BOROUGH OF WESTVILLE

Regular Council Meeting
165 Broadway
September 28, 2026
Meeting Minutes

Mayor Sims called the September 28, 2026, meeting to order at 6:00 pm

The **Pledge of Allegiance** was recited.

The Deputy Clerk read the notice. Adequate notice of this meeting has been provided in accordance with the requirements of the New Jersey Open Public Meetings Act. Notice of the date, time, and location of this meeting was properly advertised, posted in a public place, and filed with the Office of the Municipal Clerk.

Roll Call was Answered by: Mayor Fitz H. Sims, Jr., Council Members: Joe Bobiak, Donna Domico, Travis Lawrence, and Tracy Van Acker

Absent: Council Members: Mandi McCullough and Bruce Nordaby

Also Present: Solicitor Timothy Scaffidi, Administrator/Municipal Clerk Ryan Giles, Deputy Clerk Sydney Packer, Public Works Superintendent Marty Finger, Police Chief Michael Packer, and Engineer Jon Bryson

MEETING MINUTES: Minutes from the meetings listed below were approved by Council Member Van Acker, seconded by Council Member Lawrence and the motion was carried by a unanimous voice vote**.**

August 24, 2026 – Council Meeting Minutes
August 24, 2026 – Executive Session Meeting

OPEN MEETING TO THE PUBLIC FOR AGENDA ITEMS ONLY:
Motion to **open** the meeting to the public for agenda items only was made by Council Member Lawrence, seconded by Council Member Van Acker and the motion was carried by a unanimous voice vote.

There were no Public Comments.

Council Member Domico motioned to **close** the meeting to the public, seconded by Council Member Lawrence, and the motion was carried by a unanimous voice vote.

COMMITTEE REPORTS FOR AUGUST 2026
A motion to approve all reports, as submitted, was made by Council Member Van Acker, seconded by Council Member Lawrence and the motion was carried by a unanimous voice vote.

COMMITTEE UPDATES FROM CHAIRPERSON

Celebration of Public Events
Council Members: Lawrence (C), Nordaby, McCullough
The tree lighting event will be held on the first Friday in December.

Finance and Accounting
Council Members: Nordaby (C), Lawrence, Van Acker
No Update

Ordinance and Code Enforcement
Council Members: Van Acker (C), Domico, Nordaby
Residents have inquired about rental regulations, and a code committee meeting will need to be scheduled to discuss.

Personnel-Contracts
Council Members: Domico (C), Nordaby, Lawrence
No Update

Planning & Business Development
Council Members: Lawrence (C), McCullough, Nordaby
No Update

Public Buildings, Grounds/Parks & Playgrounds
Council Members: Bobiak (C), Domico, McCullough
Requests were received to be discussed in 'New Business'.

Public Safety & Municipal Court
Council Members: Nordaby (C), Domico, Lawrence
No Update

Water/Sewer/Highway/Street
Council Members: Domico (C), McCullough, Van Acker
A water main break occurred on Rt 130 by the railroad tracks that Pioneer Pipe repaired due to safety concerns. There is a need to prioritize phase 3 of the water main replacement program, citing 16 breaks in recent years in New Bold and a dozen on Rt 130, with 3 occurring in the past year. CCMUA indicated duckbills for flood mitigation on Rt 130 at Lake Martha and Woodbine Ave. would be installed by month's end, but Council Member Domico planned to follow up on the timeline.

Redevelopment Liaison
Council Members: Nordaby (C), Domico, Lawrence
No Update

Municipal Alliance
Council Members: McCullough (C), Van Acker, Bobiak
Mayor Sims noted that the Municipal Alliance is now defunct at the county level and moved to remove it from the committee list.

OLD BUSINESS:

Adoption of:
ORDINANCE No. 10-2026 – Bond Ordinance Authorizing the Completion of Various Capital Improvements and Acquisition of Various Capital Equipment in and for the Borough of Westville, County of Gloucester, New Jersey; Appropriating the Sum of $600,000 Therefor; Authorizing the Issuance of General Obligation Bonds or Bond Anticipation Notes of the Borough of Westville, County of Gloucester, New Jersey, in the Aggregate Principal Amount of Up To $430,000 Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

Administrator Giles explained that the bond would fund capital improvements to Parkview Dr., police department vehicles, borough property improvements, the second phase of the River Dr. walking path, and handicap accessibility renovations at the senior center.

Motion to **open** the meeting to the public was made by Council Member Domico, seconded by Council Member Lawrence and the motion carried unanimously by voice vote.

Hearing no comments from the public, a motion to **close** the meeting to the public was made by Council Member Bobiak, seconded by Council Member Lawrence and the motion carried unanimously by voice vote.

A motion to **Adopt** Ordinance No. 10-2026 was made by Council Member Domico, seconded by Council Member Lawrence and the vote was as follows:

Roll Call: *Ayes – Council Members: Bobiak, Domico, Lawrence, Van Acker*
Nays – None
Motion Carried

Adoption of:
ORDINANCE No. 11-2026 – Bond Ordinance Authorizing Various Capital Improvements for the Water Utility System in the Borough of Westville, County of Gloucester, New Jersey; Appropriating the Sum of $200,000 Therefor; Authorizing the Issuance of General Obligation Bonds or Bond Anticipation Notes of the Borough of Westville, County of Gloucester, New Jersey, in the Aggregate Principal Amount of Up To $200,000 Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

Administrator Giles explained that the bond would address several water utility infrastructure needs including reconstruction of the softener tank for approximately $30,000, GAC filtration system pole barn installation, and water tank improvements for $85,000.

Motion to **open** the meeting to the public was made by Council Member Domico, seconded by Council Member Lawrence and the motion carried unanimously by voice vote.

Hearing no comments from the public, a motion to **close** the meeting to the public was made by Council Member Bobiak, seconded by Council Member Lawrence and the motion carried unanimously by voice vote.

A motion to **Adopt** Ordinance No. 11-2026 was made by Council Member Lawrence, seconded by Council Member Domico and the vote was as follows:

Roll Call: *Ayes – Council Members: Bobiak, Domico, Lawrence, Van Acker*
Nays – None
Motion Carried

NEW BUSINESS:

RESOLUTION CONSENT AGENDA:

RESOLUTION No. 118-2026 – Authorizing Approval of the Bill List for September 28, 2026

RESOLUTION No. 119-2026 – Amending Designated Individuals as Authorized Signers on Borough Bank Accounts

RESOLUTION No. 120-2026 – Resolution Supporting Assembly Resolution 149 2026 to Support All Law Enforcement Officers

RESOLUTION No. 121-2026 – Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40a: 4-87 (2026 Drive Sober or Get Pulled Over)

RESOLUTION No. 122-2026 – Resolution Authorizing the Submission of a Local Aid Award Extension Request to the New Jersey Department of Transportation for the Resurfacing of Parkview Drive

A motion to **Adopt** Resolutions 118-2026 through 122-2026 was made by Council Member Lawrence, seconded by Council Member Bobiak and the vote was as follows:

Roll Call: *Ayes – Council Members: Bobiak, Domico, Lawrence, Van Acker*
Nays – None
Motion Carried

END OF RESOLUTION CONSENT AGENDA

RESOLUTION No. 123-2026 – Approving Change Order No. 3-Water Treatment Plant Modifications-GAC Filtration-PFNA Removal

A motion to **Adopt** Resolution 123-2026 was made by Council Member Domico, seconded by Council Member Bobiak and the vote was as follows:

Roll Call: *Ayes – Council Members: Bobiak, Domico, Lawrence, Van Acker*
Nays – None
Motion Carried

RESOLUTION No. 124-2026 – Approving Change Order No.1 (Final) for Reconstruction of High Street

A motion to **Adopt** Resolution 124-2026 was made by Council Member Lawrence, seconded by Council Member Domico and the vote was as follows:

Roll Call: *Ayes – Council Members: Bobiak, Domico, Lawrence, Van Acker*
Nays – None
Motion Carried

RESOLUTION No. 125-2026 – Approving Change Order No.1 (Final) for Resurfacing of Chestnut Street

A motion to **Adopt** Resolution 125-2026 was made by Council Member Domico, seconded by Council Member Lawrence and the vote was as follows:

Roll Call: *Ayes – Council Members: Bobiak, Domico, Lawrence, Van Acker*
Nays – None
Motion Carried

RESOLUTION No. 126-2026 – Canceling the Sale of Vacant Land to Hector Ramirez for Borough Owned Vacant Land Known as Block 59, Lot 16

A motion to **Adopt** Resolution 126-2026 was made by Council Member Van Acker, seconded by Council Member Lawrence and the vote was as follows:

Roll Call: *Ayes – Council Members: Bobiak, Domico, Lawrence, Van Acker*
Nays – None
Motion Carried

RESOLUTION No. 127-2026 – Resolution of the Borough of Westville Reauthorizing Vacant Land Sale of Certain Block and Lot Within the Borough of Westville, County of Gloucester, State of New Jersey

Administrator Giles asked whether Council wished to maintain the $25,000 base bid threshold or consider lowering it, noting only one bidder had bid previously. Council agreed to retain the $25,000 amount.

A motion to **Adopt** Resolution 127-2026 was made by Council Member Van Acker, seconded by Council Member Lawrence and the vote was as follows:

Roll Call: *Ayes – Council Members: Bobiak, Domico, Lawrence, Van Acker*
Nays – None
Motion Carried

RESOLUTION No. 128-2026 – Resolution of the Borough Council of the Borough of Westville, County of Gloucester, Authorizing the Borough to Pay $43,000.00 or Such Other Sum as Directed by the Court with a Declaration of Taking to Acquire 185 Broadway

Council Member Domico asked for clarification on the "such other sum" language. Solicitor Scaffidi explained that the property owner may challenge the Borough's appraisal with their own appraisal for review by court appointed condemnation commissioners. Council Member Van Acker inquired about a cap on costs and what recourse existed if the Borough disagreed with the determination. Solicitor Scaffidi indicated there is no cap and that the Borough would have a right of appeal.

A motion to **Adopt** Resolution 128-2026 was made by Council Member Van Acker, seconded by Council Member Lawrence and the vote was as follows:

Roll Call: *Ayes – Council Members: Bobiak, Domico, Lawrence, Van Acker*
Nays – None
Motion Carried

RESOLUTION No. 129-2026 – Resolution to Join Southern New Jersey Regional Employee Benefits Fund and Appoint Fund Commissioner

A motion to **Adopt** Resolution 129-2026 was made by Council Member Van Acker, seconded by Council Member Lawrence and the vote was as follows:

Roll Call: *Ayes – Council Members: Bobiak, Domico, Lawrence, Van Acker*
Nays – None
Motion Carried

REQUEST from the Westville Home and School Association (HASA) to use fields and snack stand at the Almonesson complex for a Trunk or Treat fundraising event for Parkview School on October 23rd. *(Request sent to Grounds Committee for review.)*

A motion to **Approve** the Request was made by Council Member Bobiak, seconded by Council Member Domico and the motion was carried by a unanimous voice vote.

REQUEST from the Westville Home and School Association (HASA) to hold a COACH/KORS Bag Bingo on November 14, 2026 at the Parkview Elementary School.

A motion to **Approve** the Request was made by Council Member Van Acker, seconded by Council Member Lawrence and the motion was carried by a unanimous voice vote.

REQUEST from the West Deptford Scouts Pack 9 to use fields and bathrooms at the Almonesson complex for a Tent or Treat event for their cub scouts overnight from October 30th to October 31st. *(Request sent to Grounds Committee for review.)*

A motion to **Approve** the Request was made by Council Member Bobiak, seconded by Council Member Domico and the motion was carried by a unanimous voice vote.

REQUEST from Deptford Township to use the Borough's Shuttle Bus on October 10th from 11 am to 6 pm to transport residents to their Annual Fall Festival. Deptford is also asking for a driver and will reimburse gas and the driver's salary. *(Pending complete application. Request sent to the Highway Committee for review.)*

Deputy Clerk Packer reported that the application was completed as of earlier that day. Superintendent Finger confirmed that the Borough's driver would operate the bus.

A motion to **Approve** the Request was made by Council Member Van Acker, seconded by Council Member Lawrence and the motion was carried by a unanimous voice vote.

ITEMS OF DISCUSSION:

Mayor Sims reported on the county redevelopment presentation "30 Mayors & 30 Vendors" event held on August 16 at Rowan College attended by Administrator Giles, Council Member Lawrence, Council President Nordaby, Superintendent Finger, committee member Renee Gay, and himself. The 2 hour session was also attended by 55 vendors seeking business opportunities. The Borough distributed packets containing local history, information about available properties, and development opportunities. Mayor Sims thanked office staff for assembling the materials and noted that Administrator Giles would follow up with attendees. Administrator Giles reported that one vendor had already requested a tour of the town.

Mayor Sims introduced an update regarding the petition received at the August meeting concerning the Borough's reassessment and reevaluation program. He read the petition's requests and explained that while the Council was fulfilling the first two requests tonight, the formal resolution would not appear on this agenda because the Council was still researching the costs involved, including potential impacts. Mayor Sims summarized a meeting held on August 31 with 3 county assessors, himself,

Council Members Van Acker and Domico, administrative staff, and 2 residents as requested by the petition signers in a PowerPoint presentation. The discussion covered extensive ground regarding the history of reevaluations, equalization ratios, the mechanics of the annual reassessment program, the appeal process, comparable property analysis, and the relationship between property values and tax rates. Mayor Sims noted that 41 residents who appealed their assessments had their assessments reduced without a hearing, emphasizing the importance of allowing inspectors into homes. Administrator Giles addressed a resident's suggestion to spread tax increases over 3 years, explaining that the municipal budget structure and collection rate constraints made such an arrangement impractical and potentially counterproductive. Council Member Domico characterized the county assessors as conducive and noted that the 2 residents were well-versed and contributed meaningfully to the discussion.

Deputy Clerk Packer indicated that the engineers requested a special meeting on October 6 at 5 p.m. to award the bid for the GAC Filter Pole Barn Installation. Mayor Sims canvassed the Council for any objections before proceeding.

A motion to **Approve** a special meeting was made by Council Member Domico, seconded by Council Member Lawrence and the motion was carried by a unanimous voice vote.

Deputy Clerk Packer presented the typical Halloween curfew hours of 4 pm to 8 pm for trick or treat and mischief night activities. Chief Packer confirmed the hours align with past practice and raised no objection.

A motion to **Adopt** Halloween curfew hours was made by Council Member Lawrence, seconded by Council Member Van Acker and the motion was carried by a unanimous voice vote.

Resident Cassidy Napoli presented a QR code mapping project designed to promote downtown Westville businesses and direct visitors to local services and attractions. Cassidy Napoli, a longtime resident with thirty years of experience maintaining websites for local schools and institutions, explained that the project creates a free, user-friendly digital portal. The interactive map includes many features and generates customizable QR codes that individual businesses can print and display in their windows. Napoli emphasized that the portal is a living project designed to evolve over time and demonstrated the site's functionality, including features for sharing information via text message and displaying the map on digital screens. He committed to maintaining the site for at least two years at minimal annual cost and requested the Council's approval to share the source code on an open-source platform as a matter of digital citizenship, while keeping all borough branding and business data proprietary. Napoli answered that he had invested over 50 volunteer hours into the project when asked. Mayor Sims and Council Member Lawrence praised the effort and discussed plans to promote the site through social media and the borough website while ordering physical signage to direct residents to the QR codes.

A motion to **Approve** releasing the source code was made by Council Member Domico, seconded by Council Member Lawrence and the motion was carried by a unanimous voice vote.

COMMUNICATIONS:

Letter regarding Cable Television Franchise Renewal from the Board of Public Utilities

Letter from Dottie Zold about the Annual Reassessment Program and a Companion Letter

Dottie Zold emphasized the impact on residents facing property tax increases and advocated for a resolution expressing the Borough Council's support for residents in addressing the reassessment issue with county and state officials. She suggested that the state should be responsible for the cost of her proposed 3-year extension. Dottie Zold also raised concerns about public access to meeting documents and agendas, noting difficulty locating information on the website and requesting continued engagement and transparency. Mayor Sims clarified that council meeting documents are posted on both the website and Facebook page, though he advised that any access issues that may have occurred will be investigated. Mayor Sims stated that while the Borough stands with its residents, the Council must complete due diligence regarding costs before passing any resolution and indicated the matter would be revisited.

PUBLIC PORTION:

Council Member Lawrence made a motion to **open the meeting to the public**, which was seconded by Council Member Van Acker was unanimously approved by voice vote.

Eugene Gorin of South Bound Brook and the property owner 500 Gateway Blvd. presented a request for municipal approval to open and operate a class 5 cannabis retailer at the Gateway location. Administrator Giles explained that the applicants own the property and already operate a manufacturing facility in an adjacent municipality, giving them established experience in the cannabis industry. The proposed retail space would have separate entrances and secure access controls between the cannabis retail operation and the existing liquor store on the premises. Giles noted the applicants have implemented odor control, security measures, and plan to operate from 10 a.m. to 10 p.m. daily. Solicitor Scaffidi indicated the Council's support would be conditioned on the applicants obtaining zoning approval from the planning board as a prerequisite to state licensing. The matter was discussed at length regarding the procedural requirements, with Administrator Giles and Solicitor Scaffidi outlining the sequence: site control, a municipal resolution of support, zoning approval, and then state licensure application.

A motion to **Adopt** a resolution of support for the Class 5 cannabis retailer application at 500 Gateway Boulevard, by title only, was made by Council Member Lawrence, seconded by Council Member Domico and the motion was carried by a unanimous voice vote.

Resident Scott Boulden addressed a code enforcement matter regarding his property at 45 Burr Ave., where he has parked recreational vehicles on his property for over 20 years. Mr. Boulden stated that in 2003, the previous code enforcement officer had instructed him that he could comply by laying gravel and using railroad ties, and he followed that guidance. He expressed concern that the ordinance and its interpretation had now changed. Mayor Sims explained that the matter originated from neighbor complaints received over the past two years and had been referred to the code enforcement officer for investigation. Council Member Van Acker offered to discuss the situation with the code enforcement officer and continue researching the matter.

Resident Bill Brody of 1028 Broadway then spoke favorably about recent interactions with the Borough's housing inspectors, particularly praising their professional and courteous approach to a property inspection on his rental. He also commended the work performed at the pond recently. Mr. Brody readdressed his ongoing issue with back-to-back fences on his neighbors property and advised Council that he had shared an ordinance with Tax Collector Nicole O'Hara that could remedy the issue if adopted. Council Member Van Acker answered that she would review the ordinance he had provided.

Resident Stacey Murphy of 320 Highland Ave. raised concerns about the marketing of Borough properties available for sale, arguing that listings should be placed on commercial real estate sites rather than marketed only through direct vendor outreach. She also questioned details of the property on Deadline Dr., asking about the redevelopment agreement timeline and expressing concern that the current owner was profiting significantly. Administrator Giles answered that the owners of Deadline Dr. had 5 years to open operations and that the property was deed restricted for use as a cannabis business. Ms. Murphy questioned what property Resolution No. 127-2026 was in reference to. Administrator Giles confirmed the resolution was in relation to block 59 lot 16. She also inquired about the value and availability of the property at 185 Broadway. Solicitor Scaffidi responded that the Borough is currently in the process of obtaining the property and the value was determined by appraisal. Mayor Sims spoke on the process that has been in the works for years to obtain the rundown property.

Resident Stephanie Rechter of 116 Locust Ave. thanked the Borough for updating website information and waiving interest on tax assessments for the year but expressed concern about her significantly increased property tax burden resulting from a tripled assessment value. Ms. Rechter encouraged residents to attend meetings in person to engage with local governance and expressed gratitude for the Borough's transparency.

Hearing no further comments, Council Member Lawrence motioned to **close the meeting to the public**, seconded by Council Member Domico, and the motion was carried by a unanimous voice vote.

COMMENTS FROM MAYOR/COUNCIL/DEPARTMENT HEADS:

Engineer Bryson reported that the bid opening for the GAC filter pole barn is scheduled for Thursday, October 1, the resurfacing of Parkview Dr. through the New Jersey Department of Transportation remains pending approval to advertise for bids, and the Community Development Block Grant project for the senior center has been submitted to the county for approval of plans and specifications, after which bidding can be advertised.

Council Member Domico commended the recent water tower and pond improvements.

Council Member Lawrence thanked residents for their participation and inquired about the timeline for parking signage using Mr. Napoli's QR codes.

Mayor Sims announced a tax filing assistance event on October 20 at the senior center, requiring RSVP through Borough Hall. He provided updates on the Rt 47 bridge pedestrian crosswalk closure and detour plans, noting that the Borough had proposed an alternative to the state's initial options involving new sidewalks on both sides of Little River Drive. Mayor Sims concluded with remarks on civic engagement and volunteerism, emphasizing that all qualified, experienced resident volunteers who complete proper forms have been approved.

ADJOURNMENT:

Motion to adjourn the meeting was made by Council Member Van Acker and seconded by Council Member Lawrence and the motion carried unanimously by voice vote.

The meeting was adjourned at 8:08 pm.

Respectfully Submitted,

Sydney Packer

Sydney Packer
Deputy Municipal Clerk

Next meeting
Monday, October 26, 2026