

PRE-MEETING CONFERENCE
TUESDAY, MARCH 11, 2025
5:00 P.M.

The Pre-Meeting Conference of the City Council of the City of Vineland was called to order by the President, Paul F. Spinelli.

The following members were present at roll call:
Councilmember Dr. Elizabeth A. Arthur
Councilmember Scott E. English
Councilmember Cruz Gomez, Jr.
Councilmember Albert Vargas
President Paul F. Spinelli

Also present were: Richard P. Tonetta, Esq., City Solicitor (arrived at 5:07 P.M.)
Greg Gallo, Assistant Business Administrator
Edwin Alicea, Director of Public Safety
H. James Neher, Director of Public Works
Maryanne Wolf, Deputy City Clerk
Brenda Rodriguez, City Clerk's Office

President Spinelli led the Pledge of Allegiance.

The Municipal Clerk stated Public Notice of this meeting, pursuant to the Open Public Meetings Act, has been given on December 11, 2024 by the Municipal 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.

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

Steve Lewis expressed what a phenomenal and great time he had at Keith Petrosky's retirement party. He suggested that City Council put a photograph of him in Chambers or the Caucus Room dedicated to his thirty-two years as the City Clerk. He also suggested that someone contact the Vineland School Board to see if he would be allowed to walk at graduation due to an emergency appendectomy in 1975 which rendered him unable to attend his graduation ceremony.

There being no one further to be heard, the Clerk reviewed the changes to the agenda since last week's work session. The following Ordinances were added by the legal department: Ordinance no. 2025-20, ordinance amending ordinance 2019-57 and ordinance 2022-49 as amended, chapter 687, part 4 article xviii of the code of the city of vineland entitled water-sewer utility; rights reserved; rates. Ordinance no. 2025-21, ordinance amending ordinance 2011-5 as amended, chapter 687, part I article VIIA, section 687-68.4 of the code of the city of vineland entitled electric service discount to water utility; expiration. Ordinance no. 2025-25, an ordinance approving the annual connection fee schedule established by the city of vineland water utility for the year 2014 pursuant to ordinance no. 89-105. City Solicitor Tonetta explained that he believed it was the intention of the City Council to defeat Ordinances 2025-9 and 2025—10 in which he stated the following two will replace those defeated: Ordinance no. 2025-27, ordinance amending ordinance 96-4, as amended, chapter 425, article xv, sections 425-10 entitled word usage; definitions, to clarify certain terms including "office" and "substance abuse counseling or treatment center" and to consider additional types of offices and harm reduction centers as defined terms in accordance with resolution 6667 of the city of vineland planning board. Ordinance no. 2025-28, ordinance amending ordinance 96-4, as amended, chapter 425, article xv, sections 425-293 entitled b-1 business zone standards, section 425-294 entitled b-2 business zone standards, section 425-295 entitled b-3 business zone standards, 425-298 entitled in-1 institutional zone standards. He also mentioned that CME Associates will have Christopher Dochney present to testify concerning a March 10, 2025 report on Substance Abuse Treatment & Harm Reduction Centers distributed to council via email.

The Finance Department added the following Ordinances to the Agenda: Ordinance no. 2025-22, ordinance appropriating \$1,800,000 from the water utility's capital improvement fund for various improvements to the vineland municipal water utility in and by the city of vineland, in the county of Cumberland, new jersey; Ordinance no. 2025-23, ordinance appropriating \$10,600,000 from the electric utility's capital improvement fund for various improvements to the vineland municipal electric utility in and by the city of vineland, in the county of Cumberland, new jersey; Ordinance no. 2025-24, bond ordinance providing for improvements to various roads and related drainage and sidewalk improvements in and by the city of vineland, in the county of Cumberland, new jersey, appropriating \$6,000,000 therefor and authorizing the issuance of \$5,700,000 bonds or notes of the city to finance part of the cost thereof; Ordinance no. 2025-26, bond ordinance providing for various capital improvements in and by the city of vineland, in the county of Cumberland, new jersey, appropriating \$9,200,000 therefor and authorizing the issuance of \$8,740,000 bonds or notes of the city to finance part of the cost thereof.

Solicitor Tonetta added Resolution no. 2025-134, a resolution specifying reasons for rejecting the recommendations of the planning board with regard to Ordinance 2025-9 and 2025-10 as set forth on the record which are incorporated herein.

Resolution no. 2025-122, was revised to amend the amount of the change order in both the body and title, authorizing the issuance of an amendatory supplemental change order no. 1, in the amount of \$12,500.00 to purchase order no. 24-05213, issued to Manders Merighi Portadin Farrell Architects LLC, Vineland, NJ.

The following resolutions were added by the finance department: Resolution no. 2025-129, a resolution making temporary emergency appropriations for the calendar year 2025 pending final adoption of the calendar year 2025 budget; Resolution no. 2025-130, a resolution designating Oceanfirst Bank N.A. as an approved depository for municipal funds for fire prevention online payments and appointing the mayor and chief financial officer as signatories thereon; Resolution no. 2025-131, resolution authorizing signors on city of vineland fire prevention online payments

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checking account with Oceanfirst Bank.; Resolution no. 2025-132, a resolution authorizing the issuance of an amendatory supplemental change order no. 3, in the amount of \$4,900.00 to professional services contract no. c23-0011, purchase order no. 23-04551, issued to Manders Merighi Portadin Farrell Architects, LLC, Vineland, NJ. And, the Legal Department added Resolution no. 2025-133, a resolution authorizing the execution of a deposit request by and between Atlantic City Electric, an Exelon company (ACE) and the City of Vineland for design work to provide electric capacity to 4087 South Lincoln Avenue and the execution of a corresponding amended reimbursement agreement by and between northeast precast, LLC and the city of vineland to reimburse the city for costs associated with said deposit request.

President Spinelli entertained a motion by Councilmember Vargas, and seconded by Councilmember Dr. Arthur, to adjourn the meeting. The Clerk called the roll: YEAS:

Councilmember Dr. Arthur
Councilmember English
Councilmember Gomez
Councilmember Vargas
President Spinelli

Meeting adjourned at 5:23 P.M.

Paul F. Spinelli
Council President

ATTEST:

Richard G. Franchetta, RMC
Municipal Clerk