

Regular Meeting of Mayor and Council November 24, 2025
Town Hall Council Chambers, 100 Central Avenue
Executive Session 6:00 P.M.
Public Session 7:00 P.M.

CLOSED SESSION MEETING CALLED TO ORDER
ATTENDANCE ROLL CALL

Councilperson:
Furgione -
Gribbin –
Marino -
Oliva-
R. Rodio-
S. Rodio –
Mayor DiDonato -

PRESENT ALSO

Michael Malinsky, Town Solicitor

EXECUTIVE SESSION Resolution #171-2025

RESUME REGULAR MEETING-ROLL CALL

Councilperson:
Furgione -
Gribbin –
Marino -
Oliva-
R. Rodio-
S. Rodio –
Mayor DiDonato -

PRESENT ALSO

Michael Malinsky, Town Solicitor
Rich Rehmann of ARH

PUBLIC NOTICE

Notice of this meeting has been posted and given to official newspapers. Please familiarize yourselves with the fire exits to the right and rear of the Council Chambers. Please do not proceed beyond the front benches without invitation from the Mayor to do so. Also, each person who wishes to address Council will be allotted 5 minutes.

PLEDGE OF ALLEGIANCE

PUBLIC HEARD FOR AGENDA ACTION ITEMS

APPROVAL OF MINUTES

Regular Minutes October 27, 2025
Executive Minutes October 27, 2025

PRESENTATION

DISPENSE WITH REGULAR ORDER OF BUSINESS

COMMITTEE REPORTS

Administration - Councilman Gribbin

Business & Industry – Councilman Oliva

Quality of Life – Councilwoman R. Rodio

Education – Councilman Marino

Public Works & Transportation Councilman S. Rodio

Law & Order – Mayor DiDonato

Water & Sewer - Councilman Furgione

ENGINEER'S REPORT

ACTION ITEMS:

No action items.

ROADWAY & TRANSPORTATION PROJECTS:

1. **Hammonton Bike Path Connector – Phase II (ARH #1140052.09):** 92% Complete
We are on hold until the items identified relating to the Town's coordination with NJ Transit and NJDOT are addressed.
2. **NJDOT FY2023 Safe Streets to Transit: Front St (ARH #1140063.01):** 80% Complete
We have not received any feedback on our sketch submitted to the NJDOT, but we expect to get a response within the next 30 days. Following that feedback, we can begin with a more detailed design.
3. **NJDOT & NJ Transit Coordination (ARH #1101110.01):** 10% Complete
We continue to follow-up on the submitted discretionary aid application which is intended to offset the cost of the railway crossing included in the bike path extension project.
4. **11th Street Sidewalk Improvements CA/CI (ARH#1140062.04):** 5% Complete
We have coordinated the contract documents and have set a pre-construction meeting for November 25th.
5. **11th St Sidewalk (Chew Rd to 11th St Rec Area) (ARH #1140062.03):** 1% Complete
We have submitted a funding request to the NJDOT as part of their Safe Routes to Transit program. This project will not go forward without that or other funds.

SEWER/WATER INFORMATION ITEMS:

6. **Lakeview Gardens Water Main Extension (ARH #1130172.01):** 95% Complete
We are anticipating the pursuit of 2026 NJDEP funding to support construction.
7. **Route 54 Water Main Replacement Project (ARH #1130167.06):** 95% Complete
This is for phase 1 of the project (1st Road to 2nd Road). We received the BSDW permit and coordinated with the funding agency. We expect to be ready for bidding in December.
8. **Sanitary Sewer Study & Rehabilitation Program (ARH #1150146.01):** 80% Complete
We anticipate soliciting quotes for the priority fixes in December. We have coordinated with the grant manager and completed all the required forms to maintain that funding source.
9. **Lead Service Line Replacement (ARH #1130170.02):** 60% Complete
We continue to support the Town and EPA while they perform more field work and data research.
10. **Route 54 Water Main Replacement Project (ARH #1130167.07):** 50% Complete

This is for Phase 2 of the project (Central Ave to 1st Road). We have submitted for the BSDW permit and have coordinated with NJ Transit for the rail crossing. We expect to have plans substantially complete, in the next few weeks with bidding in early 2026.

11. **Boyer Ave Sanitary – Phase 2 (ARH #1150058.32):** 10% Complete

We have submitted our request to NJ Pinelands to ascertain the minimal amount of permitting work needed to complete the extension of the existing system.

GENERAL SITE AND RECREATION INFORMATION ITEMS:

12. **Lake Park Pavilion Enhancements (ARH #1190035.01):** 85% Complete

We've have coordinated with the Town on the purchase of the turf materials. We will continue to work with the Town to support the installation which is projected for early 2026.

13. **Lake Park ADA Walkways CA/CI (ARH #1190032.06):** 80% Complete

The Contractor will begin with the installation of bollards soon, and the majority of the other construction items for this phase are completed. Please note that this project is only one phase of a multi-phased project. There will be more work, so the condition of the site is not final.

14. **Jake's Law Park (ARH #1190037.01):** 75% Complete

We continue with the final design, coordinating with TDG, Triad, and Green Acres on technical content, grant compliance, and scheduling.

15. **11th St Recreation Area Engineering (ARH #1101065.12):** 65% Complete

The fencing site work start date was adjusted to the beginning of December. That work is still on schedule. We have reviewed the dek hockey court conceptual design with the Town and have begun the preparation of the bid package.

16. **Lake Park Tot Lot (ARH #1190036.01):** 20% Complete

We started coordination with the Town to purchase the playground equipment. The grant deadline for this project is in the first half of 2026.

ENVIRONMENTAL AND REMEDIATION PROJECTS:

17. **K&K Linens Property / 224 Vine Street (ARH #1101094.09):** Ongoing

We recently completed temporary well installations and groundwater sampling and expect the test results shortly. We plan to install a permanent deep monitoring well in the next month and conduct a full round of groundwater sampling of the permanent wells.

18. **Mazza Muffler Site / 104 S. Egg Harbor Road (ARH #1101102.04):** Ongoing

We continue to work with the site LSRP performing site investigation and monitoring.

19. **Skinner Property / 317 N. Egg Harbor Road (ARH #P2022.0424):** Ongoing

We continue to execute the project tasks, staying in close coordination with the Town and NJDEP. Current work involves soil and groundwater sampling results and preparation of a CEA.

20. **Celona Site Remediation - 130 Railroad Avenue (ARH #1101054.06):** Ongoing

We continue to execute the project tasks, staying in close coordination with the Town and NJDEP. We sampled all on-site wells in late October and a reviewing the sampling results to determine next steps.

21. **Octagon Oil/Vine Street Parking Lot (ARH #1101060.23):** Ongoing

We are preparing a proposal for performing additional work based on DEP's RAP application review. Additional work, including on-site efforts, will be needed to address the State's comment letter.

SOLICITOR REPORT
MAYOR REPORT

Public Works Report

Town Public Works Schedule October

Bulky waste pickup – for the Month of December will be from November 8th to the 12th.

Brush pickup – for the month of December will be the 15th through 19th.

Trash Collection- for Christmas Day will be on Friday the 26th. Please place trash cans curb side by 6am

Curb Side Leaf Collection – Started on October 20th and will run until December 23rd.

The County Recycling pickup – will be December 8th to the 12th and December 22nd to the 26th.

TOWN CLERK REPORT

1. Approval to remove in good standing Thomas Busch and Michael Busch as regular members and Josh Ya'Shuah as a junior member from Fire Company #1. Approved at Fire Company meeting on October 15, 2025.
2. Accept retirement of Richard Falasco from his position as Plumbing Sub Code Official effective November 13, 2025.
3. Approval to hire Les Templeton as the Plumbing / Mechanical sub code official. \$45.00 per hour 8 hours per week, no benefits. Retroactive to November 13, 2025
4. Accept retirement of Eric Pohl from his position as Police Officer from the Town of Hammonton effective as of November 1, 2025, and approval of the payout of unused Sick / Vacation / Personal and comp. time per contract.
5. Approval of the finalized langue for the Blue Collar Contact duration January 1, 2025 to December 31, 2027.
6. Approval of the following promotions Abigail Deleon to Violation Clerk II and Catherine Andreini to Account Clerk II, salary based on current contract. Contingent upon all civil service rules and regulations.
7. Approval of the salary increases for the following positions per contract, "Confidential Clerk 1", "Communications Manager / Recreation Leader", "Town Clerk / Airport Manager / QPA / Administrator" effective date of December 1, 2025.

APPROVAL OF BILL LIST

NEW BUSINESS

RESOLUTIONS

Resolution #172-2025- Setting Council meeting dates for 2026

Setting Time, Place and Date of Council Meetings

WHEREAS, the Open Public Meeting Act otherwise known as Chapter 231 of the Public Laws of 1975 requires that all municipalities adopt a Resolution setting the time, place and date of their meeting; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF HAMMONTON, COUNTY OF ATLANTIC, STATE OF NEW JERSEY, as follows:

1. There shall be an **Organization Meeting at 7:00 p.m. on Monday January 5, 2026** at which time Mayor and Common Council of the Town of Hammonton will reorganize for the full year and conduct such business, including emergent matters, as is necessary. This meeting will be held in the Town Hall Council Chambers, 100 Central Avenue, Hammonton, New Jersey 08037. .
2. Monthly council meetings will begin at 6:00 p.m. with an executive session, if necessary, which will adjourn to the public portion of the meeting at 7:00 p.m., in the Town Hall Council Chambers, 100 Central Avenue, Hammonton, New Jersey 08037. These meeting are subject to change and maybe held by way of video conference. The following is the list of **Regular Council Meeting dates for year 2026**:

January 26th	July 27th
February 23rd	August 24th
March 23rd	September 28th
April 27th	October 26th
May 18th	November 23rd
June 22nd	December 28th
3. The Hammonton Gazette and the Atlantic City Press are those newspapers designated as the papers to which all notices are to be sent per Chapter 231 of the Public Laws of 1975.
4. Minutes shall be kept and provided as required by said statute by the Town Clerk of all the meetings set forth above and shall be available to the public pursuant to the requirements of said law.

Resolution #173-2025- Approval of the Lady Guadalupe Procession

**RESOLUTION AUTHORIZING AND ENDORSING THE ANNUAL
“OUR LADY OF GUADALUPE SPANISH COMMUNITY PROCESSION”**

WHEREAS, St. Mary of Mt. Carmel continues to promote the Town of Hammonton with their annual “Our Lady of Guadalupe Spanish Community Procession”; and

WHEREAS, Mayor and Council has and continues to support the efforts of St. Mary of Mt. Carmel; and

WHEREAS, December 12, 2025 4 p.m. to 7:00 p.m. is the scheduled date for the Spanish Community Our Lady of Guadalupe Procession; and

WHEREAS, St. Mary of Mt. Carmel has requested assistance of the Town of Hammonton Police Department for this scheduled event and closure of the following streets in the Town of Hammonton:

Procession begins on Third Street at St. Mary of Mt. Carmel
To French Street
To Second Street
To Pleasant Street
To Tilton Street
To French Street and back to church

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF HAMMONTON, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, that the Town of Hammonton authorizes “Our Lady of Guadalupe Spanish Community Procession.”

Resolution #174-2025- Budget addition for NPP grant (\$125,000)

WHEREAS, NJSA 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Town has received notice from the State of New Jersey Neighborhood Preservation Program Grant, in the amount of \$125,000.00 and wishes to amend its 2025 Current Fund Budget to include this amount as revenue.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Town of Hammonton hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the Current Fund Budget of the year 2025 in the sum of \$125,000.00 which has been awarded and is available as a revenue from:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services - Public and Private Revenues Offset with Appropriations:

2025 Neighborhood Preservation Program

BE IT FURTHER RESOLVED that a like sum of \$125,000.00 be and the same is hereby appropriated under the caption of:

General Appropriations:

Operations - Excluded from "CAPS":

Public and Private Programs Offset by Revenues:

2025 Neighborhood Preservation Program

BE IT FURTHER RESOLVED, that the Town Clerk forward a certified copy of this resolution to the Director of Local Government Services.

Resolution #175-2025- Approval of ABC liquor license transfer

Transfer Person to Person Liquor License

WHEREAS, an application has been filed for a person to person and transfer of Consumption License 0113-33-022-015;

WHEREAS, the submitted application form is complete in all respects, transfer fees have been paid, and the license has been properly renewed for the current license term;

WHEREAS, a police background check was not needed due to the background has been completed. The applicants are qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33;

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Town of Hammonton do hereby approve the transfer of the aforesaid Consumption License owned by Tomasello Catering Services LLC 225 N. White Horse Pike Hammonton, NJ 08037, to CAP 25 Properties, LLC, 555 North Egg Harbor Road Hammonton, NJ or its assignee, and does hereby direct the Town Clerk to endorse the license certificate as follows: "this license, subject to all its terms and conditions, is hereby transferred from Tomasello Catering Services LLC 225 N. White Horse Pike Hammonton, NJ 08037 , to CAP 25 Properties, LLC, 555 North Egg Harbor Road Hammonton, or its assignee.

Resolution #176-2025- Approval of Tax/Water/Sewer Refunds

**A RESOLUTION OF THE MAYOR AND COUNCIL
OF THE TOWN OF HAMMONTON
AUTHORIZING TAX / WATER / SEWER REFUNDS**

Whereas, the following accounts need to have amounts credited, transferred, cancelled, refunded or changed

<u>Block / Lot</u>	<u>Name</u>	<u>Address</u>	<u>Amount</u>	<u>Reason</u>
2201/36	Vega, Reinaldo	379 Fairview Ave	\$ 974.83	Refund/Overpayment Tax
2412/10	Dream Home Abstract	278 Messina Ave	\$2,041.61	Refund/Overpayment Tax
2505/19	Jacob Spivey	511 Passmore Ave	\$159.39	Refund/Overpayment Tax
2713/19	John & Christina Scola	215 Tilton Street	\$1,139.83	Refund/Overpayment Tax
2812/13	Lily Applebaum	217 Grape Street	\$2,382.99	Refund/Overpayment Tax
3106/24	Peter Macrie	522 E Pleasant St	\$2,379.09	Refund/Overpayment Tax
3203/16	Foundation Title I	110 Valley Ave	\$1,074.26	Refund/Overpayment Tax
3202/19	Trident Land Transfer	443 Peach Street	\$2,023.65	Refund/Overpayment Tax
3403/16.02	Kennedy, Kristine & Nee	410 S Liberty Street	\$2,446.57	Refund/Overpayment Tax
3901/22	NVA RE LLC	357 S White Horse Pike	\$5,333.99	Refund/Overpayment Tax
Various	Corelogic/Cotality	Various	\$9,306.23	Refund/Overpayment Tax
754-0	Di Salvo, Frances Estate	606 W Orchard St	\$901.54	Refund Inactive Utility Account
853-0	AFS Properties LLC	426 12 th Street	\$151.67	Refund Inactive Utility Account
2151-0	McMaster, Charles	36 Allen Lane	\$123.75	Refund Inactive Utility Account

Whereas, the above amounts have been corrected in the Edmunds Billing system for the Utilities and or tax module showing the correct amounts.

BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF HAMMONTON, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY that the above refunds are authorized, as approved by the Tax Collector of the Town of Hammonton:

Resolution #177-2025- Approval of Various refunds

**A RESOLUTION OF THE MAYOR AND COUNCIL
OF THE TOWN OF HAMMONTON
AUTHORIZING VARIOUS REFUNDS**

BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF HAMMONTON, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY that the following refunds/close out of accounts are authorized as approved by the respective Department Heads of the Town of Hammonton:

Resolution #178-2025 - Approval of Budget transfers

TRANSFER OF BUDGET APPROPRIATIONS

BE IT RESOLVED, by the Mayor and Common Council of the Town of Hammonton, County of Atlantic, and State of New Jersey, that there be and hereby is authorized the following transfer from the 2025 Budget appropriations:

CURRENT FUND

From: Assessor - Operating Expense	\$ 8,600.00
To: Social Security	\$ 8,000.00
To: DCRP- Operating Expense	\$ 600.00

PUBLIC HEARD

MEETING ADJOURNED