

**CITY OF BEVERLY  
BURLINGTON COUNTY  
STATE OF NEW JERSEY**

**COMMON COUNCIL  
REGULAR SESSION MINUTES  
JANUARY 24, 2023 – 5:30PM**

The Regular Meeting of the Common Council of the City of Beverly, County of Burlington, and State of New Jersey was held on the aforementioned date with the following in attendance: Council President Robert H. Bancroft, Councilman Robert E. Lowden, Jr., Councilman Riccardo Dale, Councilman Mark Schwedes, Councilwoman Bernadine Williams, Mayor Randy H. Miller, City Administrator/Public Safety Director Richard Wolbert, City Solicitor Thomas Coleman, III, Esq., and Municipal Clerk Caitlin D’Alfonso.

Council President Bancroft called the meeting to order at 5:30PM.

The following opening statement was read by City Clerk D’Alfonso:

*“The Provisions of the Open Public Meetings Act have been met. Notice of this meeting, Resolution 2023-1, was posted on the Official Bulletin Board in City Hall, published in The Burlington County Times on January 6, 2023, transmitted to the Camden Courier Post, filed with the Municipal Clerk, and was mailed to all persons requesting and paying for same.”*

The above was followed by the Flag Salute and Roll Call.

**PUBLIC COMMENT ON AGENDA ITEMS ONLY**

Cynthia Robertson, 179 Warren Street, asked if there will be time later in the meeting to comment on the discussion regarding short-term rentals. Council President Bancroft confirmed same.

There being no further comments, a motion was offered by Councilwoman Williams and seconded by Councilman Schwedes to close public comments on agenda items only. Motion carried.

**MAYORAL APPOINTMENT**

*Ariel Piña – Land Use Board Alternate #2*

Mayor Miller made the aforementioned appointment to the Land Use Board.

**APPROVAL OF MINUTES**

*Reorganization Meeting: January 3, 2023*

A motion was offered by Councilman Schwedes and seconded by Councilman Dale to approve the above listed set of minutes. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Schwedes, Williams, Bancroft

Nay:

Abstain: Lowden

Absent:

**BILL LIST**

- Bill List for January 24, 2023

Councilman Schwedes inquired about the payment to CGPH. City Administrator Wolbert clarified same.

A motion was offered by Councilman Lowden and seconded by Councilwoman Williams to approve the bill list. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Lowden, Schwedes, Williams, Bancroft

Nay:

Abstain:

Absent:

**OLD BUSINESS**

*Trash Collection Ordinance Revisions:* City Administrator Wolbert noted that this issue still needs to be addressed. After slight discussion, it was determined that the Public Facilities Committee will meet to discuss same and provide the full Council with a recommendation at a later meeting.

**NEW BUSINESS**

*Timed Parking on Warren Street:* City Administrator Wolbert stated that there is an issue with parking on Warren Street, particularly around the post office. Discussion ensued on the possibility of establishing time limit parking in the area. The matter was referred to the Emergency Services Committee for further consideration.

*Short-Term Rental Regulation:* City Administrator Wolbert explained that the City has seen an increase in transient rentals (Air B&Bs); however, no zoning regulations exist for same. Discussion ensued on whether the City’s Zoning Code should be amended to either permit or prohibit transient or short-term rentals. The matter was referred to the Economic Development Committee for further review.

*Tank Removal at Former Water Company Site:* City Administrator Wolbert explained that this property, owned by the City since 2012, contains underground and aboveground storage tanks that appear to have caused ground contamination. Currently, the City is waiting on a quote to perform the environmental investigation, soil sampling, and remediation.

**RESOLUTIONS**

**Resolution 2023-24: Resolution Authorizing the Assignment of Tax Sale Certificate for 310 Laurel Street**

A motion was offered by Councilman Schwedes and seconded by Councilman Dale to adopt Resolution 2023-24. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Lowden, Schwedes, Williams, Bancroft  
Nay:  
Abstain:  
Absent:

**Resolution 2023-25: Resolution Authorizing the Cancellation of Outstanding Checks**

A motion was offered by Councilman Schwedes and seconded by Councilwoman Williams to adopt Resolution 2023-25. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Lowden, Schwedes, Williams, Bancroft  
Nay:  
Abstain:  
Absent:

**Resolution 2023-26: Resolution Authorizing the Purchase of Equipment Trailer for the Department of Public Works**

A motion was offered by Councilman Dale and seconded by Councilman Schwedes to adopt Resolution 2023-26. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Lowden, Schwedes, Williams, Bancroft  
Nay:  
Abstain:  
Absent:

**Resolution 2023-27: Resolution Authorizing the City of Beverly to Enter into a Safety Contract with the Burlington County Joint Insurance Fund for the 2023 Safety Incentive Program**

A motion was offered by Councilman Schwedes and seconded by Councilwoman Williams to adopt Resolution 2023-27. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Lowden, Schwedes, Williams, Bancroft  
Nay:  
Abstain:  
Absent:

**Resolution 2023-28: Resolution Authorizing Transfer of 2022 Appropriation Reserves**

A motion was offered by Councilwoman Williams and seconded by Councilman Dale to adopt Resolution 2023-28. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Lowden, Schwedes, Williams, Bancroft  
Nay:  
Abstain:  
Absent:

## **CORRESPONDENCE**

Mayor Miller read aloud correspondence from the Burlington County Health Department regarding annual mosquito control spraying.

## **MAYOR/COUNCIL/STAFF COMMENTS**

Councilman Lowden expressed his goals for the coming year, updated the Council on the previous meeting of the Board of Fire Commissioners, and inquired about the status of the installation of little free libraries.

Councilwoman Williams noted that the Community Events and Community Outreach Committees will be holding a joint meeting in February.

The Municipal Court Report and the Endeavor EMS Report for December 2022 were reviewed without comments.

## **PUBLIC COMMENT**

Council President Bancroft opened public comment.

Hal Robertson, 179 Warren Street, noted that there are residents that leave a large amount of trash by the curb, weeds in the sidewalks need to be addressed, and that vehicles are parking too close to intersections and impeding visibility. Regarding the time limit parking in front of the post office, Mr. Robertson noted that the implementation of same may affect parking for church services. Finally, Mr. Robertson expressed that Air B&Bs should not be permitted, as the City does not have enough resources to monitor and enforce provisions for same.

Cynthia Robertson, 179 Warren Street, expressed that the Community Events Committee did a wonderful job this year planning public events. Regarding the discussion on Air B&Bs, Ms. Robertson stated that she is not in favor of permitting same, as short-term rentals need to be heavily regulated and enforced.

Joe Heether, 603 Wheatley Ave, inquired about the current procedures for trash collection and the cost of tipping fees at the landfill, and expressed that he does not believe there should be a limit on the amount of household waste placed curbside for collection day. Additionally, Mr. Heether noted that he is not in favor of either metered parking in front of the post office or for allowing short-term rentals in the City.

John Haaf, 124 Riverbank, stated that the gas company, who is currently replacing gas pipes on Warren Street, left a resident without gas or heat due what he believed to be a labor dispute. City Administrator Wolbert noted that he will address this issue. Regarding short-term rentals, Mr. Haaf inquired if the discussion with the Economic Development Committee will be open for interested members of the public to attend. Council President Bancroft confirmed same. Finally, Mr. Haaf noted that he believes permitting short-term rentals may be beneficial for economic development.

Kelsey Snively, 132 Riverbank, noted the upcoming events in February to be hosted by the Haaf Family Arts Foundation.

There being no further comments, a motion was offered by Councilwoman Williams and seconded by Councilman Dale to close the public comment portion of the meeting. Motion carried.

**ADJOURNMENT**

A motion was offered by Councilman Schwedes and seconded by Councilman Dale to adjourn the meeting. Motion carried. The meeting adjourned at 6:44PM.

  
**Caitlin D'Alfonso, RMC/CMR**  
**Municipal Clerk**

Approved: February 14, 2023

