

Pursuant to the Open Public Meetings Act of the State of New Jersey, adequate notice of this meeting was provided by publication in The Press and is posted on the bulletin board at City Hall. The Common Council of the City of Corbin City reserves the right to consider, discuss and/or take formal action upon Resolutions or Ordinances not appearing on the printed agenda.

Call to Order: Mr. Bennis called the meeting to order at 6:00pm.

Roll Call: Members present: Mr. Bennis, Ms. Rogers, Mrs. Turner, James Nicola and Mr. Russell (arrived at 6:20)

Also present: Mr. Harvey Coccozza from Ford-Scott Associates, Corbin City Auditor

Members absent: Mayor Camp

- **Discussion of 2015 Budget:**

Mr. Coccozza pointed out the only line item that looks out of line is the snow removal and he thinks that solid waste got lumped in there. He has no idea what the county will be doing but he suspects there will be an increase in county taxes due to the situation in Atlantic City.

The Aid to VFC and First Aid will be paid out in December in the amount of \$6,500.

The differed charge of \$68,400 will be coming out of the budget this year which was for paying off the rest of the note for City Hall.

Mrs. Turner commented the revaluation should be about \$50,000. Mr. Coccozza stated that would be outside the budget and we would do a special emergency resolution and be able to fund it over a 3 year period. We will not fund any of it in 2015.

The School Board gave the city \$195,000 which will go into surplus. Mr. Coccozza stated the surplus estimate (with no certainty) would be a net of \$100,000 counting what was coming out. Jim Nicola asked for any increases or decreases in spending for 2015. The trailer demolition project is in question and we will be going out for bids. Jim Nicola commented we have an old ordinance in the amount of \$15,000 and we may be able to use those funds for the demolition project.

Council discussed spending for 2015: some ideas were to clean up the beach with new sand, purchase playground equipment for the Railroad Park, some road repairs and road trimming.

Council discussed increases for 2015: some could be for health and insurances, Pension contributions which is driven by the State, increases for employees and JIF Mel increases.

Mr. Coccozza stated the line item for the EMS is good.

Some consideration may be taken to raise the Atlantic County K-9 Unit rent. At this time they bring in

\$60,000 a year. Mr. Bennis stated at the end of 2014 it will be a month to month lease or they may want to negotiate a new contract.

Mrs. Turner asked in projecting the budget for next year with the cost of living increases; what would the anticipated percentage be for the increases for 2015. Mr. Cocozza replied it would depend on what was done with the salaries and benefits. He said there is a fund balance that we could massage the tax rate with. Mrs. Turner commented that the MEL will be the one with the increases this year.

Mr. Cocozza stated we have a strong fund balance for 2015 and he will be addressing the Annual Financial Statements in January 2015.

Workshop items:

- Demolition of trailers: Mr. Bennis addressed the letter from Schaffer Nassar Scheidegg dated November 12, 2014 regarding the (3) options for the asbestos inspection and testing for lead paint. Council decided to go with option #1 and let the contractors make a determination.
- Carl Road School appraisal: Mr. Russell received the estimate from Joe Ravitz in the amount of \$2,000 and will be done within 30 days. (Resolution #80-2014).
- Request for a street light on Ocean & Godfrey was approved. Mrs. Turner stated that this is a safety issue. (Resolution #81-2014).
- Annual Christmas Party: Council decided the party would be held at Buck Tavern on December 15, at 6:00pm. The menu was discussed and the price will be \$27.60 per person.
- CFO position: The Mayor will write out what the city is looking for along with the duties and qualifications etc. and the Clerk will forward it to all the municipalities in Atlantic and Cape May counties.
- TBLU Foundation: sale of Carl Road School was tabled until December 8th. Ms. Rogers pointed out the mission statement on page 2 on the information that Bernadette Leonardi handed out; she stated we better be careful.

Resolutions:

- #80-2014 A motion was made by Mrs. Turner and seconded it by Ms. Rogers approving the estimate for Carl Road School appraisal in the amount of \$2,000 to be done by Joe Ravitz within 30 days. RCV: Mr. Bennis-yes Ms. Rogers-yes Mrs. Turner-yes
- #81-2014 A motion was made by Ms. Rogers and seconded by Mrs. Turner approving the installation of a street light at Ocean & Godfrey Lane in the amount \$1,175 an LED 100 watt bulb with a monthly charge of \$3.31.
RCV: Mr. Bennis-yes Ms. Rogers-yes Mrs. Turner-yes

Mr. Bennis asked Jim Nicola about the CFO position. Jim replied they must be certified and follow the State statutes. The hours and salary are not yet determined. Jim suggested someone go to the Tax Collectors/Treasurers booth at the League of Municipalities and ask them put the word out.

Mr. Bennis asked the Clerk what she found when she reviewed the tapes from the last meeting regarding the scheduling of the Planning/Zoning meeting for November 25, 2014. The clerk explained the scheduling of the meeting was not on the tape and she spoke to Mrs. Turner so see when it was discussed; it must have been done immediate after the meeting, after the recorder was turned off. Mr. Bennis feels since there is no application, no one is challenging the issue of chickens in Corbin City and rather than spending the money we should hold it until an application comes in. Mrs. Turner replied; what was discussed was why wait until the next meeting which would be in January; let's get it done and over with. She stated we need to set a policy and get it on the books. Mrs. Turner asked if the meeting has been advertised. Mr. Bennis wanted to why he didn't know about the meeting and he is not in favor. Ms. Rogers is in favor because she knows residents that want raise livestock and there are no regulations to date.

Mr. Bennis questioned the recommendations from the Zoning Officer, Carol Foster and Judy Rogers. (Mr. Collins said there you go??) The Clerk stated she included all (4) recommendations from the Zoning Officer, Carol Foster, Judy Rogers and John Peterson as part of the planning zoning agenda packet. Ms. Rogers asked do we want to hand it over to the planning zoning board or not. Mr. Bennis questioned who is bringing it up to the planning zoning board? Ms. Rogers replied – we are. Mrs. Turner replied – Council. Mr. Bennis wanted to know why he was not informed.

There was no motion to open the Privileges of the Floor but Mr. Collins asked for a copy of the letter, there was not a letter and he was made aware it was the planning zoning agenda. He asked who put the agenda together and asked Mr. Bennis to read it out loud which he did.

Mr. Russell asked if it went to the planning zoning board, which it did and Mrs. Turner stated it was dropped. Mr. Russell replied he didn't know who dropped it because they are an autonomous body and we do not control them. They make up their own minds on whatever they want to do. Mr. Collins again asked to see the letter and it was stated again it was not a letter but the planning zoning agenda. Mr. Collins asked to see the handouts too. Mr. Collins stated they have influenced the planning board by those handouts. The Clerk stated that Judy Rogers recommendations were discussed at an open public meeting, the Zoning Officers was already discussed, Carol Foster handed her (2) items scratched on a piece of paper on her way out of a previous meeting and John Peterson emailed her a River Council page regarding the regulations for chickens. John Peterson emailed them the next day after he found out they were on the agenda again. He suggested she add his to the submitted handouts. The Clerk made it perfectly clear there was no conspiracy to influence the board and everything was out in the open and done ahead of time. Mr. Collins kept saying there you go, there you go and insisted this is an influence and an ethical violation. Mr. Collins directed his issue to Mr. Russell saying this is an ethic problem. Mr. Bennis asked if it is an ethic violation. Mr. Collins stated apparently with the note Mr. Bennis just read (the Clerk, again corrected him that it is not a note, it is the planning zoning agenda for the upcoming meeting) with the included recommendations from Zoning Officer, Carol Foster and Judy Rogers had seemed to conspire to have this meeting. Ms. Rogers stated no, no, no and she takes offense to that.

Mr. Russell stated the planning zoning board can have a meeting anytime they want; about anything they want.

Mr. Collins accused the Clerk of sending out flyers. The Clerk stated there were no flyers...I don't understand what you mean by flyers; there were no flyers!! Mr. Bennis stated they handed their opinions (the handouts) to the Clerk. Mr. Collins questioned what was in the packets; the Clerk stated the same thing that Judy Rogers and Michelle Collins spoke about at a prior public meetings. The Clerk asked Michelle Collins (at a previous meeting) to submit her information so it would be included in that same packet, which to date has not been received. The Clerk stated all the handouts were discussed at previous meetings except for the information from John Peterson. Mrs. Turner commented that it is just documentation.

Mr. Collins commented he was on the planning zoning board for years and has never seen this before. The Clerk responded it was just done last month (referring to the agenda and handouts; which were never distributed) and has nothing to do with him being on the board. Ms. Roger state this has nothing to do with him at all since he is not moving ahead with this issue.

Mrs. Turner stated since it has become a problem in several communities like Estell Manor, Upper Township, Millville and we almost have it. So, at this point we also know it could become a major problem for homes that are going to be sold and for homes that don't have enough land; she said let get this resolved and have a policy. Ms. Rogers said that is the concern the amount of land. Mrs. Turner commented when the information for the master plan was gathered long ago, it was pulled from Absecon and they do not have the issues we have because we are in the country. She asked for a comment from Mr. Russell and he replied they are an autonomous body they can decided whatever they want. He recapped what had previously happened in regard to the meetings and all was differed to the board.

Mr. Collins stated that he should have the opportunity to put something in the packet too. The Clerk said you did. The night Michelle Collins made her presentation she was supposed to get it back to the Clerk so she could include it in the packet and she didn't.

Mr. Collins was aware of the meeting to be held at the next application meeting and had asked the Clerk about upcoming meetings. The Clerk stated that was as of the September meeting but in October it had all changed; they decided not to wait until January because it was too long and I was asked to schedule it for November 25th which I did. Mr. Collins said he is here at every meeting and he didn't hear that. Mrs. Turner said it was definitely said. The Clerk stated she don't make this stuff up. Mr. Collins stated Mr. Bennis didn't hear it either; The Clerk said she didn't know how he didn't hear it because he was sitting right next to the other two council members when it was decided. Mr. Bennis stated it was done after the tape. Mr. Collins said it shouldn't have not been done after the tape was turned off and the Clerk should know that.

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Budget/Workshop Minutes
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Mr. Russell said it is up to planning zoning chairperson to cancel the meeting and Mr. Bennis doesn't have the authority to cancel it. The Clerk stated that Mr. Bennis has the choice of calling John Peterson and see if he would be willing to cancel it. Mr. Russell agreed. Mr. Bennis stated it is up to him; not I and Mr. Russell said really it is up to John Peterson; it is an autonomous board. The Clerk asked how we are going to proceed with this. Mr. Bennis stated he will call John Peterson and let the Clerk know by Friday morning in order for her to cancel the meeting for November 25th if John Peterson agrees.

A motion to adjourn was made by Mrs. Turner and seconded Mr. Bennis at 7:40pm.

Respectfully submitted,

Joanne Siedlecki, RMC, CMR
City Clerk

Mayor, Kelly Camp