



**WORK SESSION
JANUARY 21, 2025**

CALL TO
ORDER Mayor Badey called the meeting to order at 6:05 pm

SALUTE THE
FLAG

SUNSHINE
STATEMENT Municipal Clerk read the Sunshine Statement

In compliance with the Open Public Meetings Act, notice of this meeting was given by way of emailing to the Courier Post and The Retrospect and posted in Borough Hall on January 8, 2025.

ROLL CALL

PRESENT
Mayor George Badey
Councilman Dave Alexander
Councilman George Ehrmann
Councilman Ed Kain
Councilwoman Barbara Kane
Councilman Nick Loberto
Councilman Larry Sefchick
Solicitor John Kearney
Valerie Ciminera, CFO
Gary Passanante, Economic Development Consultant
Municipal Clerk Michele Miller, RMC, CMR

CONSENT AGENDA

REPORTS Administrator, Borough Clerk, Engineer, Solicitor, Tax Collector, Construction Official, Court Administrator, Chief of Police, CFO, Fire Chief, Ambulance Corps, Planning/Zoning Board, Special Events, Emergency Management, Public Works, Sewer Department, Fire Marshal, Code Enforcement, Finance

Badey engineer report-change order on the agenda

Motion – Sefchick, Second – Loberto. All reply Aye to Approve.

ORDINANCE

PUBLIC HEARING

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2025:01 Ordinance of the Borough of Somerdale Setting Salary Ranges of Officers and Employees of the Borough of Somerdale for 2025

OPEN TO
THE PUBLIC 6:08 pm

No comments or questions from the public

Motion – Alexander, Second – Loberto. All reply Aye to Close to the Public.

CLOSED TO
THE PUBLIC 6:08 pm

Motion – Sefchick, Second – Alexander to Adopt. Roll Call Vote: Alexander – yes, Ehrmann – yes, Kain – yes, Kane – yes, Loberto - yes, Sefchick - yes. Motion Carries to Adopt.

2025:02 Ordinance of the Borough of Somerdale Authorizing to Enter into a Lease Agreement with Somerdale Reserve 38 Urban Renewal LLC

OPEN TO
THE PUBLIC 6:08 pm

No comments or questions from the public

Motion – Alexander, Second – Sefchick. All reply Aye to Close to the Public.

CLOSED TO
THE PUBLIC 6:08 pm

Motion – Kane, Second – Ehrmann to Adopt. Roll Call Vote: Alexander – yes, Ehrmann – yes, Kain – yes, Kane – yes, Loberto - yes, Sefchick - yes. Motion Carries to Adopt.

2025:03 Ordinance of the Borough of Somerdale Approving Financial Agreements Concerning the Reserve at Grace Redevelopment Agreement

OPEN TO
THE PUBLIC 6:09 pm

No comments or questions from the public

Motion – Alexander, Second – Sefchick. All reply Aye to Close to the Public.

CLOSED TO
THE PUBLIC 6:09 pm

Motion – Alexander, Second – Loberto to Adopt. Roll Call Vote: Alexander – yes, Ehrmann – yes, Kain – yes, Kane – yes, Loberto - yes, Sefchick - yes. Motion Carries to Adopt.

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2025:04 Ordinance of the Borough of Somerdale Authorizing a Deed of Cross Easements at the Reserve at Grace Redevelopment Project

OPEN TO
THE PUBLIC 6:10 pm

No comments or questions from the public

Motion – Sefchick, Second – Alexander. All reply Aye to Close to the Public.

CLOSED TO
THE PUBLIC 6:10 pm

Motion – Kane, Second – Ehrmann to Adopt. Roll Call Vote: Alexander – yes, Ehrmann – yes, Kain – yes, Kane – yes, Loberto - yes, Sefchick - yes. Motion Carries to Adopt.

RESOLUTIONS

Badey going to repealing to change language in some of these resolutions; resolution 2025:21-going to hold off putting in for this grant until next year due to budget restraints

OPEN TO
THE PUBLIC 6:12 pm

No comments or questions from the public

Motion – Sefchick, Second – Loberto. All reply Aye to Close to the Public.

CLOSED TO
THE PUBLIC 6:12 pm

2025:28 Resolution of the Borough of Somerdale Authorizing the Payment of Bills

2025:28A Resolution of the Borough of Somerdale Repealing Resolutions 2024:167, 2025:21 and 2025:24

2025:29 Resolution of the Borough of Somerdale Authorizing to Enter into a Contract for a Municipal Advisor and Continuing Disclosure Agent

2025:30 Resolution of the Borough of Somerdale Authorizing to Enter into a Redevelopment Agreement with Somerdale Reserve 38 Urban Renewal LLC and Somerdale Reserve 72 Urban Renewal LLC

2025:31 Resolution of the Borough of Somerdale Approving the Exit Agreement with Reserve at Grace Urban Renewal LLC

2025:32 Resolution of the Borough of Somerdale Authorizing Improvements to Grace Street from East Evergreen Avenue to CooperTowne Blvd. (Partially Funded by the N.J.D.O.T. Municipal Aid Program FY2023)-Change Order #2-FINAL (decrease of \$20,917.00)

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2025:33 Resolution of the Borough of Somerdale Authorizing Refund of Street Opening Escrow to 25 Osage Avenue

Badey need a motion for Resolutions 2025:25 thru 2025:33

Motion – Alexander, Second – Loberto to Approve Resolutions 2025:25 thru 2025:33. Roll Call Vote: Alexander – yes, Ehrmann – yes, Kain – yes, Kane – yes, Loberto – yes, Sefchick – yes. Motion Carries to Adopt.

2025:34 Resolution of the Borough of Somerdale Providing for a Meeting Not Open to the Public in Accordance with the Provisions of New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

Badey we will get to Resolution 2025:34 in a few minutes

DISCUSSION

Badey Hi-Nella Police Services-Mayor from Hi-Nella reached out to me last week and asked if we could extend services thru February and said that the Chief is interviewing potential prospects; asking if we can extend thru February

2025:35 Resolution of the Borough of Somerdale Authorizing to Extend the Shared Service Agreement with Hi-Nella for Law Enforcement Services

Motion – Alexander, Second – Sefchick. Roll Call Vote: Alexander – yes, Ehrmann – no, Kain – yes, Kane – yes, Loberto – yes, Sefchick – yes. Motion Carries to Approve Resolutions 2025:28 thru 2025:35.

Miller Job Opportunities-SPD and DPW-just want to let everyone know that PD is looking for substitute crossing guards and will be advertising for them; Public Works is advertising and hiring a laborer, which in due to Greg (Ruggieri) retiring has left an opening and this is a budgeted position

Miller MEL/JIF Elected Official Training-I emailed everyone the link for the MEL/Jif Training; if you have not taken it at the league, please take it on-line. The link is provided on the email with directions

2025:34 Resolution of the Borough of Somerdale Providing for a Meeting Not Open to the Public in Accordance with the Provisions of New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

CLOSED TO
THE PUBLIC 6:17 pm

RE-OPEN TO
THE PUBLIC 7:16 pm

GOOD OF
THE ORDER

Council had nothing to report at this time

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GOOD &
WELFARE

Per Resolution 2025:15, those addressing the Governing Body shall be limited to five minutes during Good of the Order

OPEN TO
THE PUBLIC

7:16 pm

No comments or questions from the Public

Motion – Kane, Second – Loberto. All reply Aye to Close to the Public.

CLOSED TO
THE PUBLIC

7:17 pm

ADJOURN

Badey

need a motion to adjourn

Motion – Sefchick, Second – Loberto. All reply Aye to Adjourn at 7:17 pm.

Respectfully,

Michele D. Miller, CMC, RMC, CMR
Municipal Clerk