



City of Burlington

COUNCIL MEETING AGENDA

June 16, 2026
7:00 pm

NOTICE OF THIS MEETING WAS ADVERTISED IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT.

FIRE EXITS: TURN LEFT UPON EXITING COUNCIL CHAMBERS AND THE ENTRANCE TO THE BUILDING.

Cindy A. Crivaro, RMC
Municipal Clerk

Please silence all electronics during this meeting. Thank you.

GOVERNING BODY ROLL CALL:

- | | |
|------------------------------------|--------------------------------------|
| _____ Councilman Dave Ballard | _____ Councilwoman Mary Wirth |
| _____ Councilman George Chachis | _____ Vice President Suzanne Woodard |
| _____ Councilman Clayton Long | _____ President Bergner-Thompson |
| _____ Councilman Richard Spaulding | |

ALSO PRESENT:

- _____ Mayor Barry Conaway
- _____ Administrator Johanna Conyer
- _____ Municipal Attorney Stuart Platt, Esq. / Justin Strausser, Esq.
- _____ Financial Consultant Dean Ciminera / _____
- _____ Director of Public Works Bill Curry / _____
- _____ Police Chief Ryan Elbertson / _____

Others: _____

SALUTE TO FLAG

EXPLANATION OF ORDINANCE(S) ON FIRST READING

Johanna Conyer, Administrator (1)

EXPLANATION OF RESOLUTION(S)

Johanna Conyer, Administrator
152-2026, 153-2026, 154-2026, 156-2026, 157-2026, 158-2026

PUBLIC COMMENTS

Each Citizen will be allotted up to five (5) minutes to speak, to allow everyone an opportunity to express their concerns.

MOTION TO OPEN PUBLIC COMMENTS: 1. _____ 2. _____

MOTION TO CLOSE PUBLIC COMMENTS: 1. _____ 2. _____

CONSENT AGENDA

All items listed with an asterisk (*) are routine and will be enacted by one motion. Should a Council Member wish to discuss a consent agenda item separately, that item can be removed from the consent agenda and considered in its normal sequence on the regular agenda.

_____ Moved that all Consent Agenda items (*) be approved Seconded by _____.

APPROVAL OF PAYMENT OF BILLS*

APPROVAL OF MINUTES*

ORDINANCE(S) - INTRODUCTION & FIRST READING

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF BURLINGTON AMENDING, SUPPLEMENTING, AND REVISING CHAPTER 76 OF THE CITY CODE, ENTITLED "ALCOHOLIC BEVERAGES" AND RESCINDING ORDINANCE NO. 08-2009

RESOLUTION(S) / CONSENT AGENDA RESOLUTIONS*

RESOLUTION NO. 152-2026 OF THE CITY OF BURLINGTON AUTHORIZING CHANGE ORDER NO. 1 WITH GMH ASSOCIATES, INC. FOR THE CLARIFIER REPLACEMENT PROJECT

RESOLUTION NO. 153-2026 OF THE CITY OF BURLINGTON AUTHORIZING AND AWARDING A CONTRACT TO CORSON'S CONTRACTING, LLC INSPECTION AND MAINTENANCE OF VARIOUS CITY-OWNED BUILDINGS IN THE AMOUNT OF \$17,750.00

RESOLUTION NO. 154-2026 OF THE CITY OF BURLINGTON AUTHORIZING AND AWARDING A CONTRACT TO CENTURY PEST CONTROL FOR PEST CONTROL SERVICES FOR CITY-OWNED BUILDINGS IN THE AMOUNT OF \$10,410.00

RESOLUTION NO. 155-2026* OF THE CITY OF BURLINGTON AUTHORIZING AND AWARDING A CONTRACT TO SHEARER REPAIR, INC. FOR HEAVY DUTY BOOM TRUCK MAINTENANCE AND REPAIRS IN THE AMOUNT OF \$15,000.00

RESOLUTION NO. 156-2026 OF THE CITY OF BURLINGTON AUTHORIZING AND AWARDING A CONTRACT TO RMR SERVICES & REPAIR FOR HEAVY DUTY TRUCK MAINTENANCE AND REPAIR SERVICES IN THE AMOUNT OF \$37,000.00

RESOLUTION NO. 157-2026 OF THE CITY OF BURLINGTON AUTHORIZING AND AWARDING A CONTRACT TO SOUTH STATE, INC. FOR SERVICES RELATED TO THE LEAD SERVICE LINE REPLACEMENT PROJECT IN THE AMOUNT OF \$969,050.00

RESOLUTION NO. 158-2026 OF THE CITY OF BURLINGTON AUTHORIZING CHANGE ORDER NO. 1 WITH MUNICIPAL MAINTENANCE CO. FOR 2024-25 ELECTRICAL MAINTENANCE CONTRACT

RESOLUTION NO. 159-2026* OF THE CITY OF BURLINGTON AUTHORIZING THE RENEWAL OF PLENARY DISTRIBUTION ALCOHOLIC BEVERAGE LICENSE FOR PEARL LIQUORS, LLC, FOR THE 2026-2027 LICENSE TERM

VARIANCE PUBLIC HEARING(S)

- Floodplain Variance Application – 326 York Street

COUNCIL COMMENTS

ADJOURNMENT 1. _____ 2. _____

ORDINANCE NO. ____-2026 OF THE COMMON COUNCIL OF THE CITY OF BURLINGTON AMENDING, SUPPLEMENTING, AND REVISING CHAPTER 76 OF THE CITY CODE, ENTITLED “ALCOHOLIC BEVERAGES” AND RESCINDING ORDINANCE NO. 08-2009

WHEREAS, the City of Burlington (the “City”) is a Faulkner Act municipality with a Mayor-Council form of government pursuant to N.J.S.A. 40:69A-31, *et seq.*, with its organization, positions, powers and duties outlined within the Code of the City of Burlington as set forth pursuant to the Faulkner Act; and

WHEREAS, Chapter 76, Article I sets licensing rules and regulations related to the purchase and sale of alcoholic beverages in the City; and

WHEREAS, the City of Burlington previously adopted Ordinance No. 08-2009, which established a “one-thousand-foot rule” which prohibited plenary retail distribution licenses from being transferred within 1,000 feet of any other plenary retail distribution license or plenary retail consumption license; and

WHEREAS, the City of Burlington Common Council believes that the provision has resulted in difficulty for holders of plenary retail distribution licenses for finding appropriate locations and is unnecessary moving forward; and

WHEREAS, the City of Burlington Common Council wishes to rescind Ordinance No. 08-2009; and

WHEREAS, pursuant to N.J.S.A. 40:48, the Common Council is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the City by law.

NOW, THEREFORE, BE IT ORDAINED by the Common Council for the City of Burlington, in the County of Burlington, State of New Jersey that the Code of the City of Burlington is hereby amended, revised and/or supplemented as follows:

SECTION 1: Ordinance No. 08-2009 is hereby rescinded in its entirety.

SECTION 2: Chapter 76, Article 1, Section 4, Subsection D of the City of Burlington Code, entitled “One-thousand-foot rule; exceptions” is hereby deleted in its entirety.

SECTION 3: Except as set forth in Sections 1 and 2, the balance of the Code of the City of Burlington shall not be affected by this Ordinance.

SECTION 4: All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent they are inconsistent herewith.

SECTION 5: If the provisions of any section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph or subdivision, or clause of this Ordinance.

SECTION 6: This Ordinance shall take effect thirty (30) days after final passage by Council or twenty (20) days after approval by the Mayor, whichever comes first.

ORDINANCE NO. -2026

Passed Common Council,

Dawn Bergner-Tompson, President
Common Council

Approved,

Barry W. Penaway, Mayor

ATTEST:

Cindy A. Crivaro, RMC
Municipal Clerk

Introduction: 06/19/26
Publication: 00/00/26
Ord. & Final: 00/00/26
Publication: 00/00/26
Effective: 00/00/26

DRAFT

RESOLUTION NO. 152-2026 OF THE COMMON COUNCIL OF THE CITY OF BURLINGTON AUTHORIZING CHANGE ORDER NO. 1 WITH GMH ASSOCIATES, INC. FOR THE CLARIFIER REPLACEMENT PROJECT

WHEREAS, the City of Burlington (the “City”) is organized as a Mayor-Council form of government pursuant to the Optional Municipal Charter Law, N.J.S.A. 40:69A; and

WHEREAS, Resolution No. **204-2025** authorized a contract with GMH Associates, Inc. in the amount of \$334,746.14 for the Clarifier Replacement project; and

WHEREAS, it is the recommendation of the DPW Director and the Sewer Supervisor, per their correspondence dated June 5, 2026, that the Common Council of the City of Burlington authorize an amended agreement with GMH Associates, Inc. in the form of Change Order No. 1, in connection with the Clarifier Replacement project; and

WHEREAS, this Change Order No. 1 is an increase of \$21,338.50, making the revised total contract amount \$356,084.64; and

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Burlington that the Mayor and Business Administrator are hereby authorized to execute a change order in a form acceptable to the City Solicitor, with GMH Associates, Inc. for an increase in the amount of \$21,338.50, to a contract total of \$356,084.64, in connection with the Clarifier Replacement project.

DRAFT

Dawn Bergner-Thompson, President
Common Council

Attest:

Cindy A. Crivaro, RMC
Municipal Clerk

June 16, 2026

RESOLUTION NO. 152-2026

| RECORD OF VOTE OF PASSAGE BY THE COMMON COUNCIL | | | | | | | |
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| | MOTION | SECOND | YES | NO | ABSTAIN | ABSENT | RECUSED |
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DRAFT

RESOLUTION NO. 153-2026 OF THE COMMON COUNCIL OF THE CITY OF BURLINGTON AUTHORIZING AND AWARDING A CONTRACT TO CORSON'S CONTRACTING, LLC INSPECTION AND MAINTENANCE OF VARIOUS CITY-OWNED BUILDINGS IN THE AMOUNT OF \$17,750.00

WHEREAS, the City of Burlington (the "City") is organized as a Mayor-Council form of government pursuant to the Optional Municipal Charter Law, N.J.S.A. 40:69A; and

WHEREAS, the City of Burlington requires inspection and maintenance services for five (5) City-owned buildings: Lyceum Hall, Water Treatment Plant, Wastewater Treatment Plant Sludge Building, Wastewater Plant Garage, and the Public Works Garage; and

WHEREAS, the City Engineer solicited three (3) quotes for the aforementioned services; and

WHEREAS, it has been recommended by the City Engineer that the City award a contract for the aforementioned services to Corson's Contracting, LLC in an amount not to exceed \$17,750.00; and

WHEREAS, the Common Council wishes to award the aforementioned contract to Corson's Contracting, LLC.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Burlington as follows:

1. The contract for inspection and maintenance services is hereby awarded to Corson's Contracting, LLC in an amount not to exceed \$17,750.00.
2. The Mayor and City Clerk are hereby authorized to execute any and all documents necessary to facilitate this award of contract in a form to be approved by the City Solicitor.

Dawn Bergner-Thompson, President
Common Council

Attest:

Cindy A. Crivaro, RMC
Municipal Clerk

June 16, 2026

RESOLUTION NO. 153-2026

| RECORD OF VOTE OF PASSAGE BY THE COMMON COUNCIL | | | | | | | |
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DRAFT

RESOLUTION NO. 154-2026 OF THE COMMON COUNCIL OF THE CITY OF BURLINGTON AUTHORIZING AND AWARDING A CONTRACT TO CENTURY PEST CONTROL FOR PEST CONTROL SERVICES FOR CITY-OWNED BUILDINGS IN THE AMOUNT OF \$10,410.00

WHEREAS, the City of Burlington (the “City”) is organized as a Mayor-Council form of government pursuant to the Optional Municipal Charter Law, N.J.S.A. 40:69A; and

WHEREAS, the City of Burlington requires pest control services for City-owned buildings; and

WHEREAS, the City Engineer solicited three (3) quotes for the aforementioned services; and

WHEREAS, it has been recommended by the City Engineer that the City award a contract for the aforementioned services to Century Pest Control in an amount not to exceed \$10,410.00; and

WHEREAS, the Common Council wishes to award the aforementioned contract to Century Pest Control.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Burlington as follows:

1. The contract for pest control services is hereby awarded to Century Pest Control in an amount not to exceed \$10,410.00.
2. The Mayor and City Clerk are hereby authorized to execute any and all documents necessary to facilitate this award of contract in a form to be approved by the City Solicitor.

DRAFT

Dawn Bergner-Thompson, President
Common Council

Attest:

Cindy A. Crivaro, RMC
Municipal Clerk

June 16, 2026

RESOLUTION NO. 154-2026

| RECORD OF VOTE OF PASSAGE BY THE COMMON COUNCIL | | | | | | | |
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| | MOTION | SECOND | YES | NO | ABSTAIN | ABSENT | RECUSED |
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DRAFT

RESOLUTION NO. 155-2026 OF THE COMMON COUNCIL OF THE CITY OF BURLINGTON AUTHORIZING AND AWARDING A CONTRACT TO SHEARER REPAIR, INC. FOR HEAVY DUTY BOOM TRUCK MAINTENANCE AND REPAIRS IN THE AMOUNT OF \$15,000.00

WHEREAS, the City of Burlington (the “City”) is organized as a Mayor-Council form of government pursuant to the Optional Municipal Charter Law, N.J.S.A. 40:69A; and

WHEREAS, the City of Burlington requires heavy duty boom truck maintenance and repair services; and

WHEREAS, the City Engineer solicited three (3) quotes for the aforementioned services; and

WHEREAS, it has been recommended by the City Engineer that the City award a contract for the aforementioned services to Shearer Repair, Inc. in an amount not to exceed \$15,000.00; and

WHEREAS, the Common Council wishes to award the aforementioned contract to Shearer Repair, Inc.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Burlington as follows:

1. The contract for heavy duty boom truck maintenance and repair services is hereby awarded to Shearer Repair, Inc. in an amount not to exceed \$15,000.00.
2. The Mayor and City Clerk are hereby authorized to execute any and all documents necessary to facilitate this award of contract in a form to be approved by the City Solicitor.

DRAFT

Dawn Bergner-Thompson, President
Common Council

Attest:

Cindy A. Crivaro, RMC
Municipal Clerk

June 16, 2026

RESOLUTION NO. 155-2026

| RECORD OF VOTE OF PASSAGE BY THE COMMON COUNCIL | | | | | | | |
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DRAFT

RESOLUTION NO. 156-2026 OF THE COMMON COUNCIL OF THE CITY OF BURLINGTON AUTHORIZING AND AWARDING A CONTRACT TO RMR SERVICES & REPAIR FOR HEAVY DUTY TRUCK MAINTENANCE AND REPAIR SERVICES IN THE AMOUNT OF \$37,000.00

WHEREAS, the City of Burlington (the “City”) is organized as a Mayor-Council form of government pursuant to the Optional Municipal Charter Law, N.J.S.A. 40:69A; and

WHEREAS, the City of Burlington requires heavy duty truck maintenance and repair services; and

WHEREAS, the City Engineer solicited three (3) quotes for the aforementioned services; and

WHEREAS, it has been recommended by the City Engineer that the City award a contract for the aforementioned services to RMR Services & Repair in an amount not to exceed \$37,000.00; and

WHEREAS, the Common Council wishes to award the aforementioned contract to RMR Services & Repair.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Burlington as follows:

1. The contract for heavy duty truck maintenance and repair services is hereby awarded to RMR Services & Repair in an amount not to exceed \$37,000.00.
2. The Mayor and City Clerk are hereby authorized to execute any and all documents necessary to facilitate this award of contract in a form to be approved by the City Solicitor.

DRAFT

Dawn Bergner-Thompson, President
Common Council

Attest:

Cindy A. Crivaro, RMC
Municipal Clerk

June 16, 2026

RESOLUTION NO. 156-2026

| RECORD OF VOTE OF PASSAGE BY THE COMMON COUNCIL | | | | | | | |
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DRAFT

RESOLUTION NO. 157-2026 OF THE COMMON COUNCIL OF THE CITY OF BURLINGTON AUTHORIZING AND AWARDED A CONTRACT TO SOUTH STATE, INC. FOR SERVICES RELATED TO THE LEAD SERVICE LINE REPLACEMENT PROJECT IN THE AMOUNT OF \$969,050.00

WHEREAS, the City of Burlington (the “City”) is organized as a Mayor-Council form of government pursuant to the Optional Municipal Charter Law, N.J.S.A. 40:69A; and

WHEREAS, the City of Burlington requires services related to the Lead Service Line Replacement Project; and

WHEREAS, the City issued a request for proposals for the aforementioned services; and

WHEREAS, the lowest bid contained a material defect which has been determined to render the bid unresponsive, which constitutes mandatory cause for the bid to be rejected; and

WHEREAS, South State, Inc. has submitted the lowest responsive qualified bid in the amount of \$969,050.00 to provide the aforementioned services; and

WHEREAS, the Common Council wishes to award the aforementioned contract to South State, Inc.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Burlington as follows:

1. The contract for services related to the Lead Service Line Replacement Project is hereby awarded to South State, Inc., as recommended by the Historic Preservation Commission, in the amount of \$969,050.00.
2. The Mayor and City Clerk are hereby authorized to execute any and all documents necessary to facilitate this award of contract.

Dawn Bergner-Thompson, President
Common Council

Attest:

Cindy A. Crivaro, RMC
Municipal Clerk

June 16, 2026

RESOLUTION NO. 157-2026

| RECORD OF VOTE OF PASSAGE BY THE COMMON COUNCIL | | | | | | | |
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DRAFT

RESOLUTION NO. 158-2026 OF THE COMMON COUNCIL OF THE CITY OF BURLINGTON AUTHORIZING CHANGE ORDER NO. 1 WITH MUNICIPAL MAINTENANCE CO. FOR 2024-25 ELECTRICAL MAINTENANCE CONTRACT

WHEREAS, the City of Burlington (the “City”) is organized as a Mayor-Council form of government pursuant to the Optional Municipal Charter Law, N.J.S.A. 40:69A; and

WHEREAS, Resolution No. **147-2024** authorized a contract with Municipal Maintenance Co. in the amount of \$147,744.00 for the 2024-25 Electrical Maintenance Contract; and

WHEREAS, it is the recommendation of Pennoni Associates, per their correspondence dated June 5, 2026, that the Common Council of the City of Burlington authorize an amended agreement with Municipal Maintenance Co. in the form of Change Order No. 1, in connection with the 2024-25 Electrical Maintenance Contract; and

WHEREAS, this Change Order No. 1 is a decrease of \$45,978.74, making the revised total contract amount \$101,765.26: and

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Burlington that the Mayor and Business Administrator are hereby authorized to execute a change order in a form acceptable to the City Solicitor, with Municipal Maintenance Co. for a decrease in the amount of \$45,978.74, to a contract total of \$101,765.26, in connection with the 2024-25 Electrical Maintenance Contract.

DRAFT

Dawn Bergner-Thompson, President
Common Council

Attest:

Cindy A. Crivaro, RMC
Municipal Clerk

June 16, 2026

RESOLUTION NO. 158-2026

| RECORD OF VOTE OF PASSAGE BY THE COMMON COUNCIL | | | | | | | |
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| | MOTION | SECOND | YES | NO | ABSTAIN | ABSENT | RECUSED |
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DRAFT

RESOLUTION NO. 159-2026 OF THE CITY OF BURLINGTON AUTHORIZING THE RENEWAL OF PLENARY DISTRIBUTION ALCOHOLIC BEVERAGE LICENSE FOR PEARL LIQUORS, LLC, FOR THE 2026-2027 LICENSE TERM

WHEREAS, this applicant is qualified to be licensed according to all statutory, regulatory and local governmental Alcoholic Beverage Control laws and regulations, and

WHEREAS, the Board Secretary and/or City Clerk has reported that the proper fees have been paid; and

WHEREAS, no written objections to the renewal application have been submitted; and

WHEREAS, no person having appeared before the Municipal Board of Alcoholic Beverage Control, whether in person or by Counsel of duly accredited representatives objecting to any renewals; and

WHEREAS, in 2024, the State of New Jersey enacted an amended liquor license reform law that revised N.J.S.A. 33:1-12.39, among other provisions, addressing the renewal of inactive licenses throughout the state, and

WHEREAS, in 2025, the New Jersey Division of Alcohol and Beverage Control promulgated Advisory Notice AN-2025-01 to interpret and clarify the amended special renewal relief under N.J.S.A. 33:1-12.39, and

WHEREAS, AN-2025-01 clarified that the authority over the renewal of inactive licenses fall squarely upon the discretion of the renewing municipality, and

WHEREAS, AN-2025-01 permits an extension renewal of N.J.S.A. 33:1-12.39 relief for one (1) additional year if a showing of good cause has been made by the applicant to the renewing municipality, and

WHEREAS, this applicant, in an effort to show good cause to the renewing municipality, has retained requisite professional applied for necessary permitting, and made significant financial investment to aid in activating the license, among other positive indicators, and

WHEREAS, the municipality has weighed and considered these factors and herein determines that good cause exists for an extension of the license for one additional term; and

WHEREAS, the Special Ruling to Permit Renewal was previously granted by the Director for the 2024-2025 license year, and

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Board of Alcoholic Beverage Control of the City of Burlington, County of Burlington, State of New Jersey that the renewal of the Plenary Distribution License for Pearl Liquors, LLC, license number 0305-44-009-011, is hereby granted for the 2026-2027 license term.

RESOLUTION NO. 159-2026

BE IT FURTHER RESOLVED that the Board Secretary/City Clerk is hereby directed to transmit a certified and true copy of this resolution to the Director of the New Jersey Division of Alcoholic Beverage Control Commission.

Dawn Bergner-Thompson, President
Common Council

Attest:

Cindy A. Crivaro, RMC
Municipal Clerk

June 16, 2026

DRAFT

| RECORD OF VOTE OF PASSAGE BY THE COMMON COUNCIL | | | | | | | |
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| | MOTION | SECOND | YES | NO | ABSTAIN | ABSENT | RECUSED |
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