

THE WORK SESSION OF THE CITY OF BURLINGTON COMMON COUNCIL, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, WAS HELD ON TUESDAY, MAY 12, 2026, AT 7:00 PM, IN THE CITY HALL, 525 HIGH STREET, BURLINGTON, NJ, PURSUANT TO THE OPEN PUBLIC MEETINGS ACT.

This meeting was called pursuant to the provisions of the Open Public Meetings Law. This meeting of May 12, 2026, was included in a list of meetings notice sent to the Burlington County Times and the Trenton Times and advertised in said newspapers and posted on the bulletin board in the Municipal Building on January 7, 2026, and has remained continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

Cindy A. Crivaro, RMC
Municipal Clerk

The Municipal Clerk advised the public of the location of the two fire exits: one on the left after exiting the Council Chamber and the other being the entrance to the building.

Governing Body Members present: Dave Ballard, Dawn Bergner-Thompson, George Chachis, Clayton Long, Mary Wirth, Suzanne Woodard.

Absent: Richard Spaulding.

Also present: Mayor Barry Conaway, Administrator Johanna Conyer, Municipal Attorney Stuart Platt, Director of Public Works Bill Curry, Finance Consultant Dean Ciminera, Police Chief Ryan Elbertson.

SALUTE TO FLAG

PUBLIC COMMENTS

Claudine Conaway, 110 James Street – Spoke of a meeting she attended at Lyceum Hall discussing improvements and bringing business to the City.

Frank McDonnell, 41 Pinewald Lane, Burlington Twp. – Expressed concerns as a landlord and encouraged everyone to work together for the benefit of the City.

President Bergner-Thompson advised Mr. McDonnell that there are programs to help with improvements to the buildings.

DISCUSSION

Redevelopment Update - Administration

BA Conyer provided and update on the following projects currently in progress:

1. U.S. Pipe/Peron Development – Mixed-use adaptive reuse (694 apartments, hotel, retail) of the former US Pipe Foundry site. Working toward DEP Land Use Permit before a July 20

deadline; addressing historic preservation requirements.

2. Commerce Square – Needs a Remedial Investigation Work Plan before redevelopment can proceed. Environmental remediation underway using existing grant funds.

3. 521 Lawrence Street – Affordable housing rehab project. Only bid received was rejected for exceeding the architect's estimate by \$150K; rebidding by end of May.

4. Burlington Mart Site – Council authorized a new NJDEP funding application in March 2026 to complete the remedial investigation study.

5. UEZ (Urban Enterprise Zone) – State legislation (S-1834) advanced in May 2026 that would make Burlington City NJ's 33rd UEZ, unlocking economic incentives for businesses and local investment.

6. NJ Transit Site – Burlington South Riverline parking lot identified as a development opportunity under NJ Transit's LAND plan. Developer solicitation expected in Q3 2026.

7. Hagan Property – Council approved sale of city-owned land for a 50-unit, 4-story housing project at the former Waterworks site. Permit plans being assembled.

8. Hashery Burlington – Cannabis dispensary (Class 5) received council support; to be located at 1137 Bordentown Road.

9. Linden & Clarkson – Planned 50-unit senior housing project found infeasible under NJDEP Stormwater Regulations; status uncertain.

10. Solar Facility on Landfill – Cinergy Power exploring a solar field on the former city landfill under NJ's Community Solar Program via a long-term lease.

COUNCIL COMMENTS

Mayor Conaway informed everyone of a notification received from the Burlington County Planner regarding the Heritage Trail; it will extend to behind Amazon and through Burlington along the promenade; spoke of a Press Conference and Business Resource Fair held today at Lyceum Hall; announced that the City is one of 37 towns to receive NJEDA Art Grant funding.

Councilwoman Wirth spoke of the "Open Mic" session held by Councilwoman Woodard and a discussion of fixing store fronts in town; suggested requiring owners to make them presentable; a suggested the City host a window painting project by students, perhaps a contest; spoke of a recent vote on an ordinance restricting weight limits on vehicles in Ward 3; there are many large vehicles on Locust Avenue; suggested banning them from all residential streets.

Councilwoman Woodard noted that she will continue to hold the "Open Mic" meetings and prepare summaries for distribution.

Councilman Long expressed congratulations for the City's opportunity to join in the State's UEZ program; noted NJDEP water regulations.

President Bergner-Thompson acknowledged the HPC Awards Ceremony; noted the City's opportunity to join in the State's UEZ program and that she testified before the Senate; spoke of the City's 350th Anniversary next year and other upcoming events.

ADJOURNMENT

Upon the motion of Councilwoman Woodard, seconded by Councilman Ballard, this meeting of May 12, 2026, was adjourned.


Cindy A. Crivaro, RMC
Municipal Clerk


Dawn Bergner-Thompson, President
Common Council