

REGULAR MEETING  
TUESDAY, APRIL 9, 2024  
6:30 P.M.

The Regular Meeting of the City Council of the City of Vineland was called to order by the President, Dr. Elizabeth A. Arthur.

The following members were present at roll call:

Councilman David Acosta  
Councilman Ronald J. Franceschini, Jr.  
Councilman Paul F. Spinelli  
Councilman Albert Vargas  
President Dr. Elizabeth A. Arthur

Also present were:

Robert E. Dickenson, Jr., Business Administrator  
Richard P. Tonetta, Esq., City Solicitor  
Susan M. Baldosaro, Chief Finance Officer  
Edwin Alicea, Director of Public Safety  
H. James Neher, Director of Public Works  
Sheena Santiago, Special Events Coordinator

The President introduced and welcomed students from the Sgt. Dominick Pilla Middle School who led the Pledge of Allegiance:

|                |                 |                  |                   |
|----------------|-----------------|------------------|-------------------|
| Gianna Tonetta | Cyla Wilkins    | Brooke Zatzariny | Norah Zatzariny   |
| Keisi Garcia   | Lucy Sacco      | Ava Cortes       | Colin Hemphill    |
| Ameena Rhoades | Matthew Baruffi | Cassidy Keller   | Gino Trivellini   |
| Asia Milbourne | Emily Rodriguez | Jackson Rivera   | Zachary Pepe      |
| Averie Meyers  | Louis Russo     | Mason Perez      | Santino Machinsky |
| Leah Coia      | Andrew Kousmine |                  |                   |

Council members posed for photographs with the students and presented them with gift bags. President Arthur thanked the students, parents, and school administration and faculty for participating

The Clerk stated Public Notice of this meeting, pursuant to the Open Public Meetings Act, has been given on December 13, 2023 by the City Clerk, in the following manner:

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

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that the 2024 minutes of the Pre-Meeting Conference, and Regular meeting of March 26; and the Work Session of April 2 be approved as submitted.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk read the following: *Public Comment provides an opportunity for members of the public to inform the governing body about their views. The governing body prescribes to City Council's by-laws and the NJ Statutes on Open Public Meetings when engaging during public comment. As such, each individual shall have a 5-minute limit to comment; cannot yield time to another individual; may only approach the podium once during public comment for any one topic; vulgar/offensive language is prohibited; and City Council will not engage in dialogue with the public during this time. The governing body maintains model courtesy and respect and requires members of the public to do the same.*

The President asked if there was anyone in the audience who wished to be heard.

Nielli Martino. She stated that she and her mother operate a Spanish store at 520 Landis Avenue. They have observed an increase in homelessness and increased shoplifting. She indicated other stores share their concerns, some of whom have closed as a result of the crime and safety issues. Administrator Dickenson took her contact information.

There being no one further to be heard, the Clerk presented ORDINANCE No. 2024-23, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-23 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

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The Clerk read ORDINANCE NO. 2024-23, AN ORDINANCE TO AMEND ORDINANCE NO. 2024-04, AUTHORIZING PILOT AGREEMENTS FOR PROJECT TAX EXEMPTION.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-23 be passed for First Reading and that a Public Hearing be held on Tuesday, April 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented ORDINANCE No. 2024-24, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-24 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk read ORDINANCE NO. 2024-24, ORDINANCE AMENDING ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN CONSISTENT WITH RESOLUTION 5203 OF THE PLANNING BOARD OF THE CITY OF VINELAND SO AS TO AMEND BLOCK 4004 LOT 7, 834 EAST ELMER STREET, CONSISTENT WITH RESOLUTION 6637 OF THE PLANNING BOARD.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-24 be passed for First Reading and that a Public Hearing be held on Tuesday, April 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented the Calendar Year 2024 Municipal Budget, which is ready for a public hearing.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that the Calendar Year 2024 Municipal Budget be taken up for a Public Hearing and opened to the public for discussion.

The Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The President asked if there was anyone in the audience who wished to be heard on the Calendar Year 2024 Municipal Budget.

There being no one to be heard, the President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that the Public Hearing on the Calendar Year 2024 Municipal Budget be closed.

The Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-129, A RESOLUTION TO AMEND THE CALENDAR YEAR 2024 MUNICIPAL BUDGET OF THE CITY OF VINELAND.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-129 be approved and that a Public Hearing be held on Tuesday, April 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-130, A RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE NEW JERSEY DIVISION OF HIGHWAY TRAFFIC SAFETY 2024 DISTRACTED DRIVING CRACKDOWN - U DRIVE, U TEXT, U PAY GRANT.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-130 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-131, A RESOLUTION AUTHORIZING THE SUBMISSION OF A STRATEGIC PLAN FOR THE VINELAND MUNICIPAL ALLIANCE GRANT FOR FISCAL YEAR 2025.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-131 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-132, A RESOLUTION AMENDING RESOLUTION NO. 2024-36 AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE SHARED SERVICES AGREEMENT BY AND BETWEEN THE COUNTY OF CUMBERLAND AND THE CITY OF VINELAND FOR THE PROVISION OF THE CODE BLUE WARMING CENTER.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-132 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-133, RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH SCHAEFER FIREWORKS, RONKS, PA, FOR FIREWORKS DISPLAY/PYROTECHNIC SERVICES ON JULY 4, 2024, WITH RAIN DATE OF JULY 5, 2024.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-133 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-134, A RESOLUTION AWARDING AN OPEN-END CONTRACT TO NORTHEAST PLUMBING SERVICES, LLC, WILLIAMSTOWN, NJ FOR AS-REQUIRED PLUMBING REPAIR SERVICES.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-134 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-135, A RESOLUTION AWARDING A CONTRACT TO NEW ROAD CONSTRUCTION MANAGEMENT CO., INC., CHERRY HILL, NJ FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE REMODELING OF THE CITY OF VINELAND SENIOR CENTER.

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The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-135 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-136, A RESOLUTION AWARDED A CONTRACT TO PERRYMANS EXCAVATING, INC., MILMAY, NJ FOR THE DEMOLITION OF STRUCTURES LOCATED AT 511 LAUREL STREET (BLOCK 2334, LOT 4) AND 633 E. WOOD STREET (BLOCK 3020, LOT 1), IN THE TOTAL AMOUNT OF \$65,100.00.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-136 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-137, A RESOLUTION AWARDED A CONTRACT TO SOUTH STATE INC., BRIDGETON, NJ FOR THE RESURFACING OF MILL ROAD (LANDIS AVENUE TO ALMOND ROAD), IN THE AMOUNT OF \$2,659,598.50.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-137 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-138, A RESOLUTION REJECTING BIDS RECEIVED ON MARCH 12, 2024 FOR CONSTRUCTION INSPECTION AND MATERIALS TESTING SERVICES, FOR RESURFACING OF MILL ROAD (LANDIS AVENUE TO ALMOND ROAD) AND AUTHORIZING THE PURCHASING AGENT TO RE-ADVERTISE FOR BIDS.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-138 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-139, A RESOLUTION APPROVING VINELAND REVOLVING LOAN FUNDS FOR OHM PROPERTY MANAGEMENT, LLC (OR ASSIGNS).

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-139 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-140, A RESOLUTION APPROVING THE USE OF VINELAND REVOLVING LOAN FUNDS TO ISSUE A RECOVERABLE GRANT TO THE CITY OF VINELAND.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-140 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

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There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-141, A RESOLUTION APPROVING SURETY REDUCTION, RELEASE OR RENEWAL AS SUBMITTED BY THE CITY ENGINEER AND DIRECTOR OF LICENSES AND INSPECTIONS.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-141 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-142, A RESOLUTION APPROVING CHARGE AGAINST VARIOUS LAND FOR LAND CLEARANCE AND AUTHORIZING SAID CHARGE TO BECOME A LIEN UPON SUCH LAND AND TO BE ADDED TO AND BECOME A PART OF THE TAXES TO BE ASSESSED AND LEVIED UPON SUCH LAND.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-142 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-143, A RESOLUTION AUTHORIZING AND DIRECTING THE REFUND OF TAXES.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-143 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-144, A RESOLUTION PROVIDING AND AUTHORIZING THE PAYMENT OF BILLS AND DEMANDS AGAINST THE CITY OF VINELAND.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-144 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-145, A RESOLUTION AUTHORIZING THAT THE MUNICIPAL BUDGET FOR CALENDAR YEAR 2024 BE READ BY TITLE ONLY AT THE PUBLIC HEARING FOR SAID BUDGET.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-145 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-146, RESOLUTION REJECTING ALL PROPOSALS RECEIVED FOR A CLASS II CANNABIS MANUFACTURER MUNICIPAL LICENSE AND AUTHORIZING THE RE-ADVERTISEMENT FOR PROPOSALS TO BE RECEIVED FOR TWO CLASS II CANNABIS MANUFACTURER MUNICIPAL LICENSES.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-146 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-147, RESOLUTION ADOPTING DOWNTOWN VINELAND NEIGHBORHOOD PRESERVATION PROGRAM REVISED IMPLEMENTATION PLAN, 2024.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-147 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-148, A RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO SIEMENS ENERGY INC., HOUSTON, TX, FOR THE REPAIRS AND ASSOCIATED COST FOR CLAYVILLE GENERATION UNIT, IN THE AMOUNT OF \$2,700,000.00.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-148 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The Clerk presented RESOLUTION NO. 2024-149, A RESOLUTION AWARDING A CONTRACT TO THINK PAVERS HARDSCAPING, LLC, MT. ROYAL, NJ FOR FURNISHING NEW WATER SERVICES FROM WATER MAIN (N. EAST AVE., E. GARDEN RD. TO E. FOREST GROVE RD.), IN THE AMOUNT OF \$250,800.00.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2023-149 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

The President asked if any Council members wished to be heard.

Councilman Franceschini thanked the Sgt. Dominick Pilla School students for participating.

Councilman Acosta thanked Sheena Santiago and all who assisted in honoring Antonio Romero. He also commented that we need to address the issues on Landis Avenue to ensure safety for all.

Councilman Spinelli also thanked Sheena Santiago and all who assisted with the Antonio Romero event. He added that safety is important for the downtown area and thanked the speaker for sharing her concerns. He reminded everyone that Landis Theater has concerts scheduled every weekend, and other events through each week.

Councilman Vargas echoed the statements made by Councilman Acosta.

President Arthur thanked the Sgt. Dominick Pilla School students. She stated that the city will work to remedy the safety concerns on Landis Avenue. She also congratulated Antonio Romero for his recognition.

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The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, to adjourn the meeting.

The Clerk called the roll: YEAS: Councilman Acosta  
Councilman Franceschini  
Councilman Spinelli  
Councilman Vargas  
President Arthur

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Dr. Elizabeth A. Arthur  
Council President

ATTEST:

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Keith Petrosky, RMC  
City Clerk