Regular Meeting of Mayor and Council November 23, 2026
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
Roll Call
Councilperson:
Calderone –
Marino -
Matro -
R, Rodio -
S. Rodio –
Scipione -
Mayor Furgione –

PRESENT ALSO
Michael Malinsky, Town Solicitor

EXECUTIVE SESSION Resolution #180-2026

RESUME REGULAR MEETING-ROLL CALL
Roll Call
Councilperson:
Calderone –
Marino -
Matro -
R, Rodio -
S. Rodio –
Scipione -
Mayor Furgione –

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 26, 2026
Executive Minutes October 26, 2026

PRESENTATION
- Mt Carmel Society – Vacating of Mt. Carmel Lane
- ACEA – Film Ready Certification
- Chamber of Commerce – Marketing
- Triad Associates Grant review

DISPENSE WITH REGULAR ORDER OF BUSINESS

Public Hearing of Ordinance #015-2026 - Vacating Mt. Carmel Lane between French Stret and Pratt"

AN ORDINANCE VACATING MT CARMEL LANE IN THE TOWN OF HAMMONTON, COUNTY OF ATLANTIC

BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF HAMMONTON IN THE COUNTY OF ATLANTIC AND STATE OF NEW JERSEY AS FOLLOWS:

WHEREAS, in the Town of Hammonton, within the Downtown District, Near Town ("DT-1") Zoning District, there exists, on the Tax Map, a municipal roadway, known as Mt Carmel Lane, which is located between known as Block 2710, Lot 7 and Block 2712, Lot 1; and

WHEREAS, in order to accommodate the development of, and access to, properties adjacent to Mt Carmel Lane, it would be advantageous and beneficial to the Town of Hammonton to vacate the Mt Carmel Lane right of way to facilitate that development; and

WHEREAS, Mt Carmel Lane desired to be vacated is shown on a plan attached hereto as Exhibit "A,"; and

WHEREAS, Mayor and Council have determined, pursuant to N.J.S.A. 40:67-1(b), that it is in the public interest to vacate Mt Carmel Lane as shown on Exhibit A; and

WHEREAS, pursuant to N.J.S.A. 40:67-1(b), the Town of Hammonton expressly reserves and excepts from vacation all rights and privileges possessed by municipal utilities and public utilities, as defined in N.J.S.A. 48:2-13, and any cable television company, as defined in the "Cable Television Act," (N.J.S.A. 48:5A-1 et seq.) to maintain, repair and replace their existing facilities in, adjacent to, over or under the vacated Mt. Carmel Lane; and

WHEREAS, the Town of Hammonton Municipal Engineer has reviewed the proposed vacation of the proposed Mt Carmel Lane right of way and finds that same are consistent with the public interest, and that it is in the best interest of the municipality;

WHEREAS, Mt Carmel Lane is to be vacated in its entirety; and

WHEREAS, the interests of the public will be served by this vacation, since Mt. Carmel Lane is unnecessary for public transportation or any other municipal purposes and the vacation will lead to the improvement of the property in the surrounding areas without any detriment to the interests of the public.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Hammonton as follows:

Pursuant to N.J.S.A. 40:67-1(b), Mt Carmel Lane as set forth in Exhibit "A" is hereby vacated, subject only to the express reservation by the Town from the vacation, all rights and privileges possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any cable television company, as defined in the "Cable Television Act," (N.J.S.A. 48:5A-1 et seq.), to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof to be vacated.

In addition, the Town of Hammonton expressly reserves for itself, the right to inspect, replace and maintain stormwater facilities to facilitate and improve over and under ground flow and drainage of stormwater.

Title to the Land under Mt Carmel Lane right of way shall be apportioned to adjacent property owners in accordance with the laws.

The property owners adjacent to Mt Carmel Lane shall record as soon as possible deeds with new legal descriptions that include the land apportioned to the adjacent property owner by law as a result of the vacation of Mt Carmel Lane at the sole cost and expense of the respective adjacent property owner.

Pursuant to N.J.S.A. 40:49-2 and N.J.S.A. 40:49-6, the Town Clerk shall cause this Ordinance to be published, together with notice of its introduction in a newspaper published and circulated within the Town of Hammonton, if there be one, and if not, in a newspaper printed in Atlantic County and circulating in the Town of Hammonton, once, not less than (10) ten days prior to the time fixed for Second Reading and final passage.

The Town Clerk shall, at least one (1) week prior to the time fixed for final passage of such Ordinance, mail a copy thereof, together with a notice of the introduction thereof, and the time and place when and where the Ordinance will be further considered for final passage, to every person whose lands may be affected by the Ordinance or any assessment which may be made in pursuance thereof, pursuant to N.J.S.A. 40:49-6.

Upon final passage after Second Reading, the Town Clerk shall forthwith file a certified copy of the Ordinance in the office of the Town Clerk.

The Town Clerk shall, within sixty (60) days after this Ordinance becomes effective, file a certified copy of this Ordinance vacating Mt Carmel Lane, together with a copy of the proof of publication thereof, with the Office of the Atlantic County Clerk pursuant to N.J.S.A. 40:67-21.

All Ordinances or parts of Ordinances in conflict with this Ordinance or any part of it are hereby repealed as to the conflicting portion or portions, and this Ordinance shall take effect after final passage and publication with notice of the date of passage, according to law.

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced in and passed the first reading at a meeting of Town Council of the Town of Hammonton, County of Atlantic and State of New Jersey held on October 26, 2026, and said Ordinance will be further considered for final passage and adoption at a public hearing to be held at the Municipal Building located at 100 Central Avenue, Hammonton, NJ 08037, on November 23, 2026, at 7:00 PM or as soon thereafter as the matter may be reached.

COMMITTEE REPORTS
Administration - Councilman Marino
Business & Industry – Councilwoman R. Rodio
Quality of Life – Councilman Calderone

Education – Councilman Scipione
Public Works & Transportation Councilman S. Rodio
Law & Order – Mayor Furgione
Water & Sewer - Councilman Matro

ENGINEER'S REPORT

ACTION ITEMS:

Lead Service Line Replacement – Planning, Design & Funding Support (ARH #P2026.0791)
ARH will support the Town in the pursuit of FY2027 funding from NJDEP I-Bank (H2Loans) to support the replacement of lead and galvanized water service lines throughout the Town of Hammonton. The program allows for up to $2M in principal forgiveness.

Action Item
Approve ARH's proposal for planning and design services for an amount not to exceed $38,510.

ROADWAY & TRANSPORTATION PROJECTS:

Hammonton Bike Path Connector – Phase II (ARH #1140052.09): **95% Complete**
We recently confirmed that we will continue with the original route for the bike path. NJ Transit has agreed to improve the crossing using the available funding. We are addressing comments from Pinelands and will issue this project out to bid upon their approval.

Thirteenth Street Drainage (ARH #1106001.03): **90% Complete**
We are working through the additional scope and considerations extending beyond the road area. The grant extension was requested, and we are coordinating an on-site meeting with the adjacent property owner and Town.

NJDOT FY2026 West End Ave Paving (ARH #1140064.01): **90% Complete**
On hold. NJDOT approved our design. We will prepare bid documents but hold the bidding process until the West End Townhomes Development is substantially complete.

NJDOT FY2023 Safe Streets to Transit: Front St. (ARH #1140063.01): **88% Complete**
The scope of work is in flux given a potential County project on-site for a proposed Electric Vehicle charging station. We will assist the Town with communications to adjacent landowners potentially affected by the project.

SEWER/WATER INFORMATION ITEMS:

Route 54 Water Main Replacement– Phase II (ARH #1130167.07): **100% Complete**
We have responded to all the NJDEP's design comments and are officially authorized to advertise for public bid. The design phase of work is complete.

Lakeview Gardens Water Main Extension (ARH #1130172.01): **98% Complete**
The design and bidding tasks of this project are on hold until the NJDEP I-Bank (H2Loans) application process is completed. Plans and specifications have been submitted to the County and NJDEP for their comments.

Route 54 Water Main Replacement Phase I – CA/CI (ARH #1130167.06): **95% Complete**
The project is nearing completion and remains on schedule to be completed in early December. We are currently addressing punch list items.

Sanitary Sewer Study & Rehabilitation Program (ARH #1150146.01): **95% Complete**
The Town is shifting away from the original contractor to other options to complete the construction tasks. The grant source has been notified, and the timeline is being adjusted.

Lead Service Line Replacement (ARH #1130170.02): **85% Complete**
We met with the Town to discuss the specifics of the ordinance relating to the replacement of water service lines. The Town actively reviewing the ordinance to be adopted as part of the requirements of the project. The work on this project will be coordinated with the H2Loans application phase.

Lakeview Gardens Watermain – Funding Support (ARH #1130172.02): **50% Complete**
The application package is preliminarily submitted to NJDEP I-Bank (H2Loans). We will continue to coordinate and address NJDEP's review comments once received.

Boyer Ave Sanitary Sewer Improvements – Phase 2 (ARH #1150058.32): **15% Complete**
We remain on hold until Phase 1 hook-ups are completed to ensure the existing is free of issues and has the needed capacity.

Route 54 Water Main Replacement– Phase II CA/CI (ARH #1130167.10): **5% Complete**
The project is officially advertised to bid and is due on 12/15. The intent is to complete the work during late winter up to early spring to meet the deadline set by USDOT. Final paving along Route 54 will occur after all utility work is completed.

GENERAL SITE AND RECREATION INFORMATION ITEMS:

Lake Park Pavilion Enhancements (ARH #1190035.01): **90% Complete**
This is on hold until the 2026 Green Acres project is bid.

11th St Recreation Area Engineering (ARH #1101065.12): **85% Complete**
Construction of this project is contingent on securing new funding, and this project is on hold.

Jake's Law Park (ARH #1190037.01): **80% Complete**
A pre-construction meeting for this project occurred on 11/10 with Town representatives and the contractor. We anticipate beginning construction in January (weather dependent). Construction management for this project was previously awarded. Submittals and material order and delivery is in process.

2026 Green Acres Lake Park Design & CA/CI (ARH #1190038.02): **25% Complete**
The equipment for the fitness court was delivered on 11/19 and is currently in storage. We started the development of construction documents and presented our final layout to the Town.

ENVIRONMENTAL AND REMEDIATION PROJECTS:

K&K Linens Property / 224 Vine Street (ARH #1101094.09): **Ongoing**
We continue to execute the project tasks, staying in close coordination with the Town and NJDEP.

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.

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.

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.

Octagon Oil/Vine Street Parking Lot (ARH #1101060.23): **Ongoing**
We are preparing a proposal to perform additional work based on DEP's RAP application review.

SOLICITOR REPORT
MAYOR REPORT

Public Works Report

Lake Park project - National Fitness Equipment has been delivered and is stored at the Utility Department. The installation will occur in 2027.

Airport – The new Jet A tank is installed; the temporary tank has been removed, and the 100-low lead tank is up and running.

Town Public Works Schedule for December

Bulky waste pickup – will be from December 7th through the 11th.

Brush pickup – will be December 14th through the 18th.

Trash pickup for the Christmas Holiday- Will occur a day earlier. Trash pickup for December 25th will occur on December 24th

Curbside Leaf Collection – Will end December 18th. This subject is to change due to weather.

The County Recycling pickup – December 7th to the 11th, and December 21st through the 24th, and the 26th. There will be no collection on Christmas Day.

TOWN CLERK REPORT

1. Approve the transfer of Anthony Mazzagatti from Fire Company #1 to Fire Company #2, Accept the resignation of Kyle Santos as a regular member in good standing both effective November 18th, approved by fire company at their monthly meeting.

2. Approval to Hire Andrew Wehner as a Temporary police officer for the Hammonton Police Department effective November 30, 2026.

APPROVAL OF BILL LIST

NEW BUSINESS

RESOLUTIONS

Resolution #181-2026 – Setting Time, place and Date of Council Meetings

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 4, 2027,** 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 meetings are subject to change and may be held by way of video conference. The following is the list of **Regular Council Meeting dates for year 2027**:

January 25th	July 26th
February 22nd	August 23rd
March 22nd	September 27th
April 19th	October 25th
May 24th	November 22nd
June 28th	December 20th

3. The Hammonton Town of Hammonton Website (www.townofhammonton.org) is the designated location all notices are to be posted per P.L. 2025, c.72.

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 #182-2026- Approve of the Lady of Gaudalupe Spanish 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 11, 2026, 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."

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Resolution #183-2026 – Authorizing the Agreement with Green Acres program for recreation and Stormwater improvements

RESOLUTION AUTHORIZING THE EXECUTION OF A FUNDING AGREEMENT WITH NJDEP'S GREEN ACRES PROGRAM FOR RECREATIONAL AND ASSOCIATED STORMWATER IMPROVEMENTS AT HAMMONTON LAKE PARK

ENABLING RESOLUTION

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Town of Hammonton has obtained a Green Acres loan of $150,000 and a Green Acres grant of $600,000 from the State to fund the following project(s):

#0113-26-046: Hammonton Lake Park Rec. Improvements

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HAMMONTON THAT:

1. The Mayor of the Town of Hammonton is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Hammonton Lake Park Rec. Improvements, and;
2. The Mayor of the Town of Hammonton and the Hammonton Planning Board Chairperson are hereby authorized to execute the Town's ROSI, upon completion, and;
3. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of $450,000, and;
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project, and;
5. This resolution shall take effect immediately.

Resolution #184-2026- Authorizing the application for NJ Infrastructure Trust Loan for Lead Service Lines

RESOLUTION AUTHORIZING THE TOWN FOR HAMMONTON TO APPLY FOR NEW JERSEY ENVIRONEMNTAL INFRASTRUCUTRE TRUST LOAN FOR HAMMONTON LEAD SERVICE LINE REPLACEMENT (LSL)

WHEREAS, The Town of Hammonton intends to file an application with the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust for the project known as "Project Loan No. 0113001-015, Hammonton Lead Service Line Replacement (LSL)", The project scope will consist of fully replacing all identified lead or galvanized service lines, from service main to building inlet, throughout the Town. The scope targets both the utility-owned (public) side and customer-owned (private) side. This project entails the comprehensive removal and full replacement of approximately 200 known or suspected lead and galvanized-iron water service lines.

WHEREAS, The Town has been working with its Engineer and with the EPA GLO program to identify service line materials, develop an ordinance for replacement, and the production of RFP documentation for service line replacement.

NOW, THEREFORE BE IT RESOLVED, that **Frank Zuber** be authorized to act as the Authorized Representative to represent in all matters relating to the project undertaken pursuant to the above referenced New Jersey Environmental Infrastructure Loan to be executed with the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust. The Authorized Representative may be contacted at the following address: **100 Central Ave, Hammonton, NJ 08037-1676** and phone number: **609-567-4300; ext: 121**.

Resolution #185- 2026- Approval to submit a Grant application to NJDOT Infrastructure Fund

APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY2027 LOCAL AID INFRASTRUCTURE FUND

WHEREAS, the Town of Hammonton is desirous of requesting additional funding consideration from the State of New Jersey Department of Transportation (hereinafter "NJDOT") under the Local Freight Impact Fund FY2027 for improvements within the Town of Hammonton; and

WHEREAS, the Town of Hammonton is an eligible recipient for funding under said program; and

WHEREAS, the Town Engineer has been authorized to prepare the required application and agreement; and

WHEREAS, in furtherance of same, it is necessary for the Town Council of the Town of Hammonton to authorize the Mayor to execute said application to allow the Town to be eligible for the NJDOT Local Freight Impact Fund FY2027; and

WHEREAS, in furtherance of same, it is necessary for the Town Council of the Town of Hammonton to authorize the Town Engineer to provide all required reports, narratives, estimates and maps required for said funding consideration.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Hammonton that the Mayor is hereby authorized to execute the attached application with the NJDOT Local Freight Impact Fund FY2027 for services associated with the project; and

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Hammonton that the Town Engineer is hereby authorized to provide all required reports, narratives, estimates and maps required for the NJDOT Local Freight Impact Fund FY2027 program.

Resolution #186-2026- Authorize Contract for Planning and Design for Lead Service Line Replacement

RESOLUTION AUTHORIZING A CONTRACT TO ARH ASSOCIATES FOR PLANNING AND DESIGN SERVICES FOR A LOAN APPLICATION TO NEW JERSEY H2LOANS FOR HAMMONTON LEAD SERVICE LINE REPLACEMENT (LSL)

WHEREAS, the Town of Hammonton intends to file an application with the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust for the project known as Hammonton Lead Service Line Replacement (LSL).

WHEREAS, to file the application it must include a professional service contract for the planning and design services to initiate the project.

FURTHERMORE, the contract in the amount of $38,510.00 will be terminated unless the loan is granted to the Town of Hammonton.

NOW, THEREFORE BE IT RESOLVED, that Frank Zuber be authorized to act as the Authorized Representative to represent in all matters relating to the project undertaken pursuant to the above referenced New Jersey Environmental Infrastructure Loan to be executed with the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust. The Authorized Representative may be contacted at the following address: 100 Central Ave, Hammonton, NJ 08037-0113 and phone number: 609-567-4300, ext. 121.

Resolution #187-2026- Approval of Taxes / 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

Block / Lot	Name	Address	Amount	Reason
2418/1.02	Efstatos, Nicholas	103 West End Ave	$4,841.14	Refund/Overpayment Tax
3301/56	Guiliano, Justin	558 Greenwood Dr	$9,755.37	Refund/Overpayment Tax
3605/19	Wetherington, Andrew	720 Bellevue Ave	$1,415.98	Refund/Overpayment Tax
3707/3.06	Giquinto, David	26 Judy's Court	$625.25	Refund/Overpayment Tax
3801/35.02	Surety Title Co. LLC	120 Batchelor Lane	$4,273.30	Refund/Overpayment Tax
3919/75.07	Vision Abstract LLC	775 Valley Ave	$2,796.46	Refund/Overpayment Tax
2905/20	Schneider, Regina	58 Pressey St	$792.05	Refund/Overpayment Tax
Various	Corelogic Tax Svc	Various	$16,512.39	Refund/Overpayment Tax
2418/1.23	Burd, Jennifer	120 N Washington St	$869.50	Cancel/Exempt Veteran

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 #188-2026- 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:

O&E Auto Sales	$ 35.00	Refund Business License

PUBLIC HEARD

MEETING ADJOURNED