

REGULAR WORK SESSION
TUESDAY, AUGUST 6, 2013
5:30 P.M.

The Regular Work Session of the City Council of the City of Vineland was called to order by the President, Anthony R. Fanucci.

The following members were present at roll call:

Councilwoman Maritza Gonzalez
Councilman Paul F. Spinelli
President Anthony R. Fanucci

Absent: Councilwoman Angela Calakos
Councilman John F. Procopio

Also present were: Denise Monaco, Assistant Business Administrator
Michael Benson, Associate Solicitor

President Fanucci led the Pledge of Allegiance.

The Deputy Municipal Clerk stated Public Notice of this meeting, pursuant to the Open Public Meetings Act, has been given on April 23, 2013 by the City Clerk in the following manner:

1. Posting written notice on the official bulletin board in the lobby of the City Hall on;
2. Providing written notice to the offices of The Daily Journal and The Press of Atlantic City;
3. Filing written notice in the office of the City Clerk of the City of Vineland.

President Fanucci asked if anyone from the public would like to comment.

Douglas Albrecht, Vineland, NJ, voiced concerns over Apple Farms pulling out of the management of the Landis Theater. He urged Council to work on this matter stating the project would cost the City 10 million dollars if it closes. He questioned Council on the Improvement Authority which have bonds in place for Economic Development and feels Vineland does not get their fair share. He stated Vineland pays the Improvement Authority for trash pick-up and recycling. He expressed concern over the Landis Sewerage Authority revaluation of properties that is going to be taking place. He explained any raise in fees and taxes hurts the tax payers and business owners. He urged Council to not raise any taxes and help struggling businesses.

There being no other comments to be heard, the Deputy Clerk reviewed the agenda.

Supervising Planner Kathleen Hicks was present to show support for Ordinance No. 2013-40, amending Ordinance 2004-25, as amended, entitled an ordinance adopting the Center City redevelopment plan consistent with resolution 6050 of the Planning Board of the City of Vineland regarding the Main Street District outdoor dining and seating design standards. Councilman Spinelli asked if Planning had concerns regarding this ordinance and restaurants cooking outside. Supervising Planner Hicks stated she had no objection to the plans for the project however other departments may have issues that need to be discussed. She believes any outside cooking would be handled through the Health Department. Councilman Spinelli asked for regulations to be in place for outside grilling and cooking.

SNAP Director Alex Curio and Supervising Planner Kathleen Hicks were present to discuss Ordinance No. 2013-41, amending Ordinance 86-38, chapter 425, of the City of Vineland to revise article VII, affordable housing and article XV, zoning consistent with resolution 6051 of the Planning Board of the City of Vineland. They explained the change to the Ordinance is to comply with the State COAH laws. SNAP Director Curio stated the City is not being treated fairly when it comes to affordable housing or the fees. He stated there are three options for the collection of COAH obligation funding, option one there is no obligation on the developer for the funds; option two the developer is responsible for paying one and half percent of the equalized assessed value of the finished project to the City for residential properties and two and half percent for businesses; option three the developer pays a per unit charge. SNAP Director Curio explained the fees collected get deposited into the affordable housing fund to be used for rehabbing homes in the City. The rehab funds can only be for necessary repairs to the home no luxury items. The City currently follows HUD strict rules for allowances of rehabbing. President Fanucci questioned the regulations and fees. President Fanucci wanted to know if these regulations can only be for new development not existing development or developers. Supervising Planner Hicks stated she has been discussing these changes with developers and they are happy to pay the one and half percent. President Fanucci asked for more correspondence with developers and stated more discussion is needed for this issue and asked to have the ordinance removed from the agenda.

Councilwoman Gonzalez asked if the cameras that are placed on the streets are able to take pictures of license plates for any traffic violations. Assistant Business Administrator Monaco stated the cameras are not set up for taking pictures they are monitored and watched but do not record.

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The President entertained a motion by Councilman Spinelli, and seconded by Councilwoman Gonzalez, to adjourn the meeting. The Deputy Clerk called the roll: YEAS: Councilwoman Gonzalez
Councilman Spinelli
President Fanucci

Anthony R. Fanucci
President of Council

ATTEST:

Christine A. Scarpa,
Deputy Municipal Clerk