



CITY OF ABSECON
Municipal Complex
500 Mill Road
Absecon, New Jersey 08201

Carie A. Crone
City Clerk

PH. (609) 641-0663 ext. 101
FAX (609) 645-5098

**MAY 6, 2010
REGULAR & WORK MEETING
MINUTES**

FLAG SALUTE – Mayor

PRAYER – Rev. Delloyd Green, Emmaus United Methodist Church

ROLL CALL

Present: Seher, Fishman, Green, Falivene, Vizthum, Gorman, Caterson

Absent:

Also Present: Mayor Elco, Terry Dolan, Jessica Thompson, Carie Crone, Mike Blee

**PRESIDENT’S STATEMENT ON THE SUNSHINE LAW
NOTIFICATION THAT THIS MEETING IS ELECTRONICALLY RECORDED**

PUBLIC HEARING – 2010 MUNICIPAL BUDGET

Motion to open to the public – Councilman Fishman - second – Councilman Falivene

All were in favor.

No public comment.

Motion to close public – Councilman Falivene – second – Councilman Vizthum

All were in favor.

PRESENTATION – Representatives from Amboy Bank

Lynn – we were asked by the bank that they had updated information concerning housing and they have been advised that we may ask questions for clarifications but basically we want to hear what they have to say tonight. We don’t intend to discuss it and there is nothing on the agenda to do anything.

Jack Plackter – attorney for project. Amboy Bank is the lender of the Visions project. We wanted to introduce the bank’s consultants, Steve Patron, from Paradine Realty, who is a company who specializes in assets that are non-performing for lenders around NJ. He is an experienced builder. We were going to have Jeff Otto, from Otto evaluations, a nationwide expert on housing trends. The purpose tonight was to introduce them to council and make a brief presentation about what they see as the housing market in NJ and what is happening with age-restricted developments.

Steve Patron – builder and developer in NJ. Currently he is in asset recovery and works with a number of different financial institutions throughout the state. He looks at projects that have failed, troubled assets and work on repositioning them and understanding what they need to be to be viable. He was asked to come down and take a look at what was going on.

Jeffrey Otto – real estate analyst and analyzing trends as they relate to the housing market. The concept of active-adult housing is relatively new. He then stated some numbers for age-restricted housing and studies that were done. The project at Visions is an attached, multi-family version of age-restricted housing. Many projects around the state are taking the age-restriction away. Changing the Visions project would be economically viable with little impact to the school enrollment since they have had declining school enrollments. The project design here is attached housing which is not conducive to family lifestyle; it's a mix of 2 bedroom units, which is also not conducive to family living. There are adequate housing opportunities that exist within the area for families with children to locate in more traditional single-family housing. They would opt out of this type of housing.

Steve – would like the opportunity to discuss it with your professionals so we can get input. We are not ready to tell you definitely how to make this site successful.

Lynn – gave them Terry's name; Stuart Wiser, city planner and Eddie Dennis, city engineer. We don't rush into things here in Absecon. A lot of discussion would be needed.

Mike - It's not uncommon for context to be shared with professionals and then presented to council.

Chris – asked if they had an estimate when they could make a report.

Steve – hopefully within the next 30 days.

PUBLIC PORTION

Motion to open to the public – Councilman Vizthum - second – Councilman Seher
All were in favor.

Patrick Sheeran – 134 E. Crestview Ave. – listened to the presentation tonight and it seems like they are coming to the city now for relief after they made a bad business decision. He gave a brief description of the process that occurred with this project. It was approved as an age-restricted since it would be less burden of city services. He is opposed to relieving them of this restriction. It's a privately owned piece of property and they have to handle it now. Thinks council should be very narrow-minded about your decision regarding this. The unintended consequences of solving a problem immediately, will be bigger problems down the road and more costly and the benefits of the age-restricted and tax revenue would be a boom will now be a liability with children and police, etc.

Christina Mollessi – Mechanic St. – it's a one-way street and the other vehicles going down the wrong way should be police, fire or ambulances. She then reported about people going down the wrong way as a short cut.

Jerry – there is some confusion because it is two-way until the end of Harry Harper's building and the Pinnacle project. He will contact the police chief to look into it and will discuss signage at the Public Works meeting.

Bill Thompson – 1122 Plymouth Landing Road – here tonight as President of the board of Education. Hopes council takes into account that the school has done the best they could to present a budget and we did cut it to the bone. We met with the committee and they made it clear that the voters thought something more needed to be done with the budget. He now sees their side and he thanked the committee who met with us and he is pleased to say they have found \$111,000 in cuts to the budget. Thanked the school board also and we are in support of this resolution tonight.

Jerry – thanked the school board for doing a great job in getting where they did and for all working together and there will be no detriment to the children. Hopes next year is better.

Bobbie – this was her first time doing this process. It's hard for all of us to find cuts.

Chris – thanked the school board for their work and he explained council’s roll in this process. The cuts came from some capital projects that came in under bid; some insurance budgeting was reduced; the superintendent receiving no pay increase or merit increase; no college reimbursement this year; a secretary is retiring and the new one will be a lesser salary and one less special ed student won’t be enrolled next year. The total cut came to \$111,000.

Bob Wenz – 711 15th St.- Absecon - agrees with Mr. Sheeran and he couldn’t have said it better with regards to the Amboy Bank and Visions project. Probably the reason why they got the approvals was that it was going to be a 55 and older age-restricted community. He owns two properties and pays taxes twice. Hopes council or the boards don’t rush through anything and act diligently.

James Smith – 203 Oak Lane – Absecon – he has been the boat ramp monitor for the past two years and he went through a report that he gave to everyone, which explained his experiences down at the ramp and some incidents that have happened over the two years.

Motion to close public – Councilman Green – second – Councilman Vizthum
All were in favor.

WORK MEETING AGENDA

ORDINANCES AND RESOLUTIONS LISTED BELOW ARE FOR DISCUSSION AND MAY BE ACTED UPON AT THE REGULAR MEETING OF CITY COUNCIL.

2010 ORDINANCES

05 Establishing salary ranges for the City of Absecon **MOVED FOR INTRODUCTION**

2010 RESOLUTIONS

75 Opposing the South Jersey Transportation Authority’s (SJTA’s) proposed \$3.00 toll at Atlantic City Expressway Exit 17. **MOVED**

Chris – thanked the Mayor for bringing it to our attention and if he is okay with it, he will support it.

76 Adopting the 2010 Municipal Budget. **MOVED**

77 Authorizing the self-examination of the 2010 Budget. **MOVED**

Jess – every third year the state does a more in-depth review of the budget and the other two years we have to make sure we put in what we are supposed to.

78 Re-appointing a part-time boat ramp monitor, namely James Smith. **MOVED**

Lynn – Jim asked that the title be changed, but she doesn’t know what the ordinance reads but the resolution states a boat ramp monitor. We will look into it to see if the title change to Harbor Master will have an impact.

79 Allowing for the Absecon Education Foundation’s annual City Wide Yard Sale. **MOVED**

80 Allowing for the Woodland Village Association’s annual Community Yard Sale. **MOVED**

- 81 Permitting a charitable organization to solicit funds, namely the Absecon Lions Club.
MOVED
- 82 Authorizing a refund for overpayment of Construction fees. **MOVED**
- 83 Authorizing a refund of an overpayment of taxes on the property located at 103 Marin Drive, Block 289, Lot 5.53. **MOVED**
- 84 Authorizing a refund of an overpayment of taxes on the property located at 7 Malaga Cove, Block 96, lot 1.09. **MOVED**
- 85 Authorizing a contract with Remington, Vernick & Walberg, City Engineers, for the design of the New Jersey Avenue Streetscape Improvements Phase II. **MOVED**
- 86 Recommending a reduction in the 2010 - 2011 school budget, to reflect the true amount of revenue to be raised by local school taxes. **MOVED**

REGULAR MEETING

ORDINANCES

- 05 Establishing salary ranges for the City of Absecon.

Motion for introduction – Councilwoman Gorman – second – Councilman Vizthum

ROLL CALL: Seher, yes; Fishman, yes; Green, yes; Falivene, yes; Vizthum, yes; Gorman, yes; Caterson, yes

CONSENT AGENDA

Motion to move consent agenda consisting of Res. #75 to #86 made by Councilman Green - second - Councilman Vizthum

ROLL CALL: Seher, yes; Fishman, yes; Green, yes; Falivene, yes; Vizthum, yes; Gorman, yes; Caterson, yes

Leon Costello, City auditor - you are one of the few towns that are not having furloughs or layoffs and you met the state mandate caps in both cases and we still have our work cut out for us with the tightening the caps. It will be an on-going process

APPROVAL OF BILL LIST- \$1,391,706.62

Motion to accept – Councilman Fishman – second – Councilman Falivene

ROLL CALL: Seher, yes; Fishman, yes; Green, yes; Falivene, yes; Vizthum, yes; Gorman, yes; Caterson, yes

REPORTS

Mayor – National Police Week for 2010 will be 5/9 until 5/15 and it will recognize all those injured in the last century as well as the fallen heroes. With regards to our budget, it shows the efforts of our council and employees to see our way through this and hopefully we can stand above the rest again next year.

Chris – thanked the Mayor for his comments about the committees and with the current status of the budget and the difficult times, credit to previous councils should be given.

Drew – thanked the finance committee and the school board and it's been a tough year and it's nice to see us in better shape than many other towns. Concerts begin June 27th. The fields are in outstanding condition and he thanked streets and roads for taking good care of them.

Fred – also thanked finance committee and Board of Education and probably next year is going to be just as bad. His next meeting is Monday, May 10th at 7 p.m.

Jerry – it has been a bad year for the budget and we will probably have a difficult time at hitting the target as well next year.

Jim – after last meeting's presentation on NJ Ave. project he has received some calls and he asked that everyone keep a lookout for the date when the public meeting will be held in the future. Wished his wife and mother and all the moms a Happy Mother's Day.

Bobbie – thanked the volunteers who came out to help on "Green Day". They collected over 50 bags of trash. The senior center is open every Tuesday and Thursday and offers lunch for 55 and over.

Lynn – announced National Day of Prayer. Thanked Terry and Jess for the budget process this year and she feels that with us all working together, that is why it works so well for us. Tentatively planned the photo to be taken on the 20th.

Terry – thanked Jessica for staffing the finance committee in his absence as well as the school board meeting.

PUBLIC PORTION

Motion to open – Councilman Fishman – second – Councilman Green

All were in favor. No public comment.

Motion to close – Councilwoman Gorman – second – Councilman Fishman

All were in favor.

Drew – forgot to announce that Comcast was not able to come to tonight's meeting but hopes in the near future they will.

ADJOURNMENT

Motion to adjourn meeting – Councilman Fishman - second – Councilman Green

All were in favor.

Respectfully submitted,

Carie A. Crone, Clerk

Approved: _____