

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

**COMMON COUNCIL  
REGULAR SESSION MINUTES  
JUNE 13, 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 Riccardo Dale, Councilman Robert E. Lowden, Jr., 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.

Council President Bancroft opened the floor for Kevin Johnson, Councilmember from Edgewater Park Township. Mr. Johnson explained Edgewater Park’s new veteran flag initiative, and encouraged Beverly City to establish a program of its own.

**PUBLIC COMMENT ON AGENDA ITEMS ONLY**

Council President Bancroft opened public comment for agenda items only.

Kelsey Snively, 132 Riverbank, inquired about the developer’s agreement in Resolution 2023-55. City Administrator Wolbert clarified 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.

**APPROVAL OF MINUTES**

*Regular Meeting: May 23, 2023*

*Executive Session: May 23, 2023*

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

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

**BILL LIST**

*Bill List for June 13, 2023*

A motion was offered by Councilwoman Williams and seconded by Councilman Schwedes 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**

No old business was presented at this time

**NEW BUSINESS**

No new business was presented at this time.

**ORDINANCE – FIRST READING/INTRODUCTION**

**Ordinance 2023-6: An Ordinance of the City of Beverly Governing Short-Term Rentals**

A motion was offered by Councilman Lowden and seconded by Councilman Schwedes to introduce Ordinance 2023-6. Motion carried on a Roll Call Vote, as follows:

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

**Ordinance 2023-7: An Ordinance of the City of Beverly in the County of Burlington and State of New Jersey Amending Chapter XX of the Code of the City of Beverly Entitled “Zoning” (Amending Prohibited Uses)**

A motion was offered by Councilman Lowden and seconded by Councilman Dale to introduce Ordinance 2023-7. Motion carried on a Roll Call Vote, as follows:

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

## **RESOLUTIONS**

### **Resolution 2023-54: Resolution Authorizing the Transfer of Funds within Certain Regional Contribution Agreement Accounts**

A motion was offered by Councilman Lowden and seconded by Councilman Schwedes to adopt Resolution 2023-54. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Lowden, Schwedes, Williams, Bancroft

Nay:

Abstain:

Absent:

### **Resolution 2023-55: Resolution of the City of Beverly in the County of Burlington and State of New Jersey Authorizing Developer's Agreement with 440 Cooper Street, LLC for 440 Cooper Street**

A motion was offered by Councilman Schwedes and seconded by Councilwoman Williams to adopt Resolution 2023-55. Motion carried on a Roll Call Vote, as follows:

Aye: Lowden, Schwedes, Williams, Bancroft

Nay:

Abstain: Dale

Absent:

### **Resolution 2023-56: Resolution of the City of Beverly in the County of Burlington and State of New Jersey Approving Affordable Housing Agreement with Kenneth O'Neill and Authorizing Execution of Documents Related to Same for 440 Cooper Street**

A motion was offered by Councilman Schwedes and seconded by Councilman Lowden to adopt Resolution 2023-56. Motion carried on a Roll Call Vote, as follows:

Aye: Lowden, Schwedes, Williams, Bancroft

Nay:

Abstain: Dale

Absent:

### **Resolution 2023-57: Resolution Authorizing Small Cities Special Needs Waiver for 65 Railroad Ave in Relation to Small Cities Housing Rehabilitation Grant Program**

A motion was offered by Councilman Lowden and seconded by Councilwoman Williams to adopt Resolution 2023-57. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Lowden, Schwedes, Williams, Bancroft

Nay:

Abstain:

Absent:

**Resolution 2023-58: Resolution Authorizing the Renewal of the Plenary Retail Consumption License with Broad C Liquor License to Tulsi Beverly Inc., D/B/A “F&M Liquors” for the 2023-2024 Licensing Year**

Councilman Lowden inquired if the aforesaid resolution can prohibit the sale of miniature liquor bottles, since those items are found littered throughout the City. City Solicitor Coleman noted that the restriction of sale of such items would need to be authorized via Ordinance and concurred upon by the NJABC.

A motion was offered by Councilman Schwedes and seconded by Councilman Dale to adopt Resolution 2023-58. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Lowden, Schwedes, Williams, Bancroft

Nay:

Abstain:

Absent:

**Resolution 2023-59: Resolution Authorizing Renewal of a Club Liquor License to the Athletic Club of Beverly, Inc. for the 2023-2024 Licensing Year**

A motion was offered by Councilman Lowden and seconded by Councilman Schwedes to adopt Resolution 2023-59. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Lowden, Schwedes, Williams, Bancroft

Nay:

Abstain:

Absent:

**Resolution 2023-60: Resolution Authorizing Renewal of a Club Liquor License to the W.A. Cortright Jr, Post 115 for the 2023-2024 Licensing Year**

A motion was offered by Councilman Dale and seconded by Councilman Lowden to adopt Resolution 2023-60. Motion carried on a Roll Call Vote, as follows:

Aye: Dale, Lowden, Williams, Bancroft

Nay:

Abstain: Schwedes

Absent:

**Resolution 2023-61: Resolution Authorizing Purchase of Movie License from Swank Motion Pictures, Inc. for a Community Event**

A motion was offered by Councilman Lowden and seconded by Councilwoman Williams to adopt Resolution 2023-61. Motion carried on a Roll Call Vote, as follows:

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

**Resolution 2023-62: Resolution Authorizing Purchase of Movie Package from Premiere Outdoor Movie for Community Event**

A motion was offered by Councilman Lowden and seconded by Councilwoman Williams to adopt Resolution 2023-62. Motion carried on a Roll Call Vote, as follows:

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

**CORRESPONDENCE**

No correspondence was presented at this time.

**MAYOR/COUNCIL/STAFF COMMENTS**

Councilman Lowden stated that he received positive feedback regarding this year's Memorial Day Parade.

Councilwoman Williams noted that the Fishing Derby was a success, and reminded the public of the upcoming basketball tournament in July.

City Administrator Wolbert stated that the 2021 and 2022 Road Programs will commence in the next few weeks, and that repairs performed by PSEG in relation to the City-wide pipe replacement project are still being finalized.

**PUBLIC COMMENT**

Council President Bancroft opened public comment.

Kelsey Snively, 132 Riverbank, inquired about the recent Comcast outages.

John Haaf, 124 Riverbank, noted that the Beverly Free Library will be holding a dedication for the porch addition in honor of late resident Domenic Astemborski. Additionally, Mr. Haaf expressed his disagreement with Ordinance 2023-6.

Jeff Weisinger, 44 Pine Street, inquired about the small cities housing rehabilitation grant program and special needs waivers in relation to same.

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

**ADJOURNMENT**

A motion was offered by Councilwoman Williams and seconded by Councilman Dale to adjourn the meeting. Motion carried. The meeting adjourned at 6:15PM.

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

Approved: June 27, 2023