

TENTATIVE AGENDA FOR REGULAR SESSION MEETING JANUARY 17, 2023, 7:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

3. INVOCATION AND SALUTE TO THE FLAG

4. OPEN PUBLIC MEETINGS STATEMENT BY MAYOR LISA ORNDORF

"This meeting is being conducted in accordance with the Open Public Meetings Act of 1975, was advertised, posted, and made available to the public as required by Statute. The Municipal Clerk is directed to include a statement in the minutes of this meeting."

5. CITY CLERK TO REVIEW CHANGES TO THE AGENDA

6. PRESENTATIONS

6.I. Presentation Item (01)

~~Millville Thunderbolts High School Football Award Ceremony to recognize the team for winning the Group 4 State Championship.~~

6.II. Presentation Item (02)

Swearing in ceremony of new Law Enforcement Officers

6.III. Presentation Item (03)

Proclamation honoring Chief Jody Farabella on his retirement.

7. BILLS

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

8. MINUTES

Motion to approve and dispense with the reading of the following minutes and to proceed with the regular order of business:

1. December 6, 2022 Regular Meeting
2. December 6, 2022 Closed Session
3. December 20, 2022 Regular Meeting
4. December 20, 2022 Special Hearing

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Motion to approve and dispense with the reading of the following minutes and to proceed with the regular order of business:

1. November 22, 2022 Regular Meeting
 2. December 30, 2022 End of Year Meeting
- Motion-
Second-
Hewitt ___ Sooy ___ Romanik ___ Watson ___ Orndorf ___

9. PUBLIC COMMENT ON AGENDA ITEMS ONLY

10. PETITIONS AND LETTERS

10.I. Petitions And Letters Item (01)

Motion to receive and file letter from the Mayor appointing Wayne Caregnato as Class II member of the Planning Board with a term expiring January 17, 2024.

- Motion-
Second-
Hewitt ___ Sooy ___ Romanik ___ Watson ___ Orndorf ___

Documents:

[LETTER FROM MAYOR APPOINTING WAYNE CAREGNATO.PDF](#)

10.II. Petitions And Letters Item (02)

Motion to receive and file correspondence from Pauline Velez giving her resignation from the Zoning Board of Adjustment.

- Motion-
Second-
Hewitt ___ Sooy ___ Romanik ___ Watson ___ Orndorf ___

Documents:

[RESIGNATION OF PAULINE VELEZ OF THE ZONING BOARD OF ADJUSTMENT 01-13-2023.PDF](#)

11. REPORTS OF COMMISSIONERS

11.I. COMMISSIONER ROMANIK

11.II. COMMISSIONER HEWITT

11.II.i. COMMISSIONER HEWITT ITEM (01)

Motion to receive and file the following Millville Fire and Police Department Reports for the month of December 2022:

1. EMS Report
2. Incidents Report
3. Inspections Report
4. Police Department Stats
5. Neighborhood Crime Prevention Unit Report
6. 2022 EMS and Fire Reports

- Motion-
Second-
Hewitt ___ Sooy ___ Romanik ___ Watson ___ Orndorf ___

Documents:

[DECEMBER 2022 EMS REPORT.PDF](#)
[DECEMBER 2022 FIRE REPORT.PDF](#)
[DECEMBER 2022 INSPECTION REPORT.PDF](#)
[MPD STATS DECEMBER 2022.PDF](#)
[CPU DECEMBER 2022 STATISTICS.PDF](#)
[2022 EMS REPORT.PDF](#)
[2022 FIRE REPORT.PDF](#)

11.III. COMMISSIONER WATSON

11.IV. VICE-MAYOR SOOY

11.IV.i. VICE MAYOR SOOY ITEM (01)

Tax Collector's Report for the month of December 2022.

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[TAX COLLECTORS REPORT FOR DECEMBER 2022.PDF](#)

11.V. MAYOR ORNDORF

12. ORDINANCES 2ND READING

12.I. Ordinance 2nd Reading Item (01)

Ordinance accepting donation of property to the City of Millville located at 418 Smith Street also known as Block 469 Lot 10.

Motion-

Second-

(Public Hearing)

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[ORD NO. -2023 418 SMITH STREET 2ND READING.PDF](#)
[PROOF OF PUB- 418 SMITH STREET.PDF](#)

12.II. Ordinance 2nd Reading Item (02)

An ordinance of the City of Millville creating a new chapter in the City Code to impose a Transfer Tax on the sale of Cannabis by licensed businesses operating in the City and a User Tax on concurrent license holders operating more than one Cannabis establishment.

Motion-

Second-

(Public Hearing)

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[ORD NO. -2023 TRANSFER TAX 2ND READING.PDF](#)
[PROOF OF PUB- TRANSFER TAX ON CANNABIS.PDF](#)

13. ORDINANCES 1ST READING

13.I. Ordinance 1st Reading Item (01)

Ordinance amending Millville City Code Chapter 2 ("Administration") so as to repeal Section 2-64.3 ("Professional Services").

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[ORD NO. -2023 1ST READING PSC.PDF](#)

13.II. Ordinance 1st Reading Item (02)

Ordinance amending a Millville Code Chapter 30 ("Land Use and Development Regulations"), Articles II and IV ("Planning Board" and "Zoning Board"), Sections 30-19 and 30-89 ("Experts and Staff") in order to rescind the restriction against the same attorney representing both boards.

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[ORD NO. -2023 1ST READING AMENDING CODE CHPTR 30 PB AND ZB.PDF](#)

13.III. Ordinance 1st Reading Item (03)

Ordinance amending Millville Code, Chapter 56 ("Sewer and Water"), Article VII ("Sewer and Water Connection Fees") Section 65 ("Purpose and Scope").

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[ORD NO. -2023 1ST READING AMENDING CHAPTER 56 ARTICLE VII SECTION 65 SEWER.PDF](#)

14. CONSENT AGENDA ITEMS

All matters listed under the Consent Agenda are considered to be routine and non-controversial by the Board of Commissioners and will be approved by one motion. There will be no separate discussion of these items unless a governing body member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

14.I. Resolution Item (CA01)

Resolution amending Resolution No. 5-2023 approving the designated meeting dates and times of the Board of Commissioners for the Calendar Year 2023 to change the first June meeting from the 6th to the 7th to avoid a scheduling conflict for the Primary Election.

Documents:

[RES NO. -2023 AMENDED MEETING DATES FOR COMMISSION MEETINGS 2023.PDF](#)

14.II. Resolution Item (CA02)

Resolution authorizing adjustment to the Tax and Utility Records.

Documents:

[RES NO. -2023 TAX-UTILITY.PDF](#)

15. MOTION TO APPROVE CONSENT AGENDA ITEMS

Motion to approve all items on the Consent Agenda.

Motion-

Second-

Hewitt ___ Sooy ___ Romanik ___ Watson ___ Orndorf ___

16. RESOLUTIONS

16.I. Resolution Item (01)

Resolution determining the Powers and Duties of each governing body member.

Motion-

Second-

Hewitt ___ Sooy ___ Romanik ___ Watson ___ Orndorf ___

Documents:

[RES NO. -2023 POWERS AND DUTIES.PDF](#)

16.II. Resolution Item (02)

Resolution amending Resolution No. 341-2022 adopted on December 6, 2022 authorizing a new license to be issued to the Fairfield Inn & Suites by the Alcohol Beverage Control Commission upon completion of the application and necessary approval deemed by the State of New Jersey. The State of New Jersey required specific language be added to the resolution, specifically, "intent to create."

Motion-

Second-

Hewitt ___ Sooy ___ Romanik ___ Watson ___ Orndorf ___

Documents:

[RES NO. -2022 AMENDMENT TO LIQUOR LICENSE - FAIRFIELD INN AND SUITES.PDF](#)

16.III. Resolution Item (03)

Resolution authorizing the issuance of a hotel exception license to Millville AG, LLC t/a Fairfield Inn and Suites.

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[RES NO. -2023 AUTHORIZING FAIRFIELD INN ABC LIQUOR LICENSE.PDF](#)

16.IV. Resolution Item (04)

Resolution awarding a new license for a hotel/motel to Millville AG, LLC t/a Fairfield Inn and Suites.

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[RES NO. -2023 AWARDING FAIRFIELD INN ABC.PDF](#)

16.V. Resolution Item (05)

Resolution approving letter of support by the City of Millville for Pot of Gold, LLC for the purchase and redevelopment of the aforesaid property known as Block 529, Lot 1.01, 415 South Second Street as a Class I Cultivator or as a Class II Manufacturer Licensed facility.

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[RES NO. -2023 LETTER OF SUPPORT-POT OF GOLD LLC.PDF](#)
[ZONING LETTER POT OF GOLD, LLC.PDF](#)

16.VI. Resolution Item (06)

Resolution rejecting all proposals received for Request for Proposals for Professional Services- Planning Consultant.

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[RES NO. -2023 REJECTING PROPOSALS- PLANNING CONSULTANT.PDF](#)

16.VII. Resolution Item (07)

Resolution authorizing a Professional Services Contract through a fair and open process appointing Reminick and Vernick Engineers to serve as Landscape Architect in an amount not to exceed \$5,000.00 for a one year term.

Motion-

Second-
(Certification of Funds)
Hewitt __ Sooy __ Romanik __ Watson__ Orndorf __

Documents:

[RES NO. -2023 LANDSCAPE ARCHITECT RVE ENGINEERS.PDF](#)

16.VIII. Resolution Item (08)

Resolution authorizing a Professional Services Contract through a fair and open process appointing Fleishman Daniels Law Offices, LLC to serve as Bond Counsel in an amount not to exceed \$10,000.00 for a one year term.

Motion-
Second-
(Certification of Funds)
Hewitt __ Sooy __ Romanik __ Watson__ Orndorf __

Documents:

[RES NO. -2023 BOND COUNSEL- FLEISHMAN DANIELS.PDF](#)

16.IX. Resolution Item (09)

Resolution authorizing a Professional Services Contract through a fair and open process appointing The Ritter Law Office LLC to serve as Collections Counsel and Loan/Mortgage Enforcement Counsel on a contingency basis for a one year term.

Motion-
Second-
Hewitt __ Sooy __ Romanik __ Watson__ Orndorf __

Documents:

[RES NO. -2023 SPECIAL COUNSEL RITTER LAW OFFICE.PDF](#)

16.X. Resolution Item (10)

Resolution authorizing a Professional Services Contract through a fair and open process appointing CME Associates to serve as Engineer for Special Projects in an amount not to exceed \$20,000.00 for a one year term.

Motion-
Second-
(Certification of Funds)
Hewitt __ Sooy __ Romanik __ Watson__ Orndorf __

Documents:

[RES NO. -2023 SPECIAL PROJECTS ENGINEER, CONSULTING AND MUNICIPAL ENGINEER.PDF](#)

16.XI. Resolution Item (11)

Resolution authorizing a Professional Services Contract through a fair and open

process appointing CME Associates to serve as Certified Floodplain Manager in an amount not to exceed \$5,000.00 for a one year term.

Motion-

Second-

(Certification of Funds)

Hewitt __ Sooy __ Romanik __ Watson__ Orndorf __

Documents:

[RES NO. -2023 CERTIFIED FLOODPLAIN MANAGER CONSULTING AND MUNICIPAL ENGINEERS.PDF](#)

16.XII. Resolution Item (12)

Resolution awarding a Professional Services Contract through a fair and open process appointing Phoenix Advisors, LLC to serve as Financial Advisor in an amount not to exceed \$5,000.00 for a one year term.

Motion-

Second-

(Certification of Funds)

Hewitt __ Sooy __ Romanik __ Watson__ Orndorf __

Documents:

[RES NO. -2023 PHOENIX ADVISORS FINANCIAL ADVISOR.PDF](#)

16.XIII. Resolution Item (13)

Resolution authorizing a Professional Services Contract through a fair and open process appointing Barker, Gelfand, James and Sarvas to serve as Disputes Hearing Officer for the City of Millville in an amount not to exceed \$8,000.00 for a one year term.

Motion-

Second-

(Certification of Funds)

Hewitt __ Sooy __ Romanik __ Watson__ Orndorf __

Documents:

[RES NO. -2023 DISPUTES HEARING OFFICER BARKER, GELFAND JAMES AND SARVAS.PDF](#)

16.XIV. Resolution Item (14)

Resolution appointing Paul D. Williams as a Regular Member of the Millville Zoning Board of Adjustment to fill the unexpired term of Pauline Velez with a term expiring December 31, 2024.

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson__ Orndorf __

Documents:

[RES NO. -2023 ZB PAUL WILLIAMS.PDF](#)

16.XV. Resolution Item (15)

Resolution awarding a Professional Services Contract through a fair and open process appointing Triad Associates to serve as Community Development Block Grant Advisor in an amount not to exceed \$30,000.00 for a one year term.

Motion-

Second-

(Certification of Funds)

Hewitt __ Sooy __ Romanik __ Watson__ Orndorf __

Documents:

[RES NO. -2023 TRIAD- CDBG ADVISOR.PDF](#)

16.XVI. Resolution Item (16)

Resolution awarding a Professional Services Contract through a fair and open process appointing Premier Orthopedic & Sports Medicine Associates of Southern NJ, LLC to provide Occupational Medicine Services in an amount not to exceed \$30,000.00 for a one year term.

Motion-

Second-

(Certification of Funds)

Hewitt __ Sooy __ Romanik __ Watson__ Orndorf __

Documents:

[RES NO. -2023 PREMIER- OCCHEALTH.PDF](#)

16.XVII. Resolution Item (17)

Resolution authorizing a Professional Services Contract through a fair and open process appointing Boudwin Ross Roy Leodori to serve as Special Counsel for Tax Appeal Services for the City of Millville in an amount not to exceed \$15,000.00 for a one year term.

Motion-

Second-

(Certification of Funds)

Hewitt __ Sooy __ Romanik __ Watson__ Orndorf __

Documents:

[RES NO. -2023 BOUDWIN ROSS ROY LEODORI- TAX APPEAL SVCS.PDF](#)

16.XVIII. Resolution Item (18)

Resolution authorizing a Professional Services Contract through a fair and open process appointing Boudwin Ross Roy Leodori PC (BRRL) to serve as Special Counsel for Tax Foreclosure Services for the City of Millville in an amount not to exceed \$15,000.00 for a one year term.

Motion-

Second-
(Certification of Funds)
Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[RES NO. -2023 BOUDWIN ROSS ROY LEODORI- FORECLOSURE SVCS.PDF](#)

16.XIX. Resolution Item (19)

Resolution authorizing a Professional Services Contract through a fair and open process appointing The Garty Law Firm to serve as Hearing Officer for the City of Millville in an amount not to exceed \$8,000.00 for a one year term.

Motion-

Second-

(Certification of Funds)
Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[RES NO. -2023 GARTY LAW- HEARING OFFICER.PDF](#)

16.XX. Resolution Item (20)

Resolution authorizing a Professional Services Contract through a fair and open process appointing GMS Law Firm to serve as Special Counsel for Bankruptcy Matters in an amount not to exceed \$10,000.00 for a one year term.

Motion-

Second-

(Certification of Funds)
Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[RES NO. -2023 BANKRUPTCY SVCS- GMS LAW FIRM.PDF](#)

17. NEW BUSINESS

17.I. New Business Item (01)

Motion to authorize the City Clerk to advertise for the following bids to be received by the Purchasing Board on February 8, 2023 at 4:00 p.m.

1. REBID- Work Uniforms for the City of Millville
2. HVAC Maintenance and Service Contract for Sewer Utility, Water Utility and Public Properties
3. Landscape Maintenance Services; Lawn Grass Treatment Services; Lawn Grass Mowing Services.

Motion-

Second-

Hewitt __ Sooy __ Romanik __ Watson __ Orndorf __

Documents:

[NOTICE TO BIDDERS - REBID WORK UNIFORMS.PDF](#)
[NOTICE TO BIDDERS - HVAC MAINTENANCE.PDF](#)
[NOTICE TO BIDDERS - LANDSCAPE SERVICES.PDF](#)

18. PUBLIC COMMENT PORTION

"We have now reached the public comment portion of our meeting. Anyone who would like to address the Commission, please go to the podium, state your name and address your concerns. Please limit your comments to approximately 5 minutes."

Open Public Portion

Close Public Portion

Comments of Commissioners

19. ADJOURN

Motion-
Second-