

Mayor Roach called the meeting to order.

Sunshine Law - Notice of this meeting has been duly advertised in compliance with the provisions of the open public meetings law. Please be advised that this meeting will be recorded for possible later playback.

Flag Salute

Roll Call of Council Members Present: DiDomenico, Hess, Jackson, Sinon, Strippoli, President Randolph-Sharpe, and Mayor Roach

Resolution 2020:182 Executive Session

BE IT RESOLVED by the Mayor and Council of the Borough of Lindenwold that the Mayor and Council are now going into closed session to discuss Legal Updates, Personnel, Contract Negotiations, and Borough property Motion was made by President Randolph-Sharpe, second by Councilwoman Hess that Resolution 2020:182 be adopted as read. Voice vote was unanimous in the affirmative. Motion carried.

Motion was made by President Randolph-Sharpe, second by Councilwoman Hess to go out of executive session. Voice vote was unanimous in the affirmative. Motion carried.

Motion was made by Councilman Strippoli, second by Councilman DiDomenico that the Council Meeting and Executive Session for October 14, 2020 and the Council Meeting for October 28, 2020 be adopted as presented. Roll call vote was in the affirmative with President Randolph-Sharpe abstaining. Motion carried.

Motion was made by President Randolph-Sharpe, second by Councilman Strippoli that all bills that have been properly audited be approved for payment. Roll call vote was unanimous in the affirmative. Motion carried.

The following reports have been filed and are available in the respective offices for review and will be included in the minutes:

- |                                   |              |
|-----------------------------------|--------------|
| a. Tax Collector's Report (Sept.) | \$470,470.46 |
| b. Sewer Report (Sept.)           | \$195,187.86 |

First Reading Ordinance 2020-19 by Title

**ORDINANCE OF THE BOROUGH OF LINDENWOLD, COUNTY OF CAMDEN, STATE OF NEW JERSEY APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH A LONG TERM TAX EXEMPTION AND PILOT AGREEMENT BETWEEN THE BOROUGH OF LINDENWOLD AND AW URBAN RENEWAL, LLC, PURSUANT TO N.J.S.A. 40A:20-9 ET SEQ.**

Motion was made by President Randolph-Sharpe, second by Councilman Strippoli that Ordinance 2020-19 be adopted on first reading, published according to law, with second reading being held at next regular scheduled meeting. Roll call vote was unanimous in the affirmative. Motion carried.

**CONSENT AGENDA:** The items listed below are considered routine by the Borough of Lindenwold and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

Motion was made by President Randolph-Sharpe, second by Councilman Strippoli that Resolution 2020:183 to Resolution 2020:185 be adopted as read. Roll call vote was unanimous in the affirmative. Motion carried.

Resolution 2020:183 Corrective Action Plan

WHEREAS, the Borough of Lindenwold has received a report of audit for the year ending December 31, 2019; and

WHEREAS, the New Jersey Division of Local Government Services requires that the Chief Financial Officer submits a Corrective Action Plan for all findings in the audit within 60 days of receipt of the Report of Audit; and

WHEREAS, the Chief Financial Officer has completed a Corrective Action Plan relating to the findings of the 2019 Audit;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Lindenwold, that it does hereby approve the Corrective Action Plan for the 2019 Report of Audit.

BE IT FURTHER RESOLVED that the Borough Clerk be directed to forward a copy of the Corrective Action Plan to the New Jersey Division of Local Government Services.

#### Resolution 2020:184 Budget Transfers

BE IT RESOLVED by the Mayor and Borough Council of the Borough of Lindenwold that the following transfers be made to the 2020 Budget in accordance with N.J.S 40A:4-58:

	From	To
General Fund		
Police S&W	35,100.00	
Accumulated Comp OE		10,000.00
Insurance Group OE		18,000.00
Computer Data Processing OE		2,500.00
Municipal Court S&W		200.00
Water OE		4,400.00
Total	35,100.00	35,100.00

#### Resolution 2020:185 Redevelopment Pilot Agreement

Resolution Of The Borough Of Lindenwold, County Of Camden And State Of New Jersey Approving The Application Of Aw Urban Renewal, LLC, For A Tax Exemption Pursuant To The Long Term Tax Exemption Law, N.J.S.A. 40a:20-1, Et Seq., In Connection With The Arborwood Redevelopment Project

WHEREAS, the Borough of Lindenwold, acting through its Borough Council, determined, by Resolution 2017-141 adopted on June 24, 2017, that the Real Property commonly known as the Arborwood Redevelopment Project, comprising 620 condominium units and currently designated as Block 243, Lots 7.01, 7.02, and 7.04 and all Qualifiers thereto, on the official tax map of the Borough of Lindenwold, County of Camden, State of New Jersey, (the Property) was an “area in need of redevelopment”, as defined in and pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the Redevelopment Act); and

WHEREAS, by Ordinance No. 2017-15 adopted on August 9, 2017, the Borough Council of the Borough of Lindenwold adopted a Redevelopment Plan (“Redevelopment Plan”) for the Real Property commonly known as the Arborwood Redevelopment Project, comprising 620 condominium units and currently designated as Block 243, Lots 7.01, 7.02, and 7.04, and all Qualifiers thereto, for the Borough of Lindenwold; and

WHEREAS, the Redevelopment Plan adopted for the Property sets forth the uses for the redevelopment of the property; and

WHEREAS, AW Urban Renewal, (the Redeveloper) submitted to the Borough of Lindenwold a proposal to redevelop the Property consistent with, and pursuant to, the Redevelopment Plan and Redevelopment Act; and

WHEREAS, by Resolution No. 2018-193 adopted by the Borough Council on August 8, 2018, the Borough designated AW Urban Renewal, LLC (“Redeveloper”), as the redeveloper of the Redevelopment Area/Property pursuant to the Redevelopment Act; and

WHEREAS, the Borough and Redeveloper entered into a Redevelopment Agreement dated August 8, 2018 (the “Redevelopment Agreement”) for Redevelopment of the Property by undertaking the Project in accordance with the Redevelopment Plan and pursuant to the Redevelopment Act;

WHEREAS, Redeveloper was formed to own and redevelop the Property under the Redevelopment Act and the Redevelopment Agreement;

WHEREAS, Redeveloper has acquired and owns a substantial number of condominium units comprising the Property, and will have an ownership interests in all of the condominium units comprising the Property on or before January 1, 2021, consistent with the terms of the Redevelopment Plan and Redevelopment Agreement; and

WHEREAS, Redeveloper is qualified as an urban renewal entity as defined in and in accordance with the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq (the “Tax Exemption Law”); and

WHEREAS, Redeveloper submitted to the Borough Council an application for a tax exemption pursuant to the Tax Exemption Law (the “Application”) for the Property and all of the units within the Property; and

WHEREAS, the Borough Council desires to approve the Application.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Lindenwold that:

1. The Borough of Lindenwold hereby adopts the facts and determinations as set forth in the preamble of this resolution as if the same were more fully set forth herein, and the facts and determinations shall have the same binding effect as the paragraphs set forth herein below.

2. The Application of Redeveloper for a tax exemption is hereby approved.

3. The terms of the tax exemption shall be memorialized in a Financial Agreement between the Borough and the Redeveloper, which Financial Agreement shall be consistent with the provisions of N.J.S.A. 40A:20-9, the Redevelopment Agreement, and the Application itself, and approved by a duly-adopted ordinance of the Borough Council.

Mayor Roach opened the meeting to Council:

President Randolph-Sharpe congratulated Linda Hess and Sandi Sinon on their reelection.

Councilman DiDomenico also congratulated Sandi and Linda. He presented the Police Report for October which included 2,279 calls for service.

Councilwoman Sinon thanked everyone. She presented the update from the Governor as the numbers of cases are increasing. Traveling is discouraged. She also advised residents to be aware that flu symptoms may be similar to COVID symptoms and to inform your doctor. Camden County is providing rental assistance. More information is available on the Camden County website.

Councilman Jackson congratulated Linda and Sandi for the great work they do and he is looking forward to continuing to work together. He presented the number of Code Violations for October.

Councilwoman Hess appreciates the support and that they will continue to do their best for Lindenwold.

Mayor Roach congratulated Linda and Sandi stating that they do a great job. He stresses for everyone to follow the guidelines as the numbers in Lindenwold have increased. He wishes everyone to stay safe.

Mayor Roach opened the meeting to the Public.

Diane Veteri, resident, asked that there are times when questions are not answered. Mayor responded that he may not have an answer at the time. He tries to do his best and that he has answered her questions.

Trevor Shaw, resident, asked if he had a chance to review the questions from the last meeting. The Mayor apologized as he has not had a chance over the last week. The resident questioned the revenue loss with the Pilot program. The Mayor responded that there is no loss projected. At this time, the exact financial numbers have not been received. Councilman Jackson responded that prior to this, Arborwood has cost the tax payers. President Randolph-Sharpe added that they will not be exempt from taxes. Resident questioned the term which the Borough Solicitor responded twenty years with two five years extensions. Council continued to discuss with the resident. Next, he questioned the update on the TV station. President Randolph-Sharpe responded that they have been working with the school but unfortunately due to COVID, the school has been shut down. Resident continued to discuss the station information.

Mayor responded that the resident had exceeded his time.

There being no one else desiring the floor, the Mayor closed the meeting to the public.

Motion was made by President Randolph-Sharpe, second by Councilwoman Hess that the meeting be adjourned. Voice vote was unanimous in the affirmative. Motion carried.

DATED: December 9, 2020

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Deborah C. Jackson, RMC  
Borough Clerk