19.V.** Resolution Item (CA05)

Resolution authorizing Water/Sewer Termination on July 27, 2020 due to failure to comply with the utility ordinance pursuant to Section 56-18 of the Municipal Code.

Documents:

[RES -2020 WATER SEWER TERMINATION RESOLUTION 7-27-2020.PDF](#)

**19.VI.** Resolution Item (CA06)

Resolution authorizing Tax Foreclosure List held by the City to be foreclosed by summary proceedings IN REM as described by N.J.S.A. 54:5-104.29 to 54:5-104.71 as amended and pursuant to the Rules of Civil Practice of the Superior Court of New Jersey.

Documents:

[RES -2020 FORECLOSURE RESOLUTION.PDF](#)  
[FORECLOSURE RESOLUTION ATTACHMENT.PDF](#)

**19.VII.** Resolution Item (CA07)

Resolution authorizing Special Assessment of Municipal Liens for certain properties due to expenses incurred by the City of Millville relating to Board and Secure plus administrative fees in accordance with Chapter 11, Article I, Subsection 11-6 of the Municipal Code.

Documents:

[RES -2020 BOARD AND SECURE RESOLUTION 7-7-20.PDF](#)

**20. MOTION TO APPROVE CONSENT AGENDA ITEMS**

Motion to approve all items on the Consent Agenda

Motion-

Second-

Pepitone \_\_\_ Parent \_\_\_ Udalovas \_\_\_ Cooper \_\_\_ Santiago \_\_\_

## 21. RESOLUTIONS

### 21.I. Resolution Item (01)

Resolution approving a Discharge of Mortgage executed by Alan S. Thomas, Jr. and Sheila C. Thomas for property located at 313 Sassafras St, Block 430, Lot 15

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES DISCHARGE MTG A. THOMAS.PDF](#)  
[MTG DISCHARGE-A. THOMAS.PDF](#)

### 21.II. Resolution Item (02)

Resolution approving a Discharge of Mortgage executed by Angel Viruet, Jr. and Sarah Viruet for property located at 516 Sassafras St, Block 426, Lot 13

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES DISCHARGE MTG A. VIRUET JR.PDF](#)  
[MTG DISCHARGE-A. VIRUET JR.PDF](#)

### 21.III. Resolution Item (03)

Resolution approving a Discharge of Mortgage executed by Bonnie Henderson for property located at 445 South 2nd St, Block 530, Lot 10

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES DISCHARGE MTG B. HENDERSON.PDF](#)  
[MTG DISCHARGE-B. HENDERSON.PDF](#)

### 21.IV. Resolution Item (04)

Resolution approving a Discharge of Mortgage executed by Carol Ann Pullinger for property located at 4 West Green St, Block 306, Lot 24

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES DISCHARGE MTG C. PULLINGER.PDF](#)  
[MTG DISCHARGE-C. PULLINGER.PDF](#)

### 21.V. Resolution Item (05)

Resolution approving a Discharge of Mortgage executed by Joseph Ervin for property located at 214 South 5th St, Block 471, Lot 15

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES DISCHARGE MTG J. ERVIN.PDF](#)  
[MTG DISCHARGE-J. ERVIN.PDF](#)

**21.VI.** Resolution Item (06)

Resolution approving a Discharge of Mortgage executed by Marvin Shaw for property located at 308 West Green St, Block 300, Lot 3

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES DISCHARGE MTG M. SHAW.PDF](#)  
[MTG DISCHARGE-M. SHAW.PDF](#)

**21.VII.** Resolution Item (07)

Resolution approving a Discharge of Mortgage executed by Nicole T. Marciano for property located at 1800 Wheaton Ave., Block 260, Lot 22

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES DISCHARGE MTG N. MARCIANO.PDF](#)  
[MTG DISCHARGE-N. MARCIANO.PDF](#)

**21.VIII.** Resolution Item (08)

Resolution approving a Discharge of Mortgage executed by Sharon Zerra for property located at 209 North Sharp St, Block 275, Lot 2

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES DISCHARGE MTG S. ZERRA.PDF](#)  
[MTG DISCHARGE-S. ZERRA.PDF](#)

**21.IX.** Resolution Item (09)

Resolution approving a Discharge of Mortgage executed by William R. Heinle, Jr. for property located at 441 South 2nd St, Block 530, Lot 8

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[MTG DISCHARGE-W. HEINLE JR.PDF](#)  
[RES DISCHARGE MTG W. HEINLE JR.PDF](#)

**21.X.** Resolution Item (10)

Resolution authorizing expenditure from the Capital Improvement Fund for preliminary expenses and improvements to Sewer Plant.

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES -2020 RESOLUTION FOR PRELIMINARY COSTS.PDF](#)

**21.XI.** Resolution Item (11)

Resolution authorizing award of professional service contract through a non-fair and open process to AECOM for engineering services for the Wastewater Treatment Plant Upgrade Project in an amount not to exceed \$282,900.00 for the period covering June 17, 2020 through June 16, 2021.

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES -2020 AECOM 2020-2021.PDF](#)

**21.XII.** Resolution Item (12)

Resolution authorizing Professional Service Contract to Jennifer Kelly, Ph.D., ABPP, awarded under a non-fair and open process to provide post-offer, pre-employment psychological screenings and psychological evaluation services for the City of Millville in an amount not to exceed \$10,000.00 for the period covering July 8, 2020 through July 7, 2021.

Motion-

Second-

(Certification of Funds)

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES -2020 JENNIFER KELLY.PDF](#)

**21.XIII.** Resolution Item (13)

Resolution authorizing the City of Millville Sewer Utility Department to purchase replacement parts for the Belt Filter Presses from Komline-Sanderson Engineering Corporation in the amount of \$6,608.00

Motion-

Second-

(Certification of Funds)

Pepitone \_\_ Parent \_\_ Udalovas \_\_ Cooper \_\_ Santiago \_\_

Documents:

[RES -KOMLINE SANDERSON 7-8-20 MTG.PDF](#)

**21.XIV.** Resolution Item (14)

*Resolution approving a Discharge of Mortgage executed by Grisel M. Robles for property located at 603 N. 3rd Street, Block 341, Lot 1.01.*

Motion-

Second-

Pepitone\_\_ Parent\_\_ Udalovas\_\_ Cooper\_\_ Santiago\_\_

Documents:

[RES DISCHARGE MTG G. ROBLES.PDF](#)  
[MTG DISCHARGE-G. ROBLES.PDF](#)

**21.XV.** Resolution Item (15)

~~Resolution approving Second Amendment to Professional Services Contract with Franklin J. Riesenbuger, Esquire of Flaster / Greenberg, P.C. to provide Environmental Legal Consultant Services for an additional amount of \$42,000.00 for a new not to exceed amount of \$222,000.00.~~

~~— Motion —~~

~~— Second —~~

~~(Certification of Funds)~~

~~Pepitone \_\_\_ Parent \_\_\_ Udalovas \_\_\_ Cooper \_\_\_ Santiago \_\_\_~~

Documents:

[RES -2020 RIESENBURGER 2ND ADDENDUM.PDF](#)

**21.XVI. Resolution Item (16)**

*Resolution authorizing First Addendum to Purchase and Sale Agreement between the City of Millville and Agriterra, LLC, Conditional Redeveloper, for the purpose of extending its Inspection Period through to March 22, 2021 and to waive the requirement in Subsection 4.2 for the purchaser to deposit \$20,000.00 with the Escrow Agent for this particular extension of the Inspection Period*

*Motion -*

*Second -*

*Pepitone \_\_\_ Parent \_\_\_ Udalovas \_\_\_ Cooper \_\_\_ Santiago \_\_\_*

Documents:

[RES AGRITERRA.DOC.PDF](#)

**22. NEW BUSINESS**

**23. PUBLIC COMMENT PORTION**

"We have now reached the public comment portion of our meeting. Anyone who would like to address the Commission, please go to the podium, state your name and address your concerns. Please limit your comments to approximately 5 minutes."

Open Public Portion

Close Public Portion

Comments by Commissioners

**24. RESOLUTION ITEM (17)**

Resolution authorizing closed session for the following matters:

1. 200 G Street:

Contract Negotiations and Attorney/Client Privilege

2. AADARI v. City of Millville:

Attorney/Client Privilege and On-Going Litigation

3. GEI Contract for Ongoing Environmental Remediation at the former Airwork

Facility:

Contract Negotiations

4. *FMBA Local 63 - Contract Negotiations*

Motion-

Second-

Pepitone \_\_\_ Parent \_\_\_ Udalovas \_\_\_ Cooper \_\_\_ Santiago \_\_\_

Documents:

[RES CLOSED SESSION 7-8-2020.PDF](#)

**25. RESOLUTION ITEM (18)**

*Resolution to ratify the Collective Bargaining Agreement between the City of Millville and Fireman's Mutual Benevolent Association Local 63 (FMBA) concerning conditions of employment covering the period January 1, 2020 through December 31, 2023*

*Motion -*

*Second -*

*Pepitone \_\_\_ Parent \_\_\_ Udalovas \_\_\_ Cooper \_\_\_ Santiago \_\_\_*

Documents:

[RES - CONTRACT AGREEMENT FMBA.PDF](#)

**26. ORDINANCE 1ST READING ITEM (01)**

*Ordinance amending the Salary Ordinance Pursuant to the Municipal Code Chapter 2, Article XIX, Sub-Section 2-69, regarding the FMBA Local 63 pursuant to their negotiated bargaining agreement.*

*Motion -*

*Second -*

*Pepitone \_\_\_ Parent \_\_\_ Udalovas \_\_\_ Cooper \_\_\_ Santiago \_\_\_*

Documents:

[ORD - CHAPTER 2 - FIREFIGHTERS SALARIES.PDF](#)

**27. ADJOURN**

*Motion -*

*Second -*