

SPECIAL MEETING

June 24, 2024

6:00 PM

The Special Meeting was called to order by Mayor Grova at the above date and time. This meeting was duly advertised in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231.

Roll Call

Present: Mayor Grova, Mr. Carrow, Mr. Corwonski, Miss Renzi, and Mr. Curcio **Absent:** Mrs. Engle and Mr. Miller

Public Participation

A motion to open the meeting to the public was made by Mr. Carrow and seconded by Mr. Corwonski. No members of the public addressed Council. A motion to close public participation was made by Mr. Carrow and seconded by Mr. Corwonski. All in favor.

New Business

A public bid was received for the property located at **2–4 North West Boulevard**. The bid was presented to Council for consideration. Council was asked to discuss the bid amount, the qualifications of the bidder, and whether accepting the offer aligns with the Borough's goals for the property. If Council agreed to proceed, the bid would be formally accepted and a resolution awarding the sale would be adopted.

Mr. Moustakas reported that a bid was submitted by **Michael and Laurie Kavanaugh** for 2–4 North West Boulevard, which includes the old Borough Hall and the former dance studio. He noted that renovations to the existing structure would be substantial, and demolition costs would also be significant. Additionally, a new septic system would need to be designed and installed.

Mayor Grova suggested possibly listing the property with a commercial realtor to see if the Borough could obtain **\$60,000–\$80,000** for the building. After discussion, Council agreed that this may not be feasible due to the building's condition and the cost of bringing it up to code.

Mr. Carrow stated that this property represents an opportunity for transformation within the Downtown District. Council discussed placing restrictions in the contract, including a required project timeline and the immediate demolition of the dance studio. It was agreed that the Solicitor would send a letter to the Kavanaughs outlining Council's concerns.

Green Acres Property Discussion

Solicitor Moustakas advised that he received an email from Green Acres regarding property contiguous to the parcel on North East Boulevard that was being sold at auction. He stated that the Borough may be able to negotiate a purchase. His understanding is that comparable Green Acres parcels sell for **\$30,000–\$50,000 per acre**. According to the Tax Collector, the Borough should request **\$125,000**.

The Solicitor requested authorization to contact Green Acres officials and begin negotiations. A motion to authorize the Solicitor to begin negotiations on behalf of the Borough of Newfield was made by **Mr. Curcio** and seconded by **Mr. Carrow**. **Roll Call Vote:** Unanimous. Motion carried.

Adjournment

A motion to adjourn the meeting was made by **Mr. Carrow** and seconded by **Mr. Corwonski**. All in favor. The meeting adjourned at **6:40 PM**.

Toni L. Van Camp, Clerk

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