

MAY 1, 2012
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PAULSBORO. N.J.
-
7:00 P.M.
-
REGULAR MEETING

Council Chamber:

Mayor Hamilton presided at the regular meeting of Council held on the above date and place.

The Opening Prayer was given by Pam Hamilton.

Mayor Hamilton asked all those present to join in the salute to the flag, which was conducted by Borough Clerk VanScoy.

Mayor Hamilton called the meeting to order.

Borough Clerk VanScoy read the opening statement regarding the Open Public Meetings Act.

Members present were: Giovannitti, Haynes, Kidd, Stevenson, Turner (arrived at 7:05 p.m.

Mayor Hamilton opened the floor to the public.

Barry Corradetti, 1820 Overbrook Avenue, discussed the reassessment that is being done.

Mr. Corradetti invited everyone to the Neighborhood Watch street clean up on May 5th, 2012.

Mozelle Dansby, 1655 Swedesboro Avenue, congratulated the Concerned Citizens group for the affair they sponsored to honor Mayor Hamilton and wished all of Council could have been there.

Mr. Dansby thanked Councilman Stevenson for getting the fence put up which took less than three (3) weeks.

Abbie Kidd, 355 West Washington Street, discussed the grass being high at Penn Line and Washington Streets.

There wasn't any further public participation.

Minutes of a Work Session Meeting held on April 16, 2012 at 5:00 p.m. Giovannitti moved and Haynes seconded to receive, file and adopt the above minutes. All were in favor of the motion.

R. #93.12: RESOLUTION PROVIDING FOR THE PAYMENT OF THE BILLS OUT OF THE 2012 TEMPORARY BUDGET. Giovannitti moved and Haynes seconded to pay all bills properly signed and adopt R. #93.12. Roll call: Ayes: Giovannitti, Haynes, Kidd, Stevenson, Turner. Nays: None. Motion carried.

R. #94.12: RESOLUTION APPOINTING DESTINY JILES-DEBERRY AS MUNICIPAL COURT ADMINISTRATOR FOR THE BOROUGH OF PAULSBORO. Giovannitti moved and Haynes seconded to adopt R. #94.12. Roll call: Ayes: Giovannitti, Haynes, Kidd, Stevenson, Turner. Nays: None. Motion carried.

R. #95.12: RESOLUTION PROVIDING FOR CHANGE ORDER NO. 1 IN CONNECTION WITH THE RECONSTRUCTION OF BILLINGS AVENUE – PHASES III & IV PROJECT IN THE BOROUGH OF PAULSBORO. Giovannitti moved and Haynes seconded to adopt R. #95.12. Roll call: Ayes: Giovannitti, Haynes, Kidd, Stevenson, Turner. Nays: None. Motion carried.

R. #96.12: RESOLUTION PROVIDING FOR ALLOWANCE OF A WIDOW OF VETERAN DEDUCTION.

R. #97.12: RESOLUTION PROVIDING FOR DISALLOWANCE OF A DISABILITY DEDUCTION.

R. #98.12: RESOLUTION PROVIDING FOR DISALLOWANCE OF A DISABILITY DEDUCTION.

R. #99.12: RESOLUTION PROVIDING FOR DISALLOWANCE OF SENIOR CITIZEN DEDUCTIONS.

R. #100.12: RESOLUTION PROVIDING FOR THE CANCELLATION OF CERTAIN BALANCES ON WATER AND SEWER ACCOUNTS.

R. #101.12: RESOLUTION PROVIDING FOR THE CANCELLATION OF CERTAIN BALANCES ON WATER AND SEWER ACCOUNTS.

R. #102.12: RESOLUTION PROVIDING FOR THE CANCELLATION OF CERTAIN BALANCES ON WATER AND SEWER ACCOUNTS.

Giovannitti moved and Haynes seconded to adopt R. #96.12 to R. #102.12. Roll call: Ayes: Giovannitti, Haynes, Kidd, Stevenson, Turner. Nays: None. Motion carried.

R. #103.12: RESOLUTION APPOINTING LORI ZANE AND RITA WEBER AS BACK-UP ADMINISTRATORS FOR THE MUNICIPAL COURT OF THE

BOROUGH OF PAULSBORO. Giovannitti moved and Haynes seconded to adopt R. #103.12. Roll call: Ayes: Giovannitti, Haynes, Kidd, Stevenson, Turner. Nays: None. **Motion carried.**

Summary of reports and copies of minutes of meetings. Giovannitti moved and Haynes seconded to receive and file. All were in favor of the motion.

Artis Ore and Robert English gave an update on the redevelopment at the Paulsboro Plaza which is as follows:

“Since last fall, the project sponsors have been working with regulators, commercial and public financing sources, tenants and potential tenants, and the Borough of Paulsboro to conclude acceptable terms for moving ahead with redevelopment of Paulsboro Plaza. Although sponsors are behind schedule, according to established plans, we are very close to meeting definitive terms necessary for completion of the project redevelopment and construction plans.

Although project sponsors have identified and pledged necessary resources for completing acquisition, and subsequently construction for phases I and II, lenders have tied proposed commitments to the sponsors ability to obtaining a long-term lease agreement with an anchor tenant.

Acquisition, Pre-Construction Marketing and Finance Requirements

Real Estate Contract Amendment:

1. Project sponsors recently reached agreement with current owners of Paulsboro Plaza for and extension on the purchase agreement.
2. The purchase contract extension was mutually agreed and executed in late April, 2012.
3. Consequently, site control has been sustained, allowing for more time to complete financial arrangements, and to obtain required land-use and site plan approvals, and permits.

Marketing Status: Current Tenants & Proposed Anchor Tenant:

1. After several meetings with Sav-a-Lot company officials, project sponsors have received an LOI (letter of Intent) from Sav-a-Lot, outlining requirements for establishing a store in Paulsboro.
2. Subsequently, terms have been negotiated for a long-term lease.
3. Regional officials for the grocer have indicated that plans to take up space in Paulsboro Plaza will be reviewed early summer for a final decision.
4. Meetings have been conducted with current tenants to determine if they have plans to extend agreements for space after construction, and to determine fit-out requirement for proposed new space for each tenant.
5. Note: It appears 93% of available space will be occupied prior to construction of the first commercial building scheduled under the proposed redevelopment plan.

Strategic Alignment: Additional Work Required to Modify Plans:

1. Proposed plans were modified to alter the redevelopment strategy in a manner more palatable to financing sources.
2. Project construction, scheduling, and financial planning changes have been completed and submitted to lenders for assessment and use in underwriting activities.

Application Submitted for Acquisition Financing:

1. A local lender is currently processing an application for the purchase of Paulsboro Plaza.
2. The application will be reviewed by the banks' loan committee in the near future.

Application for Gap Financing:

1. An application was submitted to NJEDA in January to gap financing to cover excessive site development costs. We expect to hear from the agency in the near future.

Land-Use Planning & Approvals

Final Approval Application:

1. Site plan revisions pursuant to commitments and requirements agreed during preliminary approval are underway, and sponsors expect to complete design/development activities for final site plan approval within 30 to 45 days.

NJDEP:

1. An application for review of site plans by NJDEP will be submitted in the next 30-days.

Remediation Compliance:

1. Required state reports for compliance with approved remediation plans have been filed as required.

Other Requirements:

1. Sponsors plan to submit an application for final site plan approval in the next 60 days.
2. Applications for environmental rebates and grants will be prepared in the next 60 days.
3. Engineering plans will be submitted to NJDEP for review within the next 60 days."

Councilman Kidd questioned if anything was upgraded to help alleviate the noise.

Mr. Ore stated they are still trying to finalize that but it could be trees or some kind of buffer.

Letter from Tax Collector Barbara Sockwell regarding uncollectible taxes. Giovannitti

moved and Haynes seconded to receive and file the letter. All were in favor of the motion.

Received Amusement Games License Application for Rocking Stone (all inspections have been completed). Giovannitti moved and Haynes seconded to receive, file the application and approve the amusement games license. All were in favor of the motion.

Letter from Willie Carroll, George D. Patton, Jr., Post 678, Inc. VFW, regarding permission to sell Buddy Poppies. Giovannitti moved and Haynes seconded to receive and file the letter. All were in favor of the motion.

Letter from Janet M. Belcher, 554 Billings Avenue, regarding gas line.

Mayor and Council discussed the location and the five (5) year moratorium on newly surfaced streets.

Haynes moved and Giovannitti seconded to receive, file the letter, hold over for review and take into consideration. All were in favor of the motion.

Letter from William G. Dressel, Jr., New Jersey State League of Municipalities, regarding guidance on the Qualified Purchasing Agent Exam and Continuing Education Requirements. Giovannitti moved and Haynes seconded to receive and file the letter. All were in favor of the motion.

Letter from Owen Haynes, Riverside Inn, requesting to lift the restrictions on the license as it pertains to the consumption of alcohol on the westside on May 5th only. There will not be any consumption of alcohol on the property after 12 a.m. as per #5 of the resolution. Giovannitti moved and Stevenson seconded to receive, file the letter, approve his request and inform Mr. Haynes that the fence has to be put back up within 48 hours if he is taking it down. All were in favor except Haynes abstained.

OLD BUSINESS: There wasn't any old business at this time.

MAYOR AND COUNCIL REPORTS:

Councilwoman Turner stated she went to the Fort Billings Park and is working on getting the fencing fixed. She is also familiarizing herself with other Borough properties.

Councilman Stevenson asked to begin the process to sell three (3) vehicles that are no longer needed by the Fire Department. They are 1976 and 1983 Mack Fire Trucks and a 1990 Ambulance. He has spoken with the Fire Chief and he agreed.

Councilman Kidd questioned if the Fire Chief has submitted his recommendation in writing.

Councilman Stevenson stated the Fire Chief has agreed with selling the vehicles.

Councilman Kidd felt the Mayor and Council shouldn't get in the middle and there should be something in writing.

Councilman Stevenson again stated the he has permission from the Fire Chief.

R. #104.12: RESOLUTION OF THE BOROUGH OF PAULSBORO AUTHORIZING THE SALE OF CERTAIN VEHICLES AND EQUIPMENT BY PUBLIC AUCTION IN ACCORDANCE WITH N.J.S.A. 40A:11-36. Giovannitti moved and Haynes seconded to adopt R. #104.12. Roll call: Ayes: Giovannitti, Haynes, Stevenson. Nays: None. Abstained: Kidd and Turner. **Motion carried.**

Councilman Kidd felt there was a conflict as Councilman Stevenson is an active fireman.

Solicitor Angelini stated if Councilman Stevenson was purchasing or providing a benefit, he would have to abstain but if it is just selling something, he was not sure there was a conflict and can blame him for his opinion.

Councilman Stevenson thanked Chief Wachter and the Police Department for handling some code issues that were brought to his attention.

Councilman Stevenson commended the excellent communication between the Department Heads and the Governing Body. He felt it kept the Governing Body informed so that they may keep the citizens updated on certain issues. He also thanked his fellow Council members.

Councilman Stevenson thanked the Paulsboro Neighborhood Watch Association for inviting him and allowing him to speak at their recent meeting. Councilman Stevenson and Mr. Corradetti spoke about how they can make the communication better between the Governing Body and the Neighborhood Watch Association.

Councilman Kidd suggested to the Council President that there are certain properties in town that have problems every year and every year they have to be cited then the Borough should be prepared to cite them on January 1st in order to get them into the Court system.

Councilman Kidd stated there is an opening for a Deputy Court Administrator and applications can be sent to the Justice Department.

Councilman Kidd stated he only saw one (1) Department Head present at the meeting.

Councilman Haynes stated the Department Head from his Department is excused.

Mayor Hamilton stated Councilman Morina has resigned from Council effective today.

Councilman Haynes stated interviews were held in the Water and Sewer Department and it has been narrowed down to three (3) candidates. He will be presenting them to Council.

Council President Giovannitti agreed with Councilman Kidd regarding the properties. He would like to have a directive given to Code Enforcement Officer Hogle to investigate the property at Penn Line and Washington Streets.

Giovannitti moved and Haynes seconded to direct Code Enforcement Officer Hogle to investigate the property at Penn Line and Washington Streets. All were in favor of the motion.

Council President Giovannitti stated there are openings in the Street and Highway Department and there were 40 applications. There were two (2) really skilled workers and were recommended by Borough Foreman Tinder and Bill Virden. Their recommendations are Derek Hainey and Herman Schoch.

R. #105.12: RESOLUTION OF THE BOROUGH OF PAULSBORO APPOINTING DEREK HAINEY AS UTILITYMAN 2ND GRADE FOR THE BOROUGH OF PAULSBORO. Giovannitti moved and Haynes seconded to adopt R. #105.12: Roll call: Ayes: Giovannitti, Haynes, Kidd, Stevenson, Turner. Nays: None. **Motion carried.**

R. #106.12: RESOLUTION OF THE BOROUGH OF PAULSBORO APPOINTING HERMAN SCHOCH AS UTILITYMAN 2ND GRADE FOR THE BOROUGH OF PAULSBORO. Haynes moved and Stevenson seconded to adopt R. #106.12: Roll call: Ayes: Haynes, Kidd, Stevenson, Turner. Nays: None. Abstained: Giovannitti. **Motion carried.**

Council President Giovannitti stated the Borough will be holding a shredding event on Saturday, May 12th and the Borough Clerk will advertise it in Sunday's newspaper on May 5th, 2012.

Councilwoman Turner stated she has noticed that the flags on Broad Street are sliding down the poles.

Giovannitti moved and Stevenson seconded to direct Borough Foreman Tinder to see if he can get the equipment to fix the flags. All were in favor of the motion.

Mayor Hamilton stated there was a ribbon cutting ceremony at the new Water Treatment Plant on April 19th and the plant will be on line in two (2) weeks. He felt Paulsboro had the best water.

Mayor Hamilton thanked the developers on starting the Paulsboro Plaza redevelopment.

Mayor Hamilton informed everyone there are individuals for the revaluation going around town and they will have badges to identify them.

Mayor Hamilton thanked the town as they continuously show their support and it will take neighborhoods coming together to move forward.

Mayor Hamilton asked everyone to keep in mind there is going to be a Neighborhood Watch clean up on Thomson and Swedesboro Avenues on Saturday at 9:00 a.m. and asked everyone to volunteer.

Mayor Hamilton reminded everyone regarding the shredding event being held on May 12th at the Billingsport School and to bring their old documents to be shredded.

There wasn't any further Borough business.

Haynes moved and Stevenson seconded to adjourn the meeting at 8:04 p.m. All were in favor of the motion.

This is a brief summary of the Regular Meeting of the Mayor and Council of the Borough of Paulsboro held on May 1, 2012 and should not be considered a verbatim transcript of the meeting.

Respectfully submitted,

Kathy A. VanScoy, RMC/CMC
Borough Clerk

W. Jeffery Hamilton, Mayor