

**BRIDGETON CITY COUNCIL
MEETING AGENDA
MARCH 7, 2023 5:30 P.M.
POLICE AND MUNICIPAL COURT COMPLEX
330 FAYETTE STREET, BRIDGETON, NJ**

A. CALL TO ORDER

B. STATEMENT OF MEETING NOTICE

Notice of this Meeting of the City Council of the City of Bridgeton, as required by N.J.S.A. 10:4-6 et seq., the “Open Public Meetings Act”, has been provided by an Amended public advertisement in the South Jersey Times and The Daily Journal on February 11, 2023 and on the City Website at www.cityofbridgeton.com setting forth the time, date, and meeting location of the City Council of the City of Bridgeton.

C. INVOCATION/ FLAG SALUTE

D. ROLL CALL

DeQuinzio _____ Edwards _____ Gonzalez _____ King _____ Bethea _____

E. PRESENTATIONS/ RECOGNITIONS/ANNOUNCEMENTS/ HEARINGS:

F. MINUTES: City Council Meeting: February 21, 2023
MOVE: _____ SECOND: _____ CARRIED: _____

G. COMMITTEE LIAISON REPORTS

DeQuinzio	Edwards	Gonzalez	King	Bethea
Finance	Public Safety	DPW/Water/Sewer	Planning Board	Bridgeton Public Schools
Library	Finance - Governance	BMSA	Housing Authority	Economic Development
Housing/Code	Youth/Recreation/Park	Personnel	Historic Commission	Public Relations

H. BUSINESS ADMINISTRATOR / MAYORAL / SOLICITOR REPORTS

I. OTHER BUSINESS/CONCERNS

J. ORDINANCES 1st READING (1) (Second Reading Scheduled March 21, 2023)

1. Ordinance to exceed the Municipal Budget Appropriation Limits and to establish a Cap Bank.

MOVE: _____ SECOND: _____
DeQuinzio _____ Edwards _____ Gonzalez _____ King _____ Bethea _____

K. ORDINANCES 2nd READING (1)

1. Ordinance of the City Council of the City of Bridgeton amending Ordinance 22-35 fixing the salaries and rates of certain officers and employees.

OPEN Public Hearing: MOVE: _____ SECOND: _____ CARRIED: _____

CLOSE Public Hearing: MOVE: _____ SECOND: _____ CARRIED: _____

ADOPT Ordinance: MOVE: _____ SECOND: _____
DeQuinzio _____ Edwards _____ Gonzalez _____ King _____ Bethea _____

L. PUBLIC PORTION (on Consent Agenda items, or any other matter.)

OPEN Meeting: MOVE: _____ SECOND: _____ CARRIED: _____

CLOSE Meeting: MOVE: _____ SECOND: _____ CARRIED: _____

M. CONSENT AGENDA STATEMENT All matters listed under item **M-1** through item **M-6** are considered routine and will be enacted by one motion. If discussion is desired that item will be removed from the consent agenda and will be acted upon separately.

MOVE: _____ SECOND: _____

DeQuinzio _____ Edwards _____ Gonzalez _____ King _____ Bethea _____

1. **RESOLUTION**, authorizing the City of Bridgeton to award a contract to South State, Inc. for Water Main Installation and Resurfacing Marion Street and Parker Street in the amount of \$416,542.65.
2. **RESOLUTION**, of the City Council of the City of Bridgeton authorizing the execution of a Redevelopment and Purchase and Sale Agreement with CI Bridgeton, LLC – Block 189, Lots 3.03 and 3.04 within the Southeast Industrial Redevelopment Area.
3. **RESOLUTION**, of the City Council of the City of Bridgeton granting Senior Citizen Tax Exemption (773 E. Commerce Street).
4. **RESOLUTION**, of the City Council of the City of Bridgeton granting Senior Citizen Tax Exemption (520 South Avenue).
5. **RESOLUTION**, of the City Council of the City of Bridgeton granting Veteran or Widow of Veteran Tax Exemption (533 Buckshutem Road).
6. **RESOLUTION**, of the City Council appointing Diana Sandoval to the City of Bridgeton Housing Authority Board of Commissioners.

N. SCHEDULE OF BILLS

Date: March 7, 2023 Amount: \$1,970,203.00

MOVE: _____ SECOND: _____

DeQuinzio _____ Edwards _____ Gonzalez _____ King _____ Bethea _____

O. APPLICATION/S (NONE)

P. REPORT/S (NONE)

MOVE: _____ SECOND: _____ CARRIED: _____

Q. MAYOR'S COMMENTS

R. COUNCIL REMARKS

S. EXECUTIVE SESSION (President Reads Executive Session Resolution) N.J.S.A. 10:4-12

Confidential _____ Individual Privacy _____ Collective Bargaining Agreements _____ Contracts _____
Public Protection _____ Litigation Attorney/Client Privilege _____ Personnel _____ Deliberations _____

MOVE: _____ SECOND: _____

DeQuinzio _____ Edwards _____ Gonzalez _____ King _____ Bethea _____

T. ADJOURNMENT MOVE: _____ SECOND: _____ CARRIED: _____

ORDINANCE NO. J-1

**CITY OF BRIDGETON CALENDAR YEAR 2023
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the City Council of the City of Bridgeton in the County of Cumberland finds it advisable and necessary to increase its CY 2023 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the City Council hereby determines that a 1.0 % increase in the budget for said year, amounting to \$ 234,485.83 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the City Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bridgeton, in the County of Cumberland, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2023 budget year, the final appropriations of the City of Bridgeton shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$ 820,700.39, and that the CY 2023 municipal budget for the City of Bridgeton be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

INTRODUCED:

ADVERTISED:

PUBLIC HEARING:

ADOPTED:

COUNCIL	MOVE	SECOND	YAY	NAY	ABSTAIN	ABSENT
DEQUINZIO						
EDWARDS						
GONZALEZ						
KING						
BETHEA						

ATTEST:

Nichole Almanza, RMC, CMR
Municipal Clerk

Edward Bethea
Council President

APPROVED:

Mayor Albert B. Kelly

ORDINANCE NO. K-1

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON AMENDING
ORDINANCE 22-35 FIXING THE SALARIES AND RATES OF CERTAIN OFFICERS AND
EMPLOYEES**

WHEREAS, the City Council of the City of Bridgeton did adopt Ordinance 22-35 in November, 2022 fixing the salaries and rates of certain officers and employees; and

WHEREAS, Ordinance 22-35 set the minimum salary for City Solicitor at \$50,000 and the maximum salary at \$125,000; and

WHEREAS, Ordinance 22-35 did not include the title of “Director of Public Works”; and

WHEREAS, it is necessary to amend Ordinance 22-35 to accommodate the aforementioned changes

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Bridgeton that Ordinance 22-35 is hereby amended as follows:

1. City Solicitor - Minimum \$50,000 – Maximum \$150,000
2. Director of Public Works – Minimum \$80,000 – Maximum \$140,000

ADOPTED at a Regular meeting of the City Council of the City of Bridgeton held on the 7th day of February, 2023.

ATTEST:

Nichole Almanza, RMC, CMR
Municipal Clerk

Edward Bethea, Council President

APPROVED:

Albert B. Kelly, Mayor

Introduced on First Reading	February 21, 2023
First Publication	February 25, 2023
Approved on Final Reading	
Final Publication	

RESOLUTION NO. M-1

RESOLUTION AUTHORIZING THE CITY OF BRIDGETON TO AWARD A CONTRACT TO SOUTH STATE, INC. FOR WATER MAIN INSTALLATION AND RESURFACING MARION STREET AND PARKER STREET THE AMOUNT OF \$416,542.65

WHEREAS, the City of Bridgeton advertised for bid proposals for the Water Main Installation and Resurfacing Marion Street and Parker Street and said proposals were received and opened on January 25, 2023 at 10:00 AM; and

WHEREAS, competitive contracting for the Water Main Installation and Resurfacing for Marion Street and Parker Street was used in accordance with Local Public Contracts Law (N.J.S.A. 40A:11-4.1 to 4.5) and the notice of the availability of Invitation to Bid was advertised and posted on the City’s website; and

WHEREAS, the following bids were received;

VENDOR	BID AMOUNT
South State, Inc.	\$416,542.65
Ricky Slade Construction, Inc.	\$481,145.56
Pioneer Pipe Contractors	\$520,465.50
Perna Finnigan, Inc.	\$437,437.37
Arthur R Henry, Inc.	No Bid
Crest Construction Group	No Bid

And;

WHEREAS, bids were reviewed by Fralinger Engineering and the Director of Public Works and South State, Inc. submission was deemed the lowest responsive bid; and

WHEREAS, pursuant to N.J.A.C. 5:34-5.2 the required Certificate of Available of Funds in the amount not of \$416,542.65 be charged to Water Capital Acct #C-06-21-025-000-000, and certification has been obtained from the Chief Financial Officer of the City of Bridgeton;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bridgeton that the Mayor and Municipal Clerk be and are hereby authorized to enter into a contract with South State, Inc. Water Main Installation and Resurfacing Marion Street and Parker Street in the amount anticipated to be \$416,542.65;

BE IT FURTHER RESOLVED that the Resolution shall be effective immediately upon passage and that the Resolution, contract and related documentation be filed in the Office of the Municipal Clerk.

ADOPTED at a regular meeting of the City Council of the City of Bridgeton held on 7th day of March, 2023

ATTEST:

Nichole Almanza, RMC, CMR
Municipal Clerk

Edward Bethea, Council President

APPROVED:

Albert B. Kelly, Mayor

RESOLUTION NO. M-2

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIDGETON AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AND PURCHASE AND SALE AGREEMENT WITH CI BRIDGETON, LLC - BLOCK 189, LOTS 3.03 AND 3.04 WITHIN THE SOUTHEAST INDUSTRIAL REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, on April 15, 1986, the City Council of the City of Bridgeton (the “City”) adopted Ordinance No. 85-8, which designated Block 189, Lots 3.03 and 3.04 on the City’s official Tax Map (the “Property”) along with other properties as an area in need of redevelopment (commonly known as the “Southeast Industrial Redevelopment Area”) following the investigation and public hearing conducted by the City Planning Board pursuant to the Redevelopment Law; and

WHEREAS, on September 21, 2021, the City Council of the City of Bridgeton adopted Resolution No. 210-21 designating Alan Trzuskoski as Conditional Redeveloper with respect to the Property; and

WHEREAS, after a further study and investigation of the Property and recommendation by the City Planning Board, on July 19, 2022, the City Council of the City of Bridgeton adopted Resolution No. 170-22 designating the Property as non-condemnation area in need of redevelopment; and

WHEREAS, on February 21, 2023, the City Council of the City of Bridgeton adopted Ordinance No. 23-04 adopting a parcel specific Redevelopment Plan for the Property dated December 5, 2022 and prepared by Barbara J. Fegley, AICP, PP (the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Law, specifically N.J.S.A. 40A:12A-8(f), authorizes the City to arrange or contract with a redeveloper for the planning, construction, or undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment or rehabilitation; and

WHEREAS, Alan Trzuskoski is a principal of CI Bridgeton, LLC and wishes for CI Bridgeton, LLC to be designated as the exclusive redeveloper of the Property; and

WHEREAS, the City and CI Bridgeton, LLC have engaged in negotiations and the City has determined that it is in the best interests of the City to designate CI Bridgeton, LLC as the exclusive redeveloper of the Property to construct a cannabis business incubator containing up to fifteen (15) cannabis businesses in accordance with the Redevelopment Plan (the “Redevelopment Project”); and

WHEREAS, CI Bridgeton, LLC has acquired fee simple title to Block 189, Lot 3.03; and

WHEREAS, in order to effectuate the Redevelopment Project, it is necessary that CI Bridgeton, LLC acquire fee simple title to Block 189, Lot 3.04 owned by the City; and

WHEREAS, N.J.S.A. 40A:12-13(c) and Ordinance No. 23-04, through the adoption of the Redevelopment Plan, authorize the sale of Block 189, Lot 3.04 to CI Bridgeton, LLC; and

WHEREAS, the City has negotiated a Redevelopment and Purchase and Sale Agreement with CI Bridgeton, LLC for the Redevelopment Project (the “Agreement”) and considers it to be in the best interest of the City to enter into the Agreement; and

WHEREAS, pursuant to the Agreement, the City wishes to issue a notice to proceed with Due Diligence as that term is defined in the Agreement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bridgeton, County of Cumberland, and State of New Jersey that:

1. The City Council does hereby designate CI Bridgeton, LLC as the exclusive Redeveloper of Block 189, Lots 3.03 and 3.04 on the official Tax Map of the City, and that upon adoption of this resolution CI Bridgeton, LLC shall be considered Exclusive Redeveloper for said parcels;
2. The City Council does hereby authorize the Mayor or Business Administrator and Municipal Clerk to execute said Redevelopment and Purchase and Sale Agreement between the City of Bridgeton and CI Bridgeton, LLC, and all necessary documents related thereto, subject to the approval of the City Solicitor;
3. The City Council does hereby authorize the Mayor or Business Administrator to issue a notice to proceed with Due Diligence pursuant to the terms of the Redevelopment and Purchase and Sale Agreement;
4. This Resolution shall take effect immediately; and
5. The original resolution and any attachments shall be filed in the office of the Municipal Clerk.

ADOPTED at a regular meeting of the City Council of the City of Bridgeton held on the 7th day of March, 2023.

ATTEST:

Nichole Almanza, RMC, CMR
Municipal Clerk

Edward Bethea, Council President

APPROVED:

Albert B. Kelly, Mayor

RESOLUTION NO. M-3

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIDGETON
GRANTING SENIOR CITIZEN TAX EXEMPTION**

WHEREAS, the following applicant has applied for a Senior Citizen or Disabled Exemption for the year 2023 under N.J.S.A. 54:4-8.40; and

WHEREAS, the applicant has presented all the necessary papers which qualifies her for the exemption; and,

WHEREAS, it is the desire of the Tax Assessor to amend records and grant the Exemption;

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BRIDGETON that the following applicant be granted the exemption as listed below for the year 2023. The Tax Collector is hereby authorized to amend her records to show this exemption in the amount of \$250.00.

NAME

BLOCK/LOT

Norman Ashton
773 E Commerce St

115 / 30

ADOPTED at a regular meeting of the City Council of the City of Bridgeton held on the 7th day of March, 2023.

ATTEST:

Nichole Almanza, RMC, CMR
Municipal Clerk

Edward Bethea, Council President

APPROVED:

Albert B. Kelly, Mayor

RESOLUTION NO. M-4

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIDGETON
GRANTING SENIOR CITIZEN TAX EXEMPTION**

WHEREAS, the following applicant has applied for a Senior Citizen or Disabled Exemption for the year 2023 under N.J.S.A. 54:4-8.40; and

WHEREAS, the applicant has presented all the necessary papers which qualifies her for the exemption; and,

WHEREAS, it is the desire of the Tax Assessor to amend records and grant the Exemption;

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BRIDGETON that the following applicant be granted the exemption as listed below for the year 2023. The Tax Collector is hereby authorized to amend her records to show this exemption in the amount of \$250.00.

NAME

BLOCK/LOT

Cheryl Smith
520 South Ave

192 / 16

ADOPTED at a regular meeting of the City Council of the City of Bridgeton held on the 7th day of March, 2023.

ATTEST:

Nichole Almanza, RMC, CMR
Municipal Clerk

Edward Bethea, Council President

APPROVED:

Albert B. Kelly, Mayor

RESOLUTION NO. M-5

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIDGETON
GRANTING VETERAN OR WIDOW OF VETERAN TAX EXEMPTION**

WHEREAS, the following applicants have applied for Veterans Exemption for the year 2023 under N.J.S.A. 54:4-8.10; and

WHEREAS, the applicants have presented all the necessary papers which qualifies them for the exemption; and,

WHEREAS, it is the desire of the Tax Assessor to amend records and grant the Exemptions;

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BRIDGETON that the following applicants be granted the exemption as listed below for the year 2023. The Tax Collector is hereby authorized to amend her records to show the exemptions in the amount of \$250.00 for each.

NAME

BLOCK/LOT

Michael D. Todd
533 Buckshutem Rd

172 / 43

ADOPTED at a regular meeting of the City Council of the City of Bridgeton held on the 7th day of March, 2023.

ATTEST:

Nichole Almanza, RMC, CMR
Municipal Clerk

Edward Bethea, Council President

APPROVED:

Albert B. Kelly, Mayor

RESOLUTION NO. M-6

A RESOLUTION OF THE CITY COUNCIL APPOINTING DIANA SANDOVAL TO THE CITY OF BRIDGETON HOUSING AUTHORITY BOARD OF COMMISSIONERS

WHEREAS, pursuant to N.J.S.A. 40A:12A-17 Municipal Housing Authority members shall be appointed by resolution of the governing body; and

WHEREAS, the City Council of the City of Bridgeton wishes to appoint Diana Sandoval to the position of Board Commissioner for the Bridgeton Housing Authority.

NOW THEREFORE BE IT HEREBY RESOLVED by the City Council of the City of Bridgeton, in the County of Cumberland and State of New Jersey, that Diana Sandoval is hereby appointed as a Board Commissioner to the Bridgeton Housing Authority for a five (5) year term ending December 31, 2028.

ADOPTED at a regular meeting of the City Council of the City of Bridgeton held on the 7th day of March, 2023.

ATTEST:

CITY OF BRIDGETON

Nichole Almanza, RMC, CMR
Municipal Clerk

Edward Bethea
Council President

APPROVED:

Albert B. Kelly, Mayor