



CITY OF ABSECON
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CITY COUNCIL

REGULAR MEETING

OCTOBER 6TH 2022 5:30 PM

MINUTES

FLAG SALUTE

ROLL CALL

PRESENT: Councilmembers Butch Burroughs, Sandy Cain, Caleb Cavileer, Nick LaRotonda, Donna Poley, Steve Light, and Council President Betty Howell

ALSO PRESENT: Mayor Kim Horton, City Administrator/CFO Jessica Thompson, City Engineer Ed Dennis, City Solicitor Bill Blaney Esq., City Clerk Carie Crone, Police Chief J.R. Laughlin

STATEMENT OF THE SUNSHINE LAW & NOTIFICATION THAT THIS MEETING IS ELECTRONICALLY RECORDED

PROCLAMATION - Jaidyn Cordery & Autumn Sonni: Mayor and Council honor Absecon residents and Team NJ ball hockey players, Jaidyn Cordery and Autumn Sonni, for their recent victory in the 2022 Future Stars Invitational Girls U12 Division Championship this past August in Buffalo, NY. Jaidyn and Autumn's team went undefeated, earning a perfect shutout record for the entire event by winning all five games in which they competed, including one that ended in a 12-round shootout.

REGULAR MEETING AGENDA

2022 ORDINANCES FOR ADOPTION

Motioned for the second reading of Ordinance #16-2022: Councilwoman Poley; Seconded: Councilwoman Cain

Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes; Howell – Yes

- 16** Authorizing the purchase of certain real property known as Block 31, Lot 5 in the City of Absecon from the estate of Jane Seddon Willson, and the execution of a vacant land purchase agreement.

Motioned to open the meeting to the public for comment or discussion of Ordinance #16-2022: Councilman LaRotonda; Seconded: Councilwoman Poley

All in Favor, None Opposed.

June Dutch – 120 Hobart Avenue: Asked for clarification about the discussed property's location.
Ed Dennis: This lot, and the one subject of Ordinance #17, are both in the areas of the New York Avenue Subdivision Project.

Council President Howell: Emphasized how the lot is small and unbuildable.

Motioned to close the public portion: Councilman Light; Seconded: Councilman LaRotonda
All in Favor, None Opposed.

Motioned for the final reading and adoption of Ordinance #16-2022: Councilman Cavileer;
Seconded: Councilwoman Cain
Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes;
Howell – Yes
Ordinance #16-2022 has been heard and is finally approved.

Motioned for the second reading of Ordinance #17-2022: Councilwoman Poley; Seconded:
Councilwoman Cain
Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes;
Howell – Yes

- 17** Authorizing the purchase of certain real property known as Block 40, Lot 1 in the City of Absecon from Vincent James Accardi, and the execution of a vacant land purchase agreement.

Motioned to open the meeting to the public for comment or discussion of Ordinance #17-2022:
Councilman Light; Seconded: Councilwoman Cain
All in Favor, None Opposed.

(No Discussion)

Motioned to close the public portion: Councilwoman Poley; Seconded: Councilman LaRotonda
All in Favor, None Opposed.

Motioned for the final reading and adoption of Ordinance #17-2022: Councilman LaRotonda;
Seconded: Councilwoman Poley
Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes;
Howell – Yes
Ordinance #17-2022 has been heard and is finally approved.

Motioned for the second reading of Ordinance #18-2022: Councilman LaRotonda; Seconded:
Councilwoman Cain
Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes;
Howell – Yes

- 18** Amending Chapter 224 of the Code of the City of Absecon to establish Cannabis Land Use Regulations.

Motioned to open the meeting to the public for comment or discussion of Ordinance #18-2022:
Councilwoman Poley; Seconded: Councilman LaRotonda
All in Favor, None Opposed.

Greg Seher – 625 Yarmouth Avenue: Requested an elaboration on the Ordinance's changes to the City's Code.

E. Dennis: Ordinances #18 through #20 are regarding the same change, which is the added conditional use of manufacturing in the established cannabis retail zones. This change allows an operator of cannabis retail to also operate retail-related cannabis manufacturing, in order to create a more efficient facility.

Bill Blaney: The type of manufacturing allowed will be limited. It will not allow processing, but will allow extraction without chemicals or even baking.

E. Dennis: Emphasized how the manufacturing needs to be in connection to a cannabis retailer. No standalone manufacturer is allowed.

Motioned to close the public portion: Councilwoman Poley; Seconded: Councilman LaRotonda
All in Favor, None Opposed.

Motioned for the final reading and adoption of Ordinance #18-2022: Councilman Cavileer;
Seconded: Councilwoman Cain

Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes;
Howell – Yes

Ordinance #18-2022 has been heard and is finally approved.

Motioned for the second reading of Ordinance #19-2022: Councilman Light; Seconded:
Councilwoman Poley

Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes;
Howell – Yes

19 Amending the Redevelopment Plan for the Block 203 Redevelopment Area.

Motioned to open the meeting to the public for comment or discussion of Ordinance #19-2022:
Councilwoman Poley; Seconded: Councilman LaRotonda
All in Favor, None Opposed.

Alex Perri – 620 Yarmouth Avenue: Requested elaboration on the details of Ordinance #19.

E. Dennis: Reminded A. Perri that Ordinance #18 through #20 pertain to the same matter.
Ordinance #18 amends the General Land-Use ordinance and Ordinance #19 and #20 amend redevelopment plans for specific areas that are no longer subject to General Land-Use ordinances.

Motioned to close the public portion: Councilman Light; Seconded: Councilwoman Cain
All in Favor, None Opposed.

Motioned for the final reading and adoption of Ordinance #19-2022: Councilman Light; Seconded:
Councilman Cavileer

Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes;
Howell – Yes

Ordinance #19-2022 has been heard and is finally approved.

Motioned for the second reading of Ordinance #20-2022: Councilwoman Poley; Seconded: Councilman Cavileer

Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes; Howell – Yes

20 Amending the Redevelopment Plan for Redevelopment Area 1: CBD Redevelopment Area.

Motioned to open the meeting to the public for comment or discussion of Ordinance #20-2022: Councilwoman Light; Seconded: Councilman LaRotonda
All in Favor, None Opposed.

(No Discussion)

Motioned to close the public portion: Councilwoman Poley; Seconded: Councilman Light
All in Favor, None Opposed.

Motioned for the final reading and adoption of Ordinance #19-2022: Councilman Cavileer; Seconded: Councilman LaRotonda
Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes; Howell – Yes
Ordinance #20-2022 has been heard and is finally approved.

2022 RESOLUTIONS

126 Authorizing Municipal support for ENV Growers, LLC to receive a Class II Cannabis Manufacturer License from the New Jersey Cannabis Regulatory Commission to operate within the City of Absecon.

Jessica Thompson: This resolution utilizes the ordinances just passed. The City is allowing the cannabis retailer at the former hardware store on Route 30, to operate manufacturing in addition to retail.

127 Authorizing the continuance of an Interlocal Services Agreement with the Atlantic County Improvement Authority for the administration of the program income from the Housing Rehabilitation Grant.

J. Thompson: The City has had this program in place for many years now. Does not believe there are any current funds available since her last update. However, if there were funds, the Authority would manage them for the City.

128 Approving the insertion of a Special Item of Revenue into the 2022 Municipal Budget to allow for the receipt of \$4,000.00 from the Federal Body Armor Fund.

J. Thompson: This is a grant the City receives every year that just came through and will be added to the budget. Between this federal grant and the state grant the City also receives, all Police body armor is fully paid for.

129 Authorizing a refund of an overpayment of taxes for 2023 on the listed property.

J. Thompson: This is the result of a duplicate payment.

PUBLIC PORTION – (Agenda items only)

Motioned to open to the public: Councilman Light; Seconded: Councilwoman Poley
All in Favor, None Opposed.

G. Seher: 625 Yarmouth Avenue: Asked for clarification about the ordinance changes again and their pertinence to the listed resolutions.

J. Thompson: The ordinances and resolution are related and that the amendment is to address matters that hadn't occurred to the City when creating the original ordinances.

G. Seher: Asked for specifics regarding the City's endorsement for different types of licenses.

J. Thompson: This is the first manufacturing license. The City has endorsed three retail licenses, one manufacturing, and two cultivation. This organization will have retail, manufacturing, and cultivation in the community, as they are creating an operation hub here. Because they have three operations, 6% of their sales will come back as a revenue stream to the City.

G. Seher: Questioned the different types of cannabis operations in the city.

J. Thompson: Explained, again, how there are three licensed retailers. Two retailers are operating only as retailers, as of present. The third retailer has already been endorsed for cultivation and is anticipated to be endorsed for manufacturing. The company will operate retail and manufacturing at one location (Pleasant Ave.), and will operate cultivation at a separate location (Route 30).

G. Seher: Repeated question about the cannabis operations.

E. Dennis: Explained how the ordinances just adopted tie into the listed resolutions and that the ordinance changes apply to the entire retail zone, allowing any other cannabis retailer to also manufacture. The changes made were not only for one specific company, they apply to the whole zone.

A. Perri: 620 Yarmouth Avenue: Requested more information about the ordinances pertaining to land purchase of vacant lots.

B. Blaney: The lots are part of the New York Avenue development. The majority of land in that development is already owned by the City, however, there are several straggler/undersized lots that have been privately-owned, and, most of which, owe taxes that have remained unpaid over a significant period of time. So, the City had option of either trying to purchase the property or foreclosing on them. The City was able to negotiate with both property owners and have signed an agreement on one, and is expecting a signed agreement on the second. The purchase price of both properties took care of the back taxes and will allow the City to split up the lots to sell without having unmaintained wooded/grassy straggler properties interfering.

A. Perri: Asked about the project's approval.

B. Blaney: Advised that in order for the project to be approved, the City must actually be in possession of the land. The City's intention is to acquire all the lots so they can be split up into new lots and sold as home sites.

A. Perri: Asked about benefits the City will reap from the purchase.

B. Blaney: The land purchase would fill the current holes of privately-owned lots that exist within the City-owned property.

Councilman LaRotonda: Reminded A. Perri that there is a structured process that the Planning Board requires all projects to fulfill before they may be submitted for approval.

A. Perri: Suggested the City wait to purchase the land until after receiving Planning Board approval. Indicated skepticism regarding the benefits of the land purchase. Asked about lot specifications.

E. Dennis: Emphasized to A. Perri, again, that the City can't apply for project approval until they have ownership of the lots. These lots are very small, unbuildable lots that are not even half an acre.

Motioned to close to the public: Councilwoman Poley; Seconded: Councilman Light
All in Favor, None Opposed.

CONSENT AGENDA: All matters listed under item, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion in the form listed. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be discussed separately.

Council President Howell read Resolutions #126-129 by title.

Motioned to move the Consent Agenda: Councilman Light; Seconded: Councilwoman Cain
Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes; Howell – Yes

APPROVAL OF BILL LIST – \$ 585,715.93

Motioned to accept: Councilman Cavileer; Seconded: Councilwoman Poley
Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes; Howell – Yes

APPROVAL OF MINUTES

Closed Session as to form and content only– 9/1/2022

Motioned to accept: Councilman LaRotonda; Seconded: Councilwoman Poley
Roll Call: Burroughs – Yes; Cain – Yes; Cavileer – Yes; LaRotonda – Yes; Light – Yes; Poley – Yes; Howell – Yes

REPORTS

Councilman Light – Parks & Playgrounds Committee: On behalf of City's Athletic Director, Pete Higbee, coaches, and some volunteers, addressed the need for volunteers to line the fields, and indicated that they have requested Public Works' help with the issue. The City's volunteer base for Recreation has shrunk over recent years. Addressed the need for more volunteers to mix and rototill the City's baseball infields, as well as the need to exercise proper lacrosse field management. Discussed a possible inspection of the multipurpose field to correct any irrigation issues. Also, shared that one of the baseball scoreboards, originally provided by a sponsor, is currently being worked on and fitted, so they are looking for a sponsor to supply brackets and mounting plate. Councilman LaRotonda had suggested that for next year's Road Project, perhaps the City could look into possibly micro-surfacing the wagon wheel parking lot to diminish any grass growing through existing cracks.

Councilwoman Poley – Community Affairs Committee: Creekfest was a huge success and amazing event for everyone in the community. Commented on the impressive turnout this year. Thanked Councilman Cavileer, Council President Howell, and Debbie Reilly and all Community Affairs Members and Volunteers for their hard work. Also thanked the Police Dept., EMS, City workers, American Legion, Blue Devils, Absecon/Galloway Mothers Club, etc. Gave a shout out to all the sponsors for supporting the event. While the City recently had their shredding event, the city-wide cleanup was canceled due to weather and will be rescheduled for another date. There will be a showing of Hocus Pocus for our Movie in the Park on Friday, October 7th, the Sanderson sisters will be there to take pictures and the Police Dept. will be having a meet and greet. On October 21st, the Absecon PTO will be hosting their Trunk or Treat. With Halloween urged everyone to be safe and smart. Mentioned that in November there will be a Veteran Dinner. Shared that she is currently working with the Sheriff of Atlantic County to possible have his dept. come out to get booster shoots, and thereby encourage the public to also get theirs. Encouraged the public to look at the Community Affairs Facebook page to stay up to date with community events. Thanked the community for all they do.

Councilwoman Cain – Public Safety Committee: Met on October 3rd. Fire Dept is having Firehouse Open House on Oct. 19th. Along with firehouse tours, there will be a jaws demonstration and a fire extinguisher-use demonstration. The Police Dept. will be hiring Class II Officers and they have started that process. The City's weatherman/Emergency Management guru, Jim Eberwine, is present to share his storm analysis with the public.

Jim Eberwine: Absecon received about 5.82 inches of rain throughout the duration of the storm. Provided data and statistics regarding the recent Hurricane Ian. The rain from Hurricane Ian was incurred over the span of four and a half days, which is better than over several hours. The biggest concern, as also expressed by Fire Chief Roy Talley, is the flooding of South Shore Rd. and parts of New Rd. (in front of Holy Spirit High School), White Horse Pike, and Black Horse Pike. Although this has always been the case, warn that in the event of monumental flooding, the City may need to rely on Pleasantville, as they are positioned towards the south. Absecon's weather comes from the ocean, so the weather is affected by the waves and wind direction. Anticipates plenty of news about erosion of the shore caused by the impact of the waves and the winds. Expressed concern about the rising tides. Once the tides reach 5 ft., South Shore Rd. just begins to flood, and once it reaches 6 ft., both lanes of South Shore Rd. are flooded. During the recent hurricane, personally saw Police Officer helping several residents who were dealing with the flood's consequences. The Absecon Police, EMTs, and Fire Dept. have been storm tested over the years and are aware of the flooding dangers. There are two types of hurricane seasons. The first occurs from June through August, and includes storms that may temporarily come onto land, but then continue out to sea. Frost is expected soon in parts of the Pine Barrens. The cold air from the north moving down at a high-pressure, result in the second type of hurricane which usually occur from Sept through November.

Chief Laughlin – Police Dept.: In regard to flooding, warned the public that when the Police Dept. sets up cones and Road Closed signs, it is not a good idea to ignore and drive around the barricades onto a closed roadway. In the recent storm, there were at least twelve instances of drivers submerging their vehicles. This disregard puts not only the driver at risk, but also puts police officers and firefighters at risk. Has been urging the public, for months, to address problems pertaining to motorized scooters and bikes, including kids not wearing helmets, refusing to abide by traffic laws, etc. Lt. Huenke attended Back to School Nights at the Attales & Marsh Schools, and there was positive reception from the parents. Representatives from the state came down to attend. The Safe Routes to School (SRTS) program will continue to educate the children through the Absecon Police's LEAD Program, which begins in November. Will soon issue a Press Release about the matter. Parents were instructed that the police are here to educate, but at some point, if the blatant defiance continues, they will have no choice but to start issuing violations to those defying the law. Reminded parents that this enforcement requires the tickets against the juvenile offender be issued to the juvenile's parents/guardians. If defiance continues even after that, the City may have to pass ordinances to either enacting certain prohibitions or enhancing penalties. At the recent NJ State Police Chief Meeting, learned about the widespread increase in vehicle thefts since last year. Assured the public that although car theft doesn't often occur in Absecon, that doesn't mean it can't. Professional thieving operations are very complex and complicated. Urged people to not leave car keys in their cars when unattended. Always take the keys with you, even if the cars are in your driveway or garage. Reminded public that nightfall is approaching earlier, so urges drivers to watch their speed. There are a lot of kids still out and about, on bikes and playing sports. Encouraged residents to keep their houses illuminated. Advised that light is the best deterrent for burglaries and theft. Urged residents to call if there are any concerns/problems. Alerted the public that there have been several catalytic converter thefts in the area as well. These operations are also very organized and complex. It takes these thieves just a couple minutes to steal the converter out of the vehicle. Recently (around Plymouth Landing) there was a catalytic converter theft from a brand-new truck which costs the owner several thousand dollars. In the case someone sees or hears anything occurring, adamantly instructed they refrain from confronting any catalytic converter

thief, as they are considered armed and dangerous. Rather, advised they immediately call the police. If a resident is in possession of a Ring camera, urged they reach out to the Absecon Police in order to join their list of residents with Ring cameras. The Absecon Detective Bureau maintains a list of residences with Ring Cameras so they know who has a camera, in case their footage might help solve crimes. The Bureau does not have automatic access to any residential Ring camera, only a list to know which houses have them.

Councilman Light: Has been contacted by several people recently about homeless people sleeping on park benches throughout town. Residents in close proximity are concerned, but did not want to call the police about the matter.

Chief Laughlin: Instructed the public to call the police in that situation. Assured the public that they are not bothering them. Homelessness is a serious issue. Spoke with Ventnor Police Chief earlier, and was informed that they have a higher homeless population now than ever before. Obviously Atlantic City is facing this. In most of the cases, homeless people in the area are not from around here. Overall, this past summer, there was less homeless people in the City. The police try to offer them services to help them, but the police must be notified that they are there.

Councilwoman Cain: In light of Halloween approaching, urged parents to check their kids candy before it's eaten.

Chief Laughlin: If any parents find anything in their kids candy bags that is suspicious or concerning, instructs them to call the police immediately. Advised that the Morton Ave. will be closed off for a few hours for Trick or Treating. Emphasized how grateful the Police Dept. is to have their pickup truck and how helpful it has been, especially in times of flooding. Flooding is a constant issue for this city. It's not just a seasonal concern. Hopes that South Shore Rd. is raised. Suggested that some people are concerned about flooding on Route 9. Indicated that there is a Route 9 project in the works, however there were minimal adjustments/improvements concerning the Absecon portion of Route 9. Chief and Lt. Adams have contacted the state and made all the appropriate changes, however the project is not likely to even begin until about 2028.

Councilman Cavileer – Finance Committee: Creekfest earned the City financial success, thanks to its wonderful sponsors. Sizable proceeds of the profit are going to the Blue Devils, American Legion, and Mother's Club of Absecon for their significant contribution in volunteer work for that day. Recognized the collaboration of many different groups working together to accomplish the events success. Thanked Chief Laughlin and all the police officers for working overtime to ensure safety. On behalf of the Absecon Education Association (which includes public school educators, aids, secretaries, and custodians), brought the idea of having a 2nd Annual Scarecrow Stroll this year. Spoke with Pete Higbee (Recreation), who informed him there was no other conflict in Heritage Park for the proposed event date. This event will allow families, volunteers, organizations, and even businesses, to create a scene of a scarecrow to decorate the light fixtures of Heritage Park. The Absecon Education Association requests the decorations be up by Thursday, November 3rd, so that on Saturday, November 5th, from 2PM-4PM, members of the Absecon Education Association may go to Heritage Park to greet all the attendees and to vote on their favorite scarecrows. There will be hot chocolate and other goodies to enjoy. Weather permitting, the decorations will remain in the park until around Saturday, November 12th.

Councilman Burroughs – Public Works Committee: During their last meeting, Committee revisited two matters of old business. Ed Dennis provided an update regarding the Road Program, which included adding one of the matters of old business to the project plans. E. Dennis is currently pursuing the other. People have reached out with concerns about invasive species, specifically bamboo, located in the area. There have been people also reaching out regarding the presence of homeless people in the park, as well as disrepair at the park on Morton Ave. and Breakers Ave. The Committee is in the midst of discussing possible solutions to those issues. The Road Program is

moving forward. There is consideration to possibly upgrade safety measures at Mill Rd. and New Jersey Ave.

Councilman LaRotonda – Economic Development Committee: There was no meeting this month, but the next meeting will be November 2nd at 4:30PM.

J. Thompson – City Administrator/CFO: No report.

Councilman LaRotonda: Asked for a reminder as to why there is only one Council Meeting scheduled in October this year.

J. Thompson: It was discussed and decided by Council at the beginning of the year. Historically, legislation is usually very light this time of year.

Council President Howell: Reminded Councilman LaRotonda that the Annual Schedule for Regular Meetings was voted upon by Council in January.

E. Dennis – City Engineer: Provided the following update about the Shore Road Project: Currently the City is very close to bidding the project. Have been working with the County Engineer's Office to finish the plans and they almost have the go-ahead. Plans are anticipated to be finalized this coming week. As soon as they have County approval, they will bid the project. Emphasized to the public that this project that's mostly funded by Atlantic County, as Shore Road is a County road. Flooding is significant between Illinois Ave. and Ohio Ave. That road will be raised to same elevation as the paving under the railroad bridge, which usually tends to remain dry despite the presence of nearby flooding. Will be a major improvement. At its lowest current elevation, the roads will be raised two feet. The current main objective is to get the project out to bid ASAP. The project's drainage and pipe work can be completed in the winter, so that paving may be conducted in the spring. Provided the following update about the Road Program: Program is almost complete. Only remaining task to complete is Stone Circle, which is currently being worked and anticipated to be finished within about a week (depending on the weather).

Councilman Light: Asked E. Dennis to explain the improvements made to the sidewalk recently.

E. Dennis: As part of the Road Program this year, the City installed long-awaited sidewalks along Ambassador Dr. that connect the sideway on New Jersey Ave. to the walking path at Heritage Park. This creates a continuous path along City Hall.

Councilman Light: Commented on pervasive flooding in the area. Expressed interest in reaching out to the County to address the growing issue and to start discussing possible solutions to pursue over time.

E. Dennis: Agreed and affirmed that he would keep this in mind when in contact with the County Engineer's Office.

PUBLIC PORTION

Motioned to open to the public: Councilwoman Cain; Seconded: Councilman LaRotonda
All in Favor, None Opposed.

G. Seher: Commended Creekfest's success and congratulated those involved on the achievement. Suggested that kid activities might have kept children occupied while their parents were having fun. Has had discussions with Council regarding downtown re-zoning, parking issues, and land-use ordinances. As a Zoning Board Member and former Planning Board member, claimed to be familiar with people's frustration when pursuing a parking ordinance, as nothing can be done there without one. Believes this matter was sent to a Committee for discussion, so asked if there was an update.

Councilman LaRotonda: Indicated that the matter had been previously discussed by the Council and the Planning Board, but assured G. Seher that the matter would be put onto the Agenda for discussion at the next Economic Committee Meeting. Believes this suggestion will have a positive impact on New Jersey Ave. The next meeting will be November 2nd.

G. Seher: Questioned elaboration on what happened at the Council Meeting in which they renewed City Liquor Licenses, specifically in regard to the Hi Point Pub's license renewal.

B. Blaney: The City's understanding, from word on the street, is that the establishment is up for sale, which would incentivize keeping their license active to move forward. The state may revoke the license or do something else. The DAG in charge has constantly postponed the case, which suggests they possibly be trying to work out the situation through a buyer.

G. Seher: Asked for clarification about the postponement.

B. Blaney: The postponements, with regard to the current owner and whether or not the state will administer permanent consequences. Their decision continues to be postponed. Early in the matter the attorney involved seemed to indicate that the aim was to sell, which would require them have a Liquor License.

G. Seher: Asked about the extent of the City's authority in the Pubs Liquor License renewal. Questioned whether the City could revoke their license themselves and then sell it to another.

B. Blaney: Affirmed that the City does not have the authority to do that. A revocation by the City would result in a court proceeding, which is exactly where the matter is now. They would most likely sue the City which would be very costly to us. It's better for them to sell and move on, however there may be other issues with the state agency and others that might prevent that. Is limited in what he can say, but indicated that the Pub is in a process with the state, which may be resolved with its sale.

Carie Crone: Also reached out to the state when Hi Point Pub filed, and was instructed to issue their renewal.

A.Perri: Provided an update on his progress working with Steve Fiedler. S. Fiedler has accumulated funds for various environmental projects and is currently working one at Glenn by the Bay on Shore Road near the Absecon/Galloway border. Discussed with S. Fiedler the idea of conducting a project in Absecon, which S. Fiedler may possibly be able to fund. Called to action for volunteers who would be interesting in accomplishing a project in Absecon. Instructed interested persons to contact Steve Fiedler or Go Green Galloway to get involved. On another note, requested various information about the City's subdivision project.

E. Dennis: This project has been in the works since before he joined the City, which was in 2004.

Councilman Light: There are people who are interested in moving to our community, so while the City wants to expand, we don't want to over expand. The land being discussed was already carved out for development. There are numerous lots throughout town that, although were once buildable, are now unbuildable. So, the City is also working on a larger project to offer some of the land so we may help existing residents, while allowing new residents in.

E. Dennis: As of now the auction process is undecided. Believed that the governing body's current preference would be to auction the land off by lot, rather than to a single developer, however that decision will be made at a later time. Specifications, such as exact acreage, will be available with the plans filed with the Planning Board, where there will be a presentation and full hearing. The information will be available for anyone to review.

A.Perri: Asked who has authority to create these plans.

E. Dennis: Clarified that the City decided to pursue this project and proceeded with filing the subdivision application.

B. Blaney: There will probably be an ordinance or resolution about the sale. So there would be an opportunity then to voice your opinions. Also, anyone may go to the Planning Board if they have an issue.

A.Perri: Questioned the process of how the plans were created.

E. Dennis: The Council grants authorization for their engineers to prepare sub-division plans and to file with the Planning Board, which he believes were unanimous. They go through the Planning Board process, as the Planning Boards approval is required by law before the City may proceed.

B. Blaney: The City must go through the same process as a private entity would.

A. Perri: Asked which reports and statements have been prepared for this project.

B. Blaney: They will all be presented at the Planning Board Meeting, but as soon as the information is filed, it will be available for review.

E. Dennis: Once the subdivision application is filed with the Planning Board, anyone can review the files at the Planning and Zoning Office or request a copy to take.

A. Perri: Asked when the Planning Board agendas are available.

B. Blaney: Agendas and meeting dates are both published, so you are able to access them. They are all online.

Motioned to close to the public: Councilman Light; Seconded: Councilwoman Poley
All in Favor, None Opposed.

ADJOURNMENT

Councilman Light: Thanked all those who worked on and attended Creekfest. Encouraged everyone to exercise their right to vote.

Council President: Thanked everyone their involvement in making Creekfest a success.

Councilman Cavileer: Attended the Annual Membership Dinner of the Historical Society. Heather Perez, the keynote speaker, is a historical librarian at Stockton University. She provided a wonderful history of our neighboring city of Atlantic City. Encouraged residents to go out and meet your neighbors. Thanked the Historical Society for all their work.

Council President Howell: Mentioned the recent Dedication at the library.

Motioned to adjourn: Councilman Light; Seconded: Councilman LaRotonda
All in favor, no opposed

Respectfully submitted,


Carie A. Crone, City Clerk

Approved: 11/3/22