

TENTATIVE AGENDA FOR REGULAR SESSION MEETING SEPTEMBER 7, 2021, 7:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

Santiago__ Pepitone__ Parent__ Udalovas__ Cooper__

3. INVOCATION AND SALUTE TO THE FLAG

Pastor Jonathan Merki from the Church of Nazarene to deliver the invocation followed by the 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:

August 17, 2021 Regular Session Meeting

August 17, 2021 Closed Session Meeting

Motion-

Second-

Pepitone __ Parent __ Udalovas __ Cooper __ Santiago __

8. PRESENTATIONS

9. PUBLIC COMMENT ON AGENDA ITEMS ONLY

10. OLD BUSINESS

11. DISCUSSION ITEMS

12. PETITIONS & LETTERS

13. REPORTS OF COMMISSIONERS

14. COMMISSIONER COOPER

15. COMMISSIONER PEPITONE

16. COMMISSIONER UDALOVAS

16.I. Commissioner Udalovas Item (01)

Motion to authorize proposed revisions to Chapter 30 draft in regard to the September 13th Planning Board meeting.

Motion-

Second-

Pepitone __ Parent __ Udalovas __ Cooper __ Santiago __

Documents:

[30-258_SIGNS \(REV1\).PDF](#)
[30-133 FENCES.PDF](#)

17. VICE-MAYOR PARENT

18. MAYOR SANTIAGO

18.I. Mayor Santiago Item (01)

Motion to receive and file the Streets and Roads Report for the month of August 2021

Motion-

Second-

Pepitone __ Parent __ Udalovas __ Cooper __ Santiago __

Documents:

[STREETS AND ROADS REPORT FOR AUGUST 2021.PDF](#)

19. ORDINANCES 2ND READING

19.I. Ordinances 2nd Reading (01)

An Ordinance approving and authorizing an application to the Cumberland County Roadway Department for the Holly City Football League to hold a Coin Drop on October 2, 2021 and October 3, 2021 at the intersections of Buckshutem Road and Cedarville Road.

Motion-

Second-

(Public Hearing)

Pepitone __ Parent __ Udalovas __ Cooper __ Santiago __

Documents:

[ORDINANCE 2ND READING COIN DROP-HOLLY CITY YOUTH FOOTBALL LEAGUE.PDF](#)
[PROOF OF PUBLICATION COIN DROP.PDF](#)

19.II. Ordinances 2nd Reading (02)

An Ordinance approving the Private Sale of 124-126 South 6th Street, a substandard city owned lot, to Shirley Keller, the owner of all the contiguous lots for \$5,000.00.

Motion-

Second-

(Public Hearing)

Pepitone __ Parent __ Udalovas __ Cooper __ Santiago __

Documents:

[PROOF OF PUBLICATION KELLER.PDF](#)
[ORDINANCE 2ND READING KELLER 081721.PDF](#)

20. ORDINANCES 1ST READING

21. 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.

21.I. Resolution Item (CA01)

Resolution approving a discharge of mortgage executed by Virginia Albrizio for property located at 801 Pleasant Dr., Block 79, Lot 8.

Documents:

[RES NO. -2021 DISCHARGE MTG V. ALBRIZIO.PDF](#)

21.II. Resolution Item (CA02)

Resolution authorizing adjustments in the tax and utility records.

Documents:

[RES NO. -2021 TAX UTILITY.PDF](#)

21.III. Resolution Item (CA03)

Resolution authorizing the Tax Collector to Cancel Tax Sale Certificate 19-00367 dated January 20, 2021, effecting the property located at 229 Smith Street, Block 478, Lot 28 to Zion Investment Group, LLC which contained an erroneous deed recorded by NJ Housing and Finance causing the property owner to not be properly notified of the tax sale or assignment.

Documents:

[RES NO. -2021 478-28 VOID ASSIGNMENT.PDF](#)

21.IV. Resolution Item (CA04)

Resolution authorizing the Tax Collector to Void Assignment of Tax Sale Certificate 19-00367 for delinquent taxes assessed on Block 478, Lot 28, known as 229 Smith Street, and assessed to Riley, Clay & Noreen, at a tax sale held on January 31, 2019 as there was a deed recorded at the Cumberland County Clerk's Office on October 20, 2018 in Book 4172 Page 3659; that erroneously specified this block and lot; and caused the owner information to be updated in error

Documents:

[RES NO. -2021 CANCEL TAX SALE CERT 19-00367.PDF](#)

21.V. Resolution Item (CA05)

Resolution authorizing the CDBG Mortgage subordination for Jamie Royal at 721 Cherry Street.

Documents:

[RES NO. -2021 721 CHERRY STREET - ROYAL SUBORDINATION.PDF](#)

22. MOTION TO APPROVE CONSENT AGENDA ITEMS

Motion to approve all items on the Consent Agenda

Motion-
Second-
Pepitone ___ Parent ___ Udalovas ___ Cooper ___ Santiago ___

23. RESOLUTIONS

23.I. Resolution Item (01)

Resolution to Opt in to Examination Exemption Civil Service Hiring Procedures.

Motion-

Second-

Pepitone ___ Parent ___ Udalovas ___ Cooper ___ Santiago ___

Documents:

[RES NO. -2021 EXAM EXEMPTION CIVIL SERVICES.090721.PDF](#)

23.II. Resolution Item (02)

Resolution approving letter of intent for OmniTRAX in the purchase and redevelopment of the aforesaid property known as Block 577, Lot 1 to utilize said property as a transload facility.

Motion-

Second-

Pepitone ___ Parent ___ Udalovas ___ Cooper ___ Santiago ___

Documents:

[RES NO. -2021 OMNITRAX.DOC.PDF](#)

23.III. Resolution Item (03)

Resolution approving letter of intent to Apothca Cultivation, Inc. to operate a cannabis cultivation facility at the proposed location of 609 Orange Street in Millville, NJ.

Motion-

Second-

Pepitone ___ Parent ___ Udalovas ___ Cooper ___ Santiago ___

Documents:

[RES NO. -2021 APOTHCA-CULTIVATION.DOC.PDF](#)

23.IV. Resolution Item (04)

Resolution approving letter of intent to Apothca Manufacturing, Inc. to operate a cannabis manufacturing facility at the proposed location of 609 Orange Street in Millville, NJ.

Motion-

Second-

Pepitone ___ Parent ___ Udalovas ___ Cooper ___ Santiago ___

Documents:

[RES NO. -2021 APOTHCA-MANUF.DOC.PDF](#)

24. NEW BUSINESS

25. PUBLIC COMMENT PORTION

Anyone who would like to address the Commission, please state your name and address

your concerns. Please limit your comments to approximately 5 minutes."

Open Public Portion

Close Public Portion

26. ADJOURN

Motion-

Second-