



**CAUCUS
JULY 8, 2026**

**CALL TO
ORDER**

Council President Sefchick called the meeting to order at 6:01 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, 2026.

ROLL CALL

Councilman Dave Alexander
Councilman George Ehrmann
Councilwoman Barbara Kane
Councilman Thomas Leakan
Council President Larry Sefchick
Valerie Ciminera, CMFO
Michele Miller, RMC, CMR, Borough Administrator & Borough Clerk
Gary Passanante, Director of Economic Development
John Kearney, Esq., Borough Solicitor
Chief of Police Jim Walsh
Lt. Brian Usher

ABSENT

Mayor George Badey-vacation
Councilman Nick Loberto

CONSENT AGENDA

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

Chief Walsh gave the police report

Kane was there not an overdose at Walmart in the parking lot

Walsh yes, tried Narcan but it was too late

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Evans gave the engineer report

Sefchick are you waiting for movement on the punch list at Walmart?

Evans they prepared plans, they are soliciting contractors to do the work

Kearney send them a notice regarding the public safety issue due to lack of striping on CooperTowne Blvd

Kearney stated he is back in court with Mr. Malet

Discussion was had regarding the Sam Malet court hearing

Passanante gave the Economic Development report; Somerdale Family Dental has been sold; Reserve at Grace Church-they are getting a price on water proofing, on of the pumps was not connected and working; Cunningham Cleaners-still some questions about the contamination there, from what I am being told there is still a need for 3 or 4 more wells which would confirm if anything is leaking out, spoke with the owner about getting developers to give a price for all three properties in total but there is clean up concerns

Kearney your efforts are certainly appreciated but you may not get realistic numbers from a developer

Passanante continued giving the economic development report-old Dollar Tree, to my understanding, has a buyer and may need to think about amending the land use ordinance for B1 zone for a permitted use that is currently not allowed which is a shooting range with a retail component

Sefchick an indoor shooting range-is that a good size?

Chief Walsh yes

Miller if you have ever heard of Little Bob's, it is in a very nice residential area on a busy "main street"; wouldn't even know what it was if you didn't read the sign

Alexander I am a member of Little Bob's is in a residential area and is smaller and is quiet

Consensus all agree to move forward

Passanante we had been doing a study of redevelopment of the White Horse Pike and it was never finished, I suggest that we get a price and see what we're up against

Consensus all agree to have Modutec give us a price for a redevelopment study

Ciminera gave the finance report

BUSINESS
LICENSE Liberty Tax Service, 124 N. White Horse Pike

HOME BUSINESS
LICENSE Cynthia's Daughter (realtor), 64 Shire Court

ORDINANCE

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PUBLIC HEARING

- 2026:07 Ordinance of the Borough of Somerdale Authorizing the Completion of Various Capital Improvements and the Acquisition of Various Capital Equipment by Bond
- 2026:08 Ordinance of the Borough of Somerdale Authorizing the Vacation of a Portion of Lakewood Avenue

RESOLUTIONS

- 2026:119 Resolution of the Borough of Somerdale Authorizing the Payment of Bills
- 2026:120 Resolution of the Borough of Somerdale Extending the Property Tax Due Date for 3rd Quarter Taxes
- 2026:121 Resolution of the Borough of Somerdale Authorizing Refund of Escrow to Kyle Espinosa, 601 Arlmay Avenue, Somerdale, NJ
- 2026:122 Resolution of the Borough of Somerdale Authorizing the Refund of Escrow to D & A Mechanical Contractors, 72 Maple Shade Avenue, Hamilton, NJ 08610 for 105 Holyoke Avenue
- 2026:123 Resolution of the Borough of Somerdale Refunding an Overpayment to Gary Passanante, 8 McMichael Court, Somerdale, NJ for Overpaid Construction Permit Fees
- 2026:124 Resolution of the Borough of Somerdale Authorizing for Special Item of Revenue and Appropriation for 2026 Municipal Budget
- 2026:125 Resolution of the Borough of Somerdale Confirming Extension of Land Lease with American Tower Asset Sub LLC. for Up to Four Months
- 2026:126 Resolution of the Borough of Somerdale Authorizing Change Order No. 3-Final for Improvements to Oak Drive from Beverly Drive to Willow Way
- 2026:127 Resolution of the Borough of Somerdale Authorizing to Extend a Shared Service Agreement with the Borough of Hi-Nella for Law Enforcement Services

GOOD OF
THE ORDER Council had nothing to report at this time

GOOD &
WELFARE Per Resolution 2026:15, those addressing the Governing Body shall be limited to five minutes during Good of the Order

OPEN TO
THE PUBLIC 6:57 pm

Motion-Ehrmann, Second-Alexander to Close to the Public. All reply Aye in favor to Close to the Public.

CLOSED TO
THE PUBLIC 6:57 pm

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ADJOURN

Sefchick motion to Adjourn

Motion-Kane, Second-Leakan. All Reply Aye in Favor to Adjourn at 6:57

Respectfully submitted,

Michele D. Miller, RMC, CMR
Municipal Clerk