

SPECIAL MEETING OF COUNCIL

Tuesday, February 8, 2005 at 7:30 P.M.

ROLL CALL

Mayor Ingemi

Councilpersons: Bertino, Clark, Falcone, Morano (by telephone), Olivo, S. Lewis.

PRESENT ALSO

Angela Maione Costigan, Town Solicitor

Bob Vettese of ARH

PLEDGE OF ALLEGIANCE

MAYOR'S STATEMENT

This meeting has been properly posted on the bulletin board reserved for such notices on the first floor of the Town Hall and mailed to two newspapers pursuant to law. Please familiarize yourselves with the fire exit drawing to the rear of the Council Chambers. Also, there is to be no smoking in the Town Hall at any time.

Mayor's Address and Reason for Meeting

Mayor Ingemi advised the purpose of this meeting is to settle the long debate about a location for our new town hall. He hoped tonight all can me to a consensus as to the best site for all the citizens of Hammonton.

The council has worked hard to sort through the many sites which have been discussed in the last several months. He asked that each member of council be respectfully of the opinions of others and to keep and open mind to each others ideas.

He further stated he knows that many people have strong feelings about the best site but requested everyone put aside their feelings and be governed by the facts and do what is best for entire town.

Solicitor Report

Angela Maione Costigan, Town Solicitor, advised citizens on background of town hall site selection. The Solicitor advised on site selection sequence and cost. Solicitor also advised on water and sewer accessibility. She advised Mr. Vettese of ARH and herself are here to answer any technical questions that may arise. She referenced the various architectural designs on display for the public this evening.

Councilperson S. Lewis reminded everyone that when Garrison Architect created the drawings Mayor and Council approved purchase of entire block. Since then, Mayor and Council agreed that the purchase of properties on Vine Street block would not be cost effective. Taking this into consideration we now have a cost for the new town hall, if it were placed on Vine Street location, because it would not include the purchase of properties on entire block.

Councilperson Olivo speaking to Mr. Vettese concerning rough estimates provided by ARH for Vine Street town hall site investigation. Councilperson Olivo further stated this council has never discussed other alternatives to cut costs and keep town hall at the Vine Street location. Councilperson Olivo further pointed out that the cost did not increase because of council's not taking action on same.

Councilperson Bertino questioned how much acreage would the town need to place the Garrison Architect plan for town hall onto Vine Street location?

Mr. Vettese responded you would need 1 - 2 acres for Garrison Architect design to be placed at Vine Street location.

Everyone agreed that the drawing by Peter Karabashian was a conceptual drawing and not prepared to accurately fit on Vine Street block.

Councilperson Bertino also pointed out that Mayor and Council must consider flow of the town hall building and not just design a building to fit.

Councilperson Olivo stated why doesn't council first choose a site and then have the architect draw a building to fit the site.

Councilperson Bertino agreed with Councilperson Olivo but also pointed out that we are not just talking about building space but also parking space. He further stated he does not agree with parking off site. He also stated he does not want to take parking from an existing business and take away from that businesses ability to re develop. He also does not want to do something short sited and then have to come back to fix it.

Councilperson Olivo advised he wished to develop Vine Street area with the on site parking we need.

Councilperson Bertino questioned cost difference between 11th Street and Vine Street location.

The Solicitor advised for acquisition of Vine Street block approx 2.5 million. To just take 2 laundries 1 ½ - 2 million. Until we make laundries a price offer we will not know if they accept or will counter offer will be or we may have to litigate the cost.

Councilperson Bertino questioned if figure provided includes relocation expenses?

Solicitor advised yes it does. However, the Schenk relocation cost will be higher than anticipated due to contracts. He cannot be shut down for 24 hours and he has all new equipment. This will not be an easy or cost effective task. The same issue applies to K&H.

Councilperson Bertino questioned if town purchased the other properties located on Vine Street block, how many acres?

Solicitor responded at least 1.4 acres.

Councilperson Bertino then suggested this would impact parking.

Councilperson Olivo stated he relates the same to building his own home designed on the property he chose to build. He feels there is a way to cut cost and make the town hall Vine Street location work here. He is saddened by the fact that we voted on Vine Street site and then changed location without looking into compromising.

Councilperson Falcone questioned is Councilperson Olivo suggesting we cut the size of the building?

Councilperson Olivo stated no but to maybe build up. He referenced a local newspaper that referenced the vote on Vine Street location. He questioned Mayor and council did we really look hard enough to try to keep town hall here. He felt we only looked at the numbers and not alternatives. He once again mentioned the meeting at DCA that did not pan out because they knew this Mayor and Council was not committed to this site.

Councilperson S. Lewis mentioned the work and money spent on the Vine Street site and stated she wished to build on that investment and compromise the town hall location. She mentioned walking three blocks to her office each day.

Councilperson Olivo reiterated that they do not wish to take parking away from the site.

Councilperson Bertino stated he does not see how this investment will work other than the fact that it is located here. He still does not feel the downtown businesses will be affected by town hall being moved out of town. He also stated the costs quoted in newspaper were necessary costs and not a waste of money as the investigation had to be done.

Councilperson Olivo stated if we keep moving sites we will keep spending tax dollars each time.

Councilperson Clark stated we should have cut the goods to fit the pattern a while ago.

Councilperson Bertino mentioned the 11th Street location that may have issues but the town owns the site.

Solicitor has deed in her possession this evening.

Councilperson S. Lewis questioned water and sewer accessibility?

Mr. Vettese stated no sewer or water fronting 11th Street property.

Councilperson Bertino questioned the placement of grinder pump or extension of water/sewer.

Mr. Vettese responded approximately \$8000 - \$35,000.

Councilperson Bertino questioned any issues with Railroad?

Mr. Vettese stated the County is reconstructing Egg Harbor Road and Mayor and Council authorized ARH to investigate extending sewer on Egg Harbor Road and possibility extending same to homes in the area and this is possible.

Councilperson S. Lewis questioned is a pump station required on Washington Street?

Mr. Vettese stated he could only guess we would need a small pump without actually investigating same at \$8000 - \$35,000.

Councilperson Olivo questioned Solicitor estimate of Vine Street location.

Solicitor responded she cannot advise on prior Solicitor estimate that Councilperson Olivo would have to question prior Solicitor.

Solicitor further stated she had appraisals done.

Solicitor cost is Acquisition, relocation and demolition all factor into cost of Vine Street location. If you just take parcels on 2nd Street approx 7 parcels that approx cost is 1 million.

Councilperson Falcone stated basically 2nd and Vine 1 1/3 parcels the town hall will not be facing this way and questioned will 2nd Street handle traffic.

Solicitor referenced letters from Mainstreet concerning traffic issue concerns on 2nd Street.

Councilperson Falcone questioned cost only using this existing site all 10 properties entire block relocation demolition and acquisition 2 ½ million.

Councilperson Olivo questioned purchasing just K&K at ½ million.

Councilperson Olivo stated purchase K&K and Tome and with donations from good Samaritans to buy K&H building he believes that would make a nice town hall located in town.

Councilperson Bertino stated we get one shot at building it right or you will go back and do it again.

Councilperson Falcone stated you need to have the building the right size.

Councilperson Bertino reminded Council. Olivo that the architect actually met with department heads and others to design the correct building to fit our towns needs.

Councilperson Olivo questioned if the design provided is also in another municipality?

Councilperson Clark responded the building has to work here and that does not matter.

Councilperson Bertino encouraged the other council members to express their individual opinions.

Mayor Ingemi agreed with Councilperson Bertino that we must build the correct town hall now or it will be an increased burden to future generations. He works in a building where they keep tearing things down because it was not built correctly to begin with.

Councilperson Falcone stated he is concerned with town utilizing K&H property for parking when there has always been expressions concerning parking and mentioned the Ricca parking lot that is shared parking. With the Colasurdo Compromise we fell short by 100-150 parking places.

Councilperson Bertino stated Rock Colasurdo was just an opinion and not written in stone. But he was trying to help by giving us another alternative.

Councilperson Olivo once again stated we can buy less properties and save.

Councilperson Clark stated why would we buy when we own the property?

Councilperson Olivo once again visioned the town hall being here. Now he visioned walking across railroad tracks, visioning compound yard, back of train station. He believes this is what the people of the town want and also envision.

Councilperson Clark questioned how did you get here by driving?

Councilperson S. Lewis stated we have not even considered remodeling as they did across the street.

Councilperson Clark stated we should have bought the site across the street.

Councilperson Bertino added that this existing building was not drafted properly, as well as mold and asbestos and major renovations would be costly and architect thought demolition would be more cost effective.

Councilperson Olivo stated the legal notice for this meeting states to discuss town hall issue and not specifies action will be taken.

Solicitor disagreed.

Councilperson Olivo stated many legal notices have stated action will be taken.

Solicitor advised it is advertised as special meeting not a workshop meeting and it's advertised like any other meeting.

Councilperson S. Lewis wanted to extend this to the next regular meeting and wished to have the television here so people can see how we vote.

Councilperson Falcone stated everyone will know how we voted.

Rescind Rt. 30 Town Hall Location Site

Motion by Councilperson Clark, seconded by Councilperson Falcone, rescind Rt. 30 site for town hall location.

ROLL CALL - Yeas: Bertino, Clark, Falcone, Morano, Olivo,

S. Lewis and Mayor Ingemi.

Nays: None.

Mayor Ingemi declared the motion carried.

Move Town Hall Location to 11th Street and Washington Street

Motion by Councilperson Clark, seconded by Councilperson Falcone, to move town hall location to 11th and Washington and authorize an environmental study for same.

ROLL CALL - Yeas: Bertino, Clark, Falcone, Morano,

and Mayor Ingemi.

Nays: Olivo and S. Lewis.

Mayor Ingemi declared the motion carried.

Expand Redevelopment Zone to Include 11th and Washington Streets

Motion by Councilperson Falcone, seconded by Councilperson Bertino, expand redevelopment zone to include 11th and Washington St site to give us financial opportunities and recommend Plan Bd to include this is master plan.

ROLL CALL - Yeas: Bertino, Clark, Falcone, Morano,

and Mayor Ingemi.

Nays: Olivo and S. Lewis.

Mayor Ingemi declared the motion carried.

Introduce Bond Ordinance #2-2005 11th Street

Ordinance # 2-2005

BOND ORDINANCE AMENDING BOND ORDINANCE NUMBERED 22-2003 OF THE TOWN OF HAMMONTON, IN THE COUNTY OF ATLANTIC, NEW JERSEY FINALLY ADOPTED OCTOBER 27, 2003 IN ORDER TO AMEND THE DESCRIPTION OF THE LAND TO BE UTILIZED FOR A NEW MUNICIPAL BUILDING AND OTHER RELATED COSTS FOR SUCH BUILDING

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HAMMONTON, IN THE COUNTY OF ATLANTIC, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. Section 1(a) of Bond Ordinance numbered 22-2003 of the Town of Hammonton finally adopted October 27, 2003 is hereby amended to read as follows:

The Town of Hammonton is hereby authorized to build a new municipal complex on the land identified in Section 3(a) of this amended bond ordinance and incur other costs that are incidental and necessary for the construction of a new municipal building, including all professional fees.

Section 2. Section 3(a) of Bond Ordinance numbered 22-2003 of the Town of Hammonton finally adopted October 27, 2003 is hereby amended to read as follows:

The Town of Hammonton is hereby authorized to build a new municipal complex on land located at Block 2608, Lot 1, as identified on the Tax Map of the Town of Hammonton, as well as incur other costs incidental and necessary for the construction of a new municipal building, including all professional fees.

Section 3. The capital budget of the Town of Hammonton is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 4. Bond Ordinance 22-2003 is incorporated in its entirety into this amending bond ordinance, except to the extent that this amending bond ordinance revises Bond Ordinance 22-2003. Any inconsistencies or conflicts that exist between the two bond ordinances should be resolved in favor of this amending bond ordinance.

Section 5. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Motion by Councilperson Falcone, seconded by Councilperson Bertino, the ordinance be taken up and pass first reading.

ROLL CALL - Yeas: Bertino, Clark, Falcone, Morano,

and Mayor Ingemi.

Nays: Olivo and S. Lewis.

Mayor Ingemi declared the motion carried.

Motion by Councilperson Bertino, seconded by Councilperson Falcone, the ordinance be given legal publication and notice of hearing. Motion carried.

Authorize Funding to Further Investigate Vine Street Location

Motion by Councilperson Bertino, seconded by Councilperson Falcone, appropriate \$25,000 for professionals to further investigate Vine Street site.

ROLL CALL - Yeas: Bertino, Clark, Falcone, Morano, Olivo,

S. Lewis and Mayor Ingemi.

Nays: None.

Mayor Ingemi declared the motion carried.

PUBLIC HEARD

Joe Pantalone - Chairman Hammonton Economic Development Committee

Mr. Pantalone stated he attended this evenings special meeting in an attempt to speak and hopefully influence Mayor and Council's decision on location of town hall. However, since Mayor and Council made the decision prior to public opinion his presentation is not necessary. He gave some background to the site selection process. He acknowledged that this issue is a struggle for everyone involved. He advised that after a wonderful gathering this morning with others who are involved in the project, it was determined that the 11t^h Street site would allow for appropriate parking and space. However, it was also agreed that the Vine Street site was preferable if this Mayor and Council could make it work.

Edward Wuillermin - Mainstreet Member

Mr. Wuillermin concurred with Mr. Pantalone. He stated that he feels the new town hall site issue is hurting our community because we have not made a decision on same. He feels it is important to have a process for selection in place and it is also important to gather consensus of public. All parties should be willing to reasonably compromise. He agreed cost is an important and sensitive issue. He finished by stating that he does not believe that all functions that comprise town hall need to be located at this site.

Steve DiDonato - Moss View Lane

Mr. DiDonato questioned what will happen if 11th Street location does not pass environmental test? Mayor and Council will have then prolonged this project again.

John Rodio - Golf Drive

Mr. Rodio stated that he does not care where the new town hall is placed. He further stated that he does care that Mayor and Council, as public servants, did not first hear the public's point of view and then vote on this project.

Louis Tavarez - Anderson Avenue

Mr. Tavarez stated to Mayor and Council that they are here to make a decision and based on what he's heard from everyone this evening he believes that there will never be a decision. There is no willingness to compromise within council. He further stated that Mayor and Council are an employer and owe it to employees to give them healthy working conditions. Cost should also be considered as any money placed in town hall is taken away from school which is improperly funded. He strongly suggested that the new town hall facility can be divided between police and other offices.

Frank Ingemi - Police Chief

Chief Ingemi stated he has a problem with certain officials talking about remodeling this building. Speaking to Councilperson S. Lewis he once again reminded her of the implorable working conditions and the waste of tax dollars spent on continuous repairs to this building. There are walls bear to studs and we've been ordered not to fix them. He cannot understand how she can suggest we remodel this building. He advised that he was also appointed as Chairman to building committee and worked hard on the new town hall project that is still undecided seven years later. He concurred with Mr. Pantalone in that this issue and our town has become embarrassing and the source of jokes made at County and State level. He tries to stay silent but he has 30 men who are thoroughly disgusted and come to him for answers. Officers have actually had to take paperwork from people outdoors in the rain because they cannot have access to their offices. He concluded that this building is beyond remodeling.

Councilperson Bertino stated that he understands where the Chief is coming from, however, he advised the Chief that it is unfair to single out Councilperson S. Lewis.

Chief Ingemi further stated that he only speaks to Councilperson S. Lewis because she was the one to suggested remodeling. He finished by stating this Mayor and Council doesn't have any idea about the amount of money we are spending on this building monthly. Also, Mayor and Council know that it is impossible to place a new town hall here with parking for employees and citizens.

Larry Delaney - Broadway

Mr. Delaney congratulated Mayor and Council on coming to decision this evening. Referring to the previous public heard, he stated that everyone will never agree.

John DiDonato - 2nd Road

Mr. DiDonato stated he has no businesses in downtown Hammonton so he looks at this issue as a citizen. He feels town hall belongs downtown. He gave an example that a person may buy a card for their wife at Tappers and then walk to town hall to pay their taxes and then walk to the post office. Citizens would not walk to 11th Street or elsewhere. He further stated that he is a member of the Chamber which voted today that land space on 11th Street is better for parking. However, we should try to keep town hall downtown by compromising as this is the better plan. He stated a referendum should have taken place. He concluded by stating Mayor and Council can purchase certain Vine Street properties rather than the whole block and this would allow for more parking and still save tax dollars. He thanked Councilpersons Olivo and S. Lewis for their votes this evening.

Richard Giacobus - Golf Drive

Mr. Giacobus thanked Mayor and Council for their decision this evening. He stated as a taxpayer he considers the 11th Street site downtown and feels a compromise was made. In his line of business he knows that the amount of required parking spaces are regulated by government and 11th Street would accommodate the required parking for our population and building size. He also believes 11th Street location would leave room for future expansion. This cannot happen on Vine Street. On Vine Street you will spend more money to acquire more properties. He strongly feels this is a compromise but stated he believes this Mayor and Council are still holding out with a plan B to come back to Vine Street.

Anthony Mortellite - 100 Broadway

Mr. Mortellite stated that had Mayor and Council gone with his suggestion to place town hall site on ballot he wouldn't be here this evening. He feels Mayor and Council made a good decision tonight. He believes he can take a senior citizen pole that would reflect the majority wish for new town hall to be placed on the property owned by the Town on 11th Street.

Dr. Streitfeld

Dr. Streitfeld stated he is disappointed that the vote for town hall site 11th Street was taken this evening. He wished everyone was able to first hear Joe Pantalone's presentation. He spoke on behalf of both Vine and 11th. However, he feels the majority of people want town hall located on Vine Street. He feels by moving town hall out of town, the downtown area will suffer as it has in other towns. He feels there is a silent majority out there who want town hall on Vine Street and he asked the public attending the meeting to raise their signs and hands to show support for Vine Street. He referred to Titanic in that rushing this project for the sake of getting it over with will prove

disastrous. He warned Mayor and Council that the people will remember their decision come November.

Anthony Mortellite - 100 Broadway

Mr. Mortellite had a clip from a paper concerning downtown merchants who are losing customers and trying to get the new people to come down town to help the down town survive.

Don DiDonato - Golf Drive

Mr. DiDonato stated town hall belongs downtown. He travels much and sees many soulless towns with no sense of community or place but they have a lot of parking. We live in a Norman Rockwell painting. Town Hall is an anchor. If you take town hall and put it on 11th Street you will rip the heart out of Bellevue Avenue. He stated that he does not have a business downtown. He stated to Mayor and Council that every time a chosen location is found to be non beneficial you keep bringing up locations other than Vine Street. He questioned Councilperson Bertino concerning grant money to buy properties to tear down for parking?

Councilperson Bertino stated there is no funding for purchasing residential unless it is in redevelopment area.

Councilperson Olivo stated if town hall were placed at Vine Street then the properties would become a redevelopment area.

Bob Pauls - S. Egg Harbor Road

Mr. Pauls stated he lived in Egg Harbor Twp. most of his life and was Chairman of Planning Board there. He stated their governing body fought over everything and it eventually destroyed the Town. He recently moved to Hammonton and feels this Town has a sense of community. He spoke to Councilperson Bertino suggesting that Councilperson Bertino believes that the town hall does not need to be located downtown because it's never been located out of town and he does not realize the loss this will be to the community.

Rock Colasurdo - Boyer Avenue

Mr. Colasurdo stated parking seemed to be a big issue so he took it upon himself to negotiate with Mr. Hitman and has a couple local residents who agreed to buy Mr. Hitman's building and donate it to the town for parking. He also felt we should have had a public hearing before the bond ordinance this evening but he understands that Mayor and Council have a tough job to do.

Skip Burnes - Giordano Lane

Mr. Burnes stated he feels Rocky's idea is a good idea. He doesn't feel Mayor and Council have a sense of what the majority of town feel. He doesn't think Mayor and Council investigated Colasurdo Compromise enough or have tried to really gage the towns feelings on this.

Jim Donio - Bellevue Avenue

Mr. Donio stated he agrees that this decision needs more time. He feels Mayor and Council are not placing town hall at Vine Street out of spite. He stated he felt the Mayor didn't even listen to the public on this issue.

Joseph Picarri - Giordano Lane

Mr. Picarri stated he wants to make a few points such as 9 out of 10 times someone comes to an architect to build a building at a chosen location they do not ask for him to design a building and then pick a location. The architects job is to take the parameters given him to design the structure whether it be a home, school, or town hall. He agrees this decision is wrong.

Angela Donio - Tilton Street

Mrs. Donio stated that she watched the last meeting of Mayor and Council and heard Councilperson S. Lewis request this special meeting for Council to discuss and hopefully come to an agreement on a site for new town hall and also to give Vine Street site a chance as they never fully looked into alternatives to buying entire block. She stated she had attended meetings with Police Chief and he was pretty adamant about having town hall and police department at same location. She also stated that the Chief was the Chairperson of the town hall site selection committee at the time the former Hammonton Middle School Building site for new town hall was voted down and he was against that site also. She addressed parking issues and the need for buffers instead of buying up entire blocks. She agrees town hall should be located downtown in order to maintain a sense of place like Historic Preservations or Mainstreets. She finally pointed out that Collingswood has a SID which allows them to receive grant monies for downtown improvement and Town of Hammonton Mayor and Council were against introducing a SID here in Hammonton.

Larry Delaney - Broadway

Mr. Delaney stated America is great because we can all have differing opinions and everyone knows they will wake up the next day. He once again mentioned his inventory of parking lots downtown. Wherein he investigated and found that only 10 percent were used most of the time. He once again stated that everyone wants to fall out of their car and roll into the building. He also encourage downtown merchants to shovel the snow on their walks.

Fred Cassetta - S. first Road

Mr. Cassetta stated he believes that Mayor and Council don't really know what type or size building they need and made some suggestions to them. He also suggested maybe parking isn't a big deal.

Linda Cashan - Central Avenue

Mrs. Cashan stated she was disappointed by the process taken this evening and believes this was Mayor and Council's effort to railroad this decision through. She felt this process shows a lack of leadership by our Solicitor, Mayor and Council. She further stated that she does not know what this decision is going to lead to. She doesn't feel that anyone here can honestly say that they have taken the Vine Street location and thoroughly investigated same. She feels Mayor and Council should be ashamed of themselves and should rescind the vote taken this evening.

#R032A-2005 Enter Into Closed

#R 032A-2005

BE IT RESOLVED, by the Mayor and Common Council of the Town of Hammonton that, in accordance with the "Open Public Meetings Act," a closed door Executive Session to be held on the below adopted date, for the purpose of discussing and/or acting upon:

1. Personnel
2. Litigation

BE IT FURTHER RESOLVED, that the minutes of said

Executive Session shall be released only after same will have no adverse effect on the matters involved as determined by the Mayor and Common Council.

Motion by Councilperson Clark, seconded by Falcone, the resolution be adopted.

ROLL CALL - Yeas: Bertino, Clark, Falcone, Morano, Olivo,

S. Lewis and Mayor Ingemi.

Nays: None.

Mayor Ingemi declared the motion carried.

Resume the Regular Order of Business

Motion by Councilperson Clark, seconded by Councilperson Falcone, resume the regular order of business. Motion carried.

ADJOURN

Motion by Councilperson Clark, seconded by Councilperson Falcone, resume the regular order of business. Motion carried.

Susanne Oddo, Town Clerk/Adm.