

Regular Meeting
Via Teleconference
March 16, 2021 5:30 p.m.

The Board of Commissioners met in a **REGULAR MEETING** *via teleconference due to COVID-19 Pandemic* with Mayor Santiago presiding. Members present on conference call included Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, and Commissioner Cooper. City Solicitor, Brock Russell, Administrator, Regina Burke, CFO, Marcella Shepard and Manager of Parks & Grounds, Samantha Cruz were also on the call.

Teleconference was open to the public as required by law. Attendance of all attendees was taken by Assistant City Clerk upon entering the call. Public attendees in the order which they joined the teleconference was as follows: Tamara Isajiw, Joanne Murphine, Bill Davis, Claire Hughes and Mary Messick.

Mayor Santiago led the salute to the Flag.

Mayor Santiago made the statement required by the Open Public Meetings 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."

Assistant City Clerk to Review Changes to the Agenda

Mayor Santiago asked if there were any changes to the agenda. Ms. Burns stated there is one change to the agenda being:

1. Addition of Resolution Item #4 authorizing award of bid to Perryman's Excavating for demolition of 1729 East Main St and 420/422 North 3rd Street in the amount of \$36,000.00.

Bills

The following bills were ordered paid, when properly certified on a motion by Vice-Mayor Parent and seconded by Commissioner Pepitone. The motion was carried by the following vote. Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

SEE COPY OF BILLS FOLLOWING THE SIGNATURE PAGE OF THIS MEETING

Minutes

Vice-Mayor Parent made a motion to approve to dispense with the reading of the minutes for March 2, 2021 Regular Meeting. Commissioner Pepitone seconded the motion, which was carried by the following vote: Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper, and Mayor Santiago.

Public Comment on Agenda Items Only

Mayor Santiago declared the Public Comment portion on agenda items open only and asked if anyone wished to be heard. Assistant City Clerk, Laura Burns called the names of residents in the order of attendance that was taken at the beginning of the meeting. There being no response, Mayor Santiago declared the public comment portion closed.

Old Business

Mayor Santiago asked the Assistant City Clerk if there was any Old Business. Ms. Burns stated there was no Old Business.

Discussion Items

Retail Cannabis Facilities

Commissioner Udalovas explained that any existing ordinances regulating or prohibiting cannabis are null and void. She stated the Municipality can opt in or opt out to prohibit or limit the number of establishments, distributors, delivery services, locations and times of operation by August 21, 2021. She further advised they can utilize that time to establish civil penalties. Commissioner Udalovas emphasized

that no action would result in permitting the above mentioned to be in place for five years at which point the municipality would be given another 180 days to make changes.

Commissioner Udalovas explained a cannabis tax can be imposed by passing an ordinance. The tax cannot exceed 2% for the cultivator, manufacturer or the retailer; 1% for the wholesaler and would be paid directly to the municipality.

City Solicitor, Brock Russel stated there will be “model ordinances” provided by the State of New Jersey to help guide our progress.

Commissioner Udalovas recommended the addition of Resolution #5 to the agenda in reference to this matter.

Petitions and Letters

Mayor Santiago asked the Assistant City Clerk if there were any Petitions and Letters. Ms. Burns stated there were none.

Reports of Commissioners

Commissioner Cooper

Commissioner Cooper announced the Playgrounds are open as of March 15, 2021 and Spring clean-up will continue for City owned properties.

Commissioner Cooper further announced the following upcoming events:

1. Dog Park naming contest must be submitted by April 5th.
2. Craft Series will be held on April 14th, but the class is currently full.
3. Virtual Bingo will be held on the Recreational Department’s Facebook page on March 20th at 2:00 p.m.
4. The annual Easter Egg Hunt will be held at Union Lake field on March 27th at 11:00 a.m.
5. Center City Clean up event will be held on April 24th.

Commissioner Pepitone

Commissioner Pepitone made a motion to receive and file the Millville Police Department Report for the month of February 2021 . Vice-Mayor Parent seconded the motion, which was carried by the following vote: Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Commissioner Pepitone stated that he attended a learning session hosted by Quan Bowleg over the last weekend. He explained that members of Mr. Bowleg’s youth group, parents and children from the city and the Millville Police Department participated in an open forum to discuss reactions and frustrations from all sides.

Commissioner Udalovas

Commissioner Udalovas updated everyone on the upcoming Planning & Zoning Board meeting dates and provided instructions on how to access the agendas and meeting information.

Vice-Mayor Parent

Vice-Mayor Parent made a motion to receive and file the following reports:

1. Tax Collector’s Report for the month of February 2021.
2. Annual Financial Statement for the Year 2020.

Commissioner Pepitone seconded the motion, which was carried by the following vote: Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Vice-Mayor Parent announced the Commission Meetings will resume being held in the Commission Chambers, City Hall.

Mayor Santiago

Mayor Santiago made a motion to receive and file the Streets and Roads Report for the month of February 2021. Commissioner Pepitone seconded the motion, which was carried by the following vote: Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Ordinances on 2nd Reading

The Assistant City Clerk read the following ordinance on second and final reading:

Ordinance No. 08-2021 authorizing amendment to Motor Vehicle and Traffic Regulations Municipal Code Article X, Schedule 21 to ADD Parking Reserved for Handicapped Persons at 133 West Foundry Street.

Commissioner Pepitone made a motion to approve the ordinance on second reading which was seconded by Vice-Mayor Parent.

Mayor Santiago declared the public hearing open on this ordinance only. There being no response, the public hearing was deemed closed.

The motion was carried by the following vote: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

The Assistant City Clerk read the following ordinance on second and final reading:

Ordinance No. 09-2021 amending Chapter 60, Article 1, Stormwater Management Regulations to comply with the New Jersey Department of Environmental Protection Requirements.

Vice-Mayor Parent made a motion to approve the ordinance on second reading which was seconded by Commissioner Pepitone.

Mayor Santiago declared the public hearing open on this ordinance only. There being no response, the public hearing was deemed closed.

The motion was carried by the following vote: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago

Ordinances on 1st Reading

The Assistant City Clerk read the following ordinance on first reading:

Ordinance to exceed the Municipal Budget Appropriation limits and to Establish a Cap Bank in accordance with N.J.S.A 40A:4-45.14 for CY 2021.

Vice-Mayor Parent made a motion to approve the ordinance on first reading, which was seconded by Commissioner Pepitone. The motion was carried by the following vote: Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Consent Agenda

All matters listed under the Consent Agenda are considered 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.

The Assistant City Clerk read the following resolutions:

Resolution No. 69-2021 authorizing adjustments in the tax and utility records.

Commissioner Udalovas made a motion to approve the Consent Agenda item, which was seconded by Commissioner Cooper. The motion was carried by the following vote: Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper, and Mayor Santiago.

Resolutions

The Assistant City Clerk read the following resolutions:

Resolution No. 70-2021 authorizing miscellaneous revenues effected in 2020 by the Covid-19 pandemic be anticipated in the 2021 budget using the 3year average of the amounts realized in 2018-2020. Vice-Mayor Parent moved for the adoption of this resolution. Commissioner Pepitone seconded the motion and was carried by the following vote: Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Resolution No. 71-2021 authorizing the introduction of the Calendar Year 2021 Municipal Budget. Vice-Mayor Parent moved for the adoption of this resolution. Commissioner Pepitone seconded the motion and was carried by the following vote: Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Resolution No. 72-2021 authorizing a First Amendment to Professional Services Contract with Roux Associates, Inc. awarded through a non-fair and open process for the preparation and submittal of a Title V Operating Permit renewal application package for the City of Millville Municipal Landfill to provide for an additional amount of \$6,500.00 for a total contract amount not to exceed \$10,500.00 for the duration of the contract period covering October 14, 2021. Vice-Mayor Parent moved for the adoption of this resolution, stating he is in receipt of the proper certification of funds. Commissioner Pepitone seconded the motion and was carried by the following vote: Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Resolution No. 73-2021 authorizing award of bid to Perryman's Excavating, Inc. for the Demolition of 1729 East Main Street and 420/422 North 3rd Street in the amount of \$36,000.00. Commissioner Udalovas moved for the adoption of this resolution, stating she is in receipt of the proper certification of funds. Vice-Mayor Parent seconded the motion and was carried by the following vote: Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Resolution No. 74-2021 referring the issue of marijuana retail establishments as a permitted or conditional use in city zoning districts for their review and recommendation to the governing body. Commissioner Udalovas moved for the adoption of this resolution. Commissioner Cooper seconded the motion and was carried by the following vote: Yeas: Commissioner Pepitone, Vice-Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

New Business

Commissioner Cooper made a motion to authorize changing the date of the following Special Event on Public Lands Application from April 10, 2021 to May 1, 2021:

- a) Prayer and Outreach Event sponsored by God Taught Me Ministries, Inc., May 1, 2021 8:00 a.m. – 8:00 p.m.

Commissioner Udalovas seconded the motion which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Public Comment

Mayor Santiago the public comment portion of the meeting open and asked if any person in attendance wished to be heard. He asked that comments be limited to approximately 5 minutes.

Assistant City Clerk, Laura Burns called the names of residents in the order of attendance that was taken at the beginning of the meeting.

Tamara Isajiw stated that she hopes to see the Commission work strategically with the Planning and Zoning Boards to ensure the City is doing the right thing in reference to the legalization of marijuana sales in our city.

Joanne Murphine asked if this Commission plans on cleaning up the streets in the city. She stated that Route 49, Route 47 and Carmel Road are covered in trash from people who are illegally dumping their waste.

Mayor Santiago stated that he would remind his department to visit those areas.

Commissioner Cooper stated that his department will continue to work throughout the city to help clean up the streets.

Ms. Murphine stressed that both departments have been doing a good job with the inner-city, but the outskirts of town are embarrassing.

Bill Davis stated the City of Millville was allotted \$7.4 million dollars from the Covid Legislation and emphasized this could be a game changer. Mr. Davis advised that the guidelines should be posted on Senator Mendez's website within the next few days and urged the governing body to spend the money in accordance with the guidelines as this could lead the city in the right direction for years to come.

Mr. Davis expressed his delight that the public meetings will soon resume being held in the Commission Chambers.

Mary Messick asked why the railroad company is not being held accountable for the trash along their tracks.

There being no further comments Mayor Santiago declared the public comment portion closed and asked the Commissioners if they had any comments.

Comments by Commissioners

Commissioner Cooper

Commissioner Cooper stated the entire commission is aware of the trash issue in our city and will continue to work on the problem. He stated he has had many people ask how to earn volunteer hours and he has recommended this as a possible option.

Commissioner Pepitone

Commission Pepitone agreed with Ms. Isajiw's comments pertaining to the planning and zoning for the distribution of marijuana. He also stated he would like to get as much input as possible from the community to help ensure the best decisions are made for the city.

Commissioner Udalovas

Commissioner Udalovas stated she is working with the Construction Department to clean up abandoned, foreclosed and nuisance properties. She also stated she will start looking into ways to help clean up the railroads by reaching out to the involved parties.

Commissioner Udalovas thanked Samantha Silvers for her hard work and dedication to improving the City. She wished her the best of luck in her future endeavors.

Vice-Mayor Parent

Vice-Mayor Parent announced the budget will be posted on the City Website for everyone to view.

Vice-Mayor Parent stated he has been working directly with CFO, Marcella Shepard to ensure the \$7.4 million dollars that has been allocated to the city will be spent properly and fairly. He explained the importance of working together so that it will benefit the city over a long time to come.

Mayor Santiago

Mayor Santiago confirmed that the \$7.4 million dollars will be coming in two separate payments.

Mayor Santiago urged everyone to get vaccinated and stay safe.

Resolution – Closed Session

The Assistant City Clerk read the following resolution:

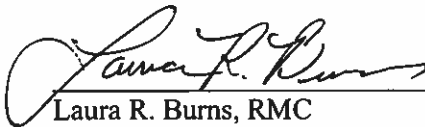
Resolution No. 75-2021 authorizing a closed session for the following matter:

Sherry-Trout v. City of Millville: Pending Litigation, Deliberative Process and Attorney/Client Privilege

Adjournment

There being no further comments the meeting was adjourned on a motion by Commissioner Udalovas and seconded by Commissioner Cooper subject to the call of the chair. All were in favor. None were opposed.

Respectfully submitted,



Laura R. Burns, RMC
Assistant City Clerk



BILL LIST
CITY OF MILLVILLE
MEETING OF MARCH 16, 2021

****CMFO MARCELLA SHEPARD SIGNED FOR COMMISSIONERS (DUE TO COVID-19)****

ACE PLUMBING & ELECTRICAL	72.12
ACTION SIGNS & AWARDS	244.00
ACTION UNIFORM CO., LLC	1,308.00
ADT COMMERCIAL LLC	1,438.29
AECOM Technical Services Inc.	56,800.36
ATLANTIC CITY ELECTRIC	108,217.67
AUTOZONE, INC.	57.98
BENECARD SERVICES, INC.	67,825.15
CAMDEN COUNTY POLICE ACADEMY	6,400.00
DONALD CAMPBELL	100.00
CARLISLE MACHINE WORKS	5,000.00
CENTRAL JERSEY EQUIPMENT LLC	960.02
CINTAS CORPORATION #100	619.97
CITY OF MILLVILLE UTILITY	1,690.00
CME ASSOCIATES, LLP	292.00
COLONIAL ELECTRIC SUPPLY	736.86
COMCAST, INC.	1,060.70
CUMBERLAND CO. CLERK'S OFFICE	746.00
CCIA	22,075.97
CUMBERLAND CO. OFFICE ON AGING	6,900.00
CUMBERLAND VALVE INC	102.70
CUSTODIAN OF SCHOOL MONIES	895,409.00
GANNETT SATELLITE INFORMATION	625.13
W.C. DAVIS, INC.	650.00
LINDA A. DEDRICK	200.00
EMILY DELROSSI	149.00
DOCUVAULT DELAWARE VALLEY, LLC	885.00
EARTH TECH CONTRACTING, INC.	1,351.71
EXHIBITINDEXES.COM	75.48
FALASCA MECHANICAL, INC.	974.28
LAWRENCE FAWCETT, JR.	149.00
FEDEX	157.51
GAYLE CORPORATION	11,200.95
GEI CONSULTANTS, INC.	154,385.66
GENTILINI CHEVROLET LLC	134.94
GENTILINI FORD, INC.	926.77
GLOCK, INC.	840.00
W.W.GRAINGER, INC.	2,159.76
GSRP PROJECT HOLDINGS I, LLC	6,224.55
HACH COMPANY, INC.	604.22
KENNETH C. HACK JR.	149.00
KEVIN D. HALL	100.00
JUSTIN HATFIELD	149.00
TAYLOR HENDERSON	31.00
KURT HESS	149.00
VICTORIA HILBMANN	50.00
GREG L. ERBER, SR.	329.11
HUNTER TRUCK SALES & SERVICE	74.65
JCI JONES CHEMICALS, INC.	1,000.00
K. HOVANIANS FOUR SEASON	3,342.00
KEEN COMPRESSED GAS CO., INC.	578.27
JOHN W. KRAUSE, LLC	750.00
WILLIAM C. LAZARCHECK	24.71
LINCOLN NATIONAL INSURANCE CO.	9,200.00

SUMNER B. LIPPINCOTT	149.00
PAUL C LOWE	149.00
LOWE'S CO., INC.	404.98
SHANNA MCCANN, ESQ	4,800.00
JOSEPH E. MCMAHON	149.00
MES/ALL SAFE, INC.-PENNSYLVANIA	218.00
MGL PRINTING SOLUTIONS	180.00
MILLVILLE NAPA AUTO PARTS	4,665.23
MILLVILLE PUBLIC LIBRARY	46,906.05
CARL B. MORRIS	149.00
NAT'L ENTERTAINMNT TECH INC	375.00
VERIZON	202.91
TREASURER, STATE OF NJ	500.00
NJ STATE DEPT OF HEALTH	513.00
NJ STATE LEAGUE MUNICIPALITIES	65.00
LAW OFF OF NONA L. OSTROVE LLC	41.00
PINE ENVIRONMENTAL SERVS, INC.	190.00
JOSEPH G POLLARD CO INC	2,012.69
POSTMASTER, CITY OF VINELAND	10,000.00
PRINT O STAT, INC.	2,265.75
PROFESSIONAL ANSWERING SERVICE	129.75
KEVIN QUAY	149.00
RADWELL INTERNATIONAL, INC.	225.00
V.E. RALPH & SON, INC.	386.80
RECREATION RESOURCE USA, LLC	6,794.00
JAMES F. REEVES	149.00
CHRISTOPHER G. REEVES	149.00
REYS BEFORE & AFTER HAIR STYLE	5,000.00
RIGGINS, INC.	14,531.38
THE RITTER LAW OFFICE	1,345.57
R & S CONST OF BRIDGETON, LLC	17,195.00
RR DONNELLEY	73.50
RUTGERS, THE STATE UNIVERSITY	2,258.00
SCIENTIFIC APPARATUS SERV, INC	790.00
CHARLES J. SEIFERMAN	149.00
SELECTIVE INS CO OF AMERICA	1,758.00
SERVICE TIRE TRUCK CENTER, INC	1,691.12
SHI INTERNATIONAL CORP	17,224.36
SITEONE LANDSCAPE SUPPLY, LLC	1,931.72
SOUTH JERSEY PAPER PRODUCTS	69.25
STATE TOXICOLOGY LABORATORY	450.00
SYSTEMS SOLUTION, INC.	11,967.50
TEPS POWER EQUIPMENT	101.83
TREASURER, STATE OF NJ	2,401.00
TRI COUNTY CORE	300.00
UNITED ELECTRIC SUPPLY, INC.	221.59
ARTHUR UPHAM	149.00
HD SUPPLY FACILITIES MAINT LTD	327.23
USHLER'S FRAME & BODY SHOP INC	397.50
DAVID VANAMAN	149.00
VAN EMBDEN, VAN EMBDEN &	845.00
NATHAN VAN EMBDEN, ESQ.	5,000.00
ALFRED J. VERDEROSE, ESQ.	225.00
VERIZON WIRELESS	4,706.66
VIDEO PIPE SERVICES, INC.	1,750.00
VIGILANT SOLUTIONS, LLC	3,150.00
VILLAGE DR HEALTHCARE URBAN RENWL. LLC	25,000.00
VINELAND AUTO ELECTRIC, INC.	15,214.71
GARY WARLOCK	100.00
WASTE MANAGEMENT OF SJ, INC.	406.50
W. B. MASON COMPANY, INC.	722.75

WEINSTEIN SUPPLY CORPORATION	91.09
DALE WETTSTEIN	149.00
XEROX CORPORATION	453.88
XTEL COMMUNICATIONS, INC.	12,838.54
FREDERICK K. SCHADE	5,845.83
CLIFFORD KILROY	320.50

TOTAL BILLS FOR 03.16.21 MEETING	1,614,896.66
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BANK OF AMERICA (W)	814.70
CITY MILLVILLE SALARY ACCOUNT (W)	560,780.13
SHARON L. SMITH (W)	325.92

TOTAL WIRES FOR 03.16.21 MEETING	561,920.75
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TOTAL BILLS & WIRES FOR 03.16.21 MEETING	2,176,817.41
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