



**WORK SESSION
JULY 16, 2025**

**CALL TO
ORDER**

Mayor Badey called the meeting to order at 6:00 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 July 9, 2025.

ROLL CALL

PRESENT

Mayor George Badey
Councilman Dave Alexander
Councilman George Ehrmann
Councilwoman Barbara Kane
Councilman Thomas Leakan
Councilman Nick Loberto
Councilman Larry Sefchick
Valerie Ciminera, CFO
John Kearney, Esquire
Gary Passanante, Director of Economic Development
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 I excused Greg Evans, Dave Schiavo and Chief Walsh from the meeting

Passanante Reserve at Grace is moving along nicely, spoke with potential owner-60 day dudiligence is going on, working on cleaning up outstanding items

Kane how much extension can you give dudiligence

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Passanante that will be up to them; as built could be the only hold up; Lidl-will work on numbers for tax abatement proposal

Kearney ordinance is making smaller grocery store and resolution is to forward to the planning board

Discussion was had about the economic development report

Passanante #1 School-Jim Burns, who represents the developer, has sent a letter to Hi-Nella's attorney regarding not receiving preliminary approval resolution and told Hi-Nella's attorney that sewer is going thru Somerdale and their sewer approval is no longer needed; I will follow up with Jim

Leakan if that final is submitted and 45 days go by, what's next

Passanante if they haven't already done so, they will reach out to the County; corner of Cunningham-had a conversation with original developer looking at it and said that they sellers were all asking too much for their properties; restrooms-spoke with Dave Schiavo yesterday and he spoke with our concrete guy and they are working on a date

MINUTES 6/17/2025 Work Session, 6/30/2025 Work Session

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

BUSINESS
LICENSE

Advance Auto Parts #7056, 1200 White Horse Pike, Unit #1

Motion – Alexander, Second – Kane. All reply Aye to Approve.

ORDINANCE

INTRODUCTION

2025:14 Ordinance of the Borough of Somerdale Authorizing Amending Redevelopment Plan for Block 23, Lots 1.01, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, and 14

Badey public hearing will be Aug 13 at 7 pm

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

PUBLIC HEARING

2025:13 Ordinance of the Borough of Somerdale Amending Chapter 131 of the Code of the Borough of Somerdale Entitled "Fees"

OPEN TO
THE PUBLIC

6:40 pm

No comments or question from the public

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

CLOSED TO
THE PUBLIC

6:40 pm

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

RESOLUTIONS

- 2025:101 Resolution of the Borough of Somerdale Authorizing the Pre-Payment of Bills
- 2025:102 Resolution of the Borough of Somerdale Authorizing the Payment of Bills
- 2025:103 Resolution of the Borough of Somerdale Authorizing for Special Item of Revenue and Appropriation for 2025 Municipal Budget
- 2025:104 Resolution of the Borough of Somerdale Amending Council Committees for the Remainder of 2025
- 2025:105 Resolution of the Borough of Somerdale Authorizing the Refund of Street Opening Escrow to Roux Inc.
- 2025:106 Resolution of the Borough of Somerdale Authorizing the Hiring of Bryce Benham
- 2025:107 Resolution of the Borough of Somerdale Extending the Property Tax Due Date for 3rd Quarter Taxes
- 2025:108 Resolution of the Borough of Somerdale Referring Ordinance 2025:14 to the Planning and Zoning Board for Review
- 2025:109 Resolution of the Borough of Somerdale Authorizing the Publication of a Notice of Intent to Award Contract Under a National Cooperative Pricing Agreement for One (1) Rear Loader Trash Truck and One (1) Side Loader Trash Truck
- 2025:110 Resolution of the Borough of Somerdale Approving a Person-to-Person Liquor License Transfer

Motion – Kane, Second – Alexander to Approve Resolutions 2025:101 thru 2025:110. Roll Call Vote: Alexander – yes, Ehrmann - yes, Kane – yes, Leakan – yes, Loberto – yes, Sefchick - yes. Motion Carries to Approve.

GOOD OF
THE ORDER

Kearney cell tower bid packages are out-have heard from some people that have suggested changes-50% revenue share, going to let this one ride and go out with another one and make some changes; Sam Malet-got permission to put his house up and then got his bankruptcy notice, filed an objection and a motion for relief from the state

Ehrmann nothing

Kane nothing

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Sefchick nothing

Alexander read earlier today that the Flying Fish building was sold

Loberto nothing

Leakan nothing

Badey we got a grant for \$577,000 for Poplar Terrace sink hole; Assemblyman Greenwald's office asked if we would have a check presentation on July 23rd at 4 pm on Poplar, have discussion with Chief to close the road

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 6:49 pm

No questions or comments from the Public

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

CLOSED TO
THE PUBLIC 6:49 pm

ADJOURN

Badey need a motion to adjourn

Motion – Alexander, Second – Leakan. All reply Aye to Adjourn at 6:50 pm.

Respectfully,

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