

Richard C. McCarthy Commission  
Chamber, City Hall  
Millville, New Jersey  
December 6, 2016 4:00 p.m.

The Board of Commissioners met in a Work Session with Mayor Santiago presiding. The members present include Commissioner Davis, Commissioner Porreca Compari and Commissioner Sooy. Mayor Santiago led the flag salute.

Mayor Santiago made the statement required by the Open Public Meeting Act of 1975.

“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.

The City Clerk noted that there were no changes to the agenda.

Mayor Santiago opened the public comment portion on agenda items only and asked if any persons wished to be heard.

There being no response, Mayor Santiago closed the public comment portion.

### **Old Business**

City Clerk reported that there was no Old Business to discuss.

### **Reports of Commissioners Department of Public Affairs**

Commissioner Davis stated that he had nothing at this time. Commissioner Porreca Compari stated that she had invited James Maley of Maley & Associates in Collingwood, NJ to come and discuss designating the City of Millville as a Rehabilitation Zone prior to Commissioner Davis being appointed to the Public Affairs Department. Mayor Santiago greeted Mr. Maley and gave him the floor.

Mr. Maley discussed the City of Millville as an option to be designated as a Rehabilitation Zone. He elaborated on the Redevelopment process and how rehabilitation ties in to it. He differentiated between Redevelopment and Rehabilitation by pointing out that the Rehabilitation process is much simpler, more objective and easier for the City to achieve. He explained that in Rehabilitation areas, the City has all the same powers as Redevelopment with the exception of two things which include the power of eminent domain and long-term tax abatement. However, the City would be enabled to change their zoning needs in response to financial need or goals of the City or the businesses or developers within the City. Mr. Maley suggested that it is in the City's best interest to designate the entire City a Rehabilitation area rather than section it off due to the cost and time associated with sectioning off specific areas. Another benefit, Maley added, to the designation of the entire City is in the circumstance when a developer comes in and is interested in a specific area of town, the City can get right down to business, knowing that they are compliant without having to check whether that particular area is part of the Rehabilitation Zone.

Mr. Maley explained the process involved in becoming a Rehabilitation Zone. He informed the Commissioners that it would only require a resolution adopted by the Governing Body, which he offered to draft for the December 20<sup>th</sup> meeting in addition to a recommendation from the City Planning Board which does not have to concur with the Governing Body's decision. It does have to be consistent with the City's Master Plan. Mr. Maley closed his discussion with making a strong recommendation for the City of Millville to move forward with the Rehabilitation designation process.

Commissioner Ennis arrived at 4:20 P.M.

### **Department of Public Works**

Commissioner Ennis stated that he would like to discuss how projects, which overlap two departments that require both of the respective Commissioner's consent for approval needs to be taken seriously. He specifically feels that Wayne Johnson, City Engineer, is to be utilized by the entire City as a contractual agreement for various projects, including his.

Commissioner Ennis stated that he feels Mr. Johnson should be the person in charge of all decisions in the Engineering Department due to his leadership capabilities, including personnel issues.

Commissioner Sooy responded to his concern regarding contracted professionals by explaining that the State Civil Service Commission and City Labor Attorney strongly advises against contractors being a part of personnel matters. He agreed with Commissioner Ennis that Wayne Johnson is an excellent engineer, but disagreed about his expertise in municipal employee disciplinary procedures. Commissioner Sooy also asked Personnel Officer, Pamela Shapiro to tell Commissioner Ennis exactly what the Civil Service Commission said to her about outside contractors becoming involved with personnel matters. Ms. Shapiro responded that the Civil Service Commission strongly advised her that a contractor should not be part of disciplinary proceedings of employees.

Commissioner Sooy noted that Commissioner Ennis can use the Personnel Officer for the matters concerning Human Resources in his department and also the Civil Service Commission.

Commissioner Ennis responded by asking Personnel Director, Pamela Shapiro a series of questions that were not appropriate for the open public setting. City Clerk advised that this employee has not been noticed for this type of discussion to take place. Mayor Santiago deemed it necessary to end the conversation immediately and move on with the regular order of business.

Commissioner Ennis proceeded with the next discussion item on the agenda which was to establish a set protocol for the hiring process regarding how we respond to all applicants who apply for a position at the City of Millville. He explained that the current system involves giving jobs to friends, relatives and neighbors rather than qualified, educated applicants. He expounded that the City of Millville needs to become fair in employment practices and highly recommends establishing a set protocol for the hiring process to create a healthier City. At the very least, Commissioner Ennis would like to see an acknowledgment, such as a letter or e-mail, be sent to all applicants to the City of Millville whether they were the successful candidate or not. He stated that he has three resumes for employment with the City, but is not comfortable with the process in place to turn them in to the Human Resources Department.

Commissioner Sooy responded to Commissioner Ennis by pointing out that when he receives a job application, he always turns it over to the Human Resources Department.

Commissioner Ennis responded that he noticed that the Human Resources Department has been tied up doing work in the Payroll Department and unable to be present at interviews, which he feels is wrong.

Commissioner Porreca Compari stated that in her experience with hiring, they would post for open positions in-house and on the website, wait for the deadline to be up, look over the applicants, contacts references and determines who gets interviewed. She also noted she does not always sit in on the interviews, depending on what the position is for. Additionally, she pointed out that when someone approaches her regarding employment, she always refers them to the Human Resources Department.

Commissioner Ennis stated that in the past, he has witnessed Commissioners hire people who they wanted rather than who the City actually needed and he feels this is still happening today.

Mayor Santiago stated that it is obvious that Commissioner Ennis has a problem with our hiring process and will take the three applications that were submitted to him and see that they get processed correctly by the Human Resources Department. Commissioner Ennis thanked Mayor Santiago.

Mayor Santiago pointed out that we have Human Resources to guide us through the hiring process and he uses it, but also has retired police officers sit in on interviews to help with the process.

### **Department of Revenue and Finance**

Commissioner Porreca Compari asked for clarification on the agenda item 'Ordinance authorizing the application submitted by Superior Ventures, LLC for tax exemption.' Tax Assessor, Brian Rosenberger provided information about this project stating that the company has invested millions of dollars and has been very successful. He also pointed out the need for this to be added to the agenda because it has to go through two meetings prior to being adopted and he'd like to have it squared away prior to the new year.

Mayor Santiago agreed with Mr. Rosenberger about the success of this particular company and the betterment it brings to the City of Millville.

Commissioner Porreca Compari also asked for clarification on the change to the salary ordinance which is on the agenda regarding the Part-Time Recreation Program Coordinator. Commissioner Sooy asserted that the position would allow for this position to be a City position where it formerly was not. He noted, that the City will be paying the same amount as it was prior to the creation of this position for the same services.

Commissioner Porreca Compari asked about the status of the elderly couple, Mr. and Mrs. Piekarek, who submitted a letter several months ago to donate their house located at 228 E. Oak Street to the City due to fear of living in such an unsafe neighborhood. She asked for some discussion of ideas. Fire Chief

Lippincott addressed the Commissioners regarding this matter stating he would be interested in utilizing this house for non-destructive training of his firefighters if the City accepted the donation. Commissioner Porreca Compari asked the frequency of his firefighter's required training. Chief Lippincott responded that his crew trains once a week on Sundays and he'd most likely use the property at least once a month.

Commissioner Ennis suggested the property be used for the purpose of sheltering the homeless through the Code Blue program.

Commissioner Porreca Compari asked Mayor Santiago about the foot patrols which have been assigned to High Street. She was curious as to how far down past Broad Street the patrols would be required to go. Mayor Santiago responded by stating that the patrols will be going further down High Street past Broad Street, but will provide greater detail to the plan when he gets an opportunity to discuss it with his department.

### **Parks & Public Property**

Commissioner Sooy asked Engineer, Wayne Johnson to provide the Engineering Department's project status update. Mr. Johnson greeted the Commissioners and started his report on a positive note by announcing that the Waste Water Phase II Upgrades are moving forward with a pre-construction meeting scheduled for December 13<sup>th</sup> at 10:00 a.m. Additionally, he touched on the Hydrants Readiness Report, Fencing at 15<sup>th</sup> Street, Buck Street Sewer Main, the sinkhole in front of Winfield's on High Street, paving on High Street, Ware Avenue regrading, Four Seasons, Wheaton Property, and sound testing at Field of Dreams. A complete listing of these project updates can be obtained by contacting the City Clerk's Department.

Commissioner Sooy also mentioned his department's progress with the Green Energy audit which has qualified the City for a Green Energy grant.

### **Public Safety**

Mayor Santiago expressed his condolences to the officer who was killed last night on Route 55 and the other driver who also was killed in the wreck. He also thanked Millville Dunkin Donuts for giving the State Police barracks in Bridgeton free coffee, donuts and bagels that morning in recognition of the trooper who died in the crash.

Mayor Santiago also brought up a new initiative to have a walking patrol on High Street from the Police Department up to Wheaton Plaza. Additionally, the department will be using their large bus or M-9, which has cameras on it, along High Street. The walking patrol will also be speaking with store owners to determine what other needs they may have of the Police Department.

Mayor Santiago stated he went to New Jersey Motorsports Park and complimented their endeavors in collecting coats for children in the community.

Lastly, Mayor Santiago congratulated our football team for winning the championship and complimented their sportsmanship upon winning the game. He also announced that there will be a special event to celebrate their big win.

### **Public Comment Portion**

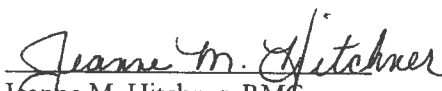
Mayor Santiago opened the meeting to the public for comment. With no one wishing to be heard, Mayor Santiago declared the public comment portion closed and asked for final comments by the Commissioners.

There were no final comments by the Commissioners.

### **Adjournment**

With no further business, Commissioner Porreca Compari moved, seconded by Commissioner Davis to adjourn the meeting.

Respectfully submitted,

  
Jeanne M. Hitchner, RMC  
City Clerk