

DECEMBER 6, 2011

PAULSBORO, N.J.

7:00 P.M.

REGULAR MEETING

Council Chamber:

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

Mayor Burzichelli called the meeting to order.

Mayor Burzichelli read the opening statement regarding the Open Public Meetings Act.

Mayor Burzichelli recited "Harry Truman's Prayer" as the opening prayer.

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

Members present were: Haynes, Giovannitti, Hamilton, Kidd, Tedeski. Absent: Morina (excused).

Proclamation of Retirement was presented by Mayor Burzichelli to Charles Kulbacki.

Mayor Burzichelli opened the floor to the public.

Monica White, 222 West Washington Street, discussed the area that she lives in as someone was recently killed on the street which is scary to her. The area is known for selling drugs. She stated when she turns onto her street and sees the same people doing the same things; she questioned what the Police Department is going to do as well as Mayor and Council. There is a duplex that is boarded up and that is where most of the trouble is from. She further stated Mayor and Council wants to attract businesses and new homeowners but when they hear Paulsboro, they don't want to come to Paulsboro which she considers "Camden". She felt the Police Department and Mayor and Council should be held accountable.

Mayor Burzichelli stated Mrs. White was right on point and he gave background on the homicide, which is a bad thing. Neither the shooter nor the victim was from Paulsboro. It was random and just happened to happen here in Paulsboro. Once the Borough gets title to the Duplex, the Borough will tear it down but the process brings great frustration. He suggested in the short term to have the neighbors call the Police Department. The Borough has hired more Police Officers.

Terence Jones, Mullica Hill, stated he has come to the meetings in September, October, November and tonight to discuss the police misconduct.

Mayor Burzichelli stated Mr. Jones can participate but he will not be speaking on any matters involving pending litigation regarding him or any other litigations.

Mr. Jones questioned if the Mayor was saying he was not allowed to speak at all.

Mayor Burzichelli stated he can but to talk about something other than the Police Department.

Mr. Jones again questioned if the petition was accepted.

Mayor Burzichelli stated it will not be talked about and then asked Mr. Jones to stop speaking and to sit down.

Mr. Jones discussed the loitering law. He stated outside both Wally's Grocery and the Paulsboro Supermarket there are "no loitering" signs. He also noticed that Heritages' does not have a sign. He asked Mayor and Council to repeal the loitering laws.

Mayor Burzichelli stated the signs were placed there by the business owners and not the Borough.

Mr. Jones questioned if they are enforced.

Mayor Burzichelli stated the Department is cognizant to the parameters of the law and that there are limitations. He further stated the Borough is in the process of reviewing the ordinances.

Almetha Ford, 230 West Washington Street, stated she agreed with Mrs. White and most of the action and loitering is at the duplex.

Mayor Burzichelli stated if the Borough can find the money, the duplex will be taken down and he is with her 100%.

Mrs. Ford stated she asked a Landlord if he could be more selective of the tenants he rents to and it was stated "it isn't Hollywood". She is emotional about this as there are things going on that are not safe and the element is not from Paulsboro. She further stated she doesn't like to see loitering in front of stores and she will not frequent that store. She doesn't want to see any loitering at all and felt the ordinance should be kept.

Mayor Burzichelli stated Mrs. Ford is very well spoken and to the point. There are more things coming forward. The Borough is dealing with people who get these properties for cheap and make a business out of them.

At this time, Mayor Burzichelli performed the swearing in of Patrolman Sterling Johnson.

Patrolman Johnson introduced his family that was present and thanked Mayor and Council.

Minutes of a Regular Meeting held on November 9, 2011 at 7:00 p.m.

Minutes of a Work Session Meeting held on November 14, 2011 at 5:00 p.m.

Minutes of an Executive Session Meeting held on September 19, 2011.

Minutes of an Executive Session Meeting held on October 17, 2011.

Minutes of an Executive Session Meeting held on November 14, 2011.

Haynes moved and Hamilton seconded to receive, file and approve the above minutes. All were in favor of the motion.

**R. #179.11: RESOLUTION PROVIDING FOR THE PAYMENT OF THE BILLS OUT OF THE 2011 BUDGET.** Haynes moved and Hamilton seconded to pay all bills properly signed and adopt R. #179.11. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Tedeski. Nays: None. **Motion carried.**

**R. #180.11: RESOLUTION AUTHORIZING THE BOROUGH OF PAULSBORO TO CANCEL THE OUTSTANDING TAX BALANCE ON BLOCK 1.07, LOTS 21, 22, 24 & 25, MANTUA AVENUE FOR THE YEAR 2011.**

**R. #181.11: RESOLUTION AUTHORIZING THE BOROUGH OF PAULSBORO TO CANCEL OUTSTANDING TAXES ON BLOCK 118.02 LOT 2 FOR THE YEARS 2008 THROUGH 2011 AND TRANSFER OF 2007 LIEN TO BLOCK 118.02 LOT 1. .**

**R. #182.11: RESOLUTION PROVIDING FOR THE CANCELLATION OF CERTAIN BALANCES ON WATER AND SEWER ACCOUNTS.**

Haynes moved and Hamilton seconded to adopt R. #180.11, #181.11 and #182.11. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Tedeski. Nays: None. **Motion carried.**

**R. #183.11: RESOLUTION PROVIDING FOR CHANGE ORDER NO. 1 IN CONNECTION WITH THE PAUL HOUSE STABILIZATION PROJECT IN THE BOROUGH OF PAULSBORO.** Haynes moved and Hamilton seconded to adopt R. #183.11. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Tedeski. Nays: None. Abstained: Kidd. **Motion carried.**

**R. #184.11: RESOLUTION PROVIDING FOR THE TRANSFER OF FUNDS FROM CERTAIN ACCOUNTS TO OTHER ACCOUNTS IN THE 2011 BUDGET.**

Haynes moved and Hamilton seconded to adopt R. #184.11. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Tedeski. Nays: None. **Motion carried.**

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

**SECOND READING AND PUBLIC HEARING:**

**O. #12.11: ORDINANCE OF THE BOROUGH OF PAULSBORO AMENDING CHAPTER 60, SALARIES AND COMPENSATION, OF THE CODE OF THE BOROUGH OF PAULSBORO, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY DETERMINING POSITIONS ELIGIBLE FOR THE DEFINED CONTRIBUTION RETIREMENT PROGRAM.** Haynes moved and Giovannitti seconded to open the meeting to the public. All were in favor of the motion.

There wasn't any public participation.

Haynes moved and Hamilton seconded to close the meeting to the public. All were in favor of the motion.

Haynes moved and Hamilton seconded to adopt O. #12.11 on second and final reading. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Tedeski. Nays: None. **Motion carried.**

**SECOND READING AND PUBLIC HEARING:**

**O. #13.11: ORDINANCE OF THE BOROUGH OF PAULSBORO AMENDING CHAPTERS 65, SITE PLAN REVIEW AND 70, SUBDIVISION OF LAND, OF THE CODE OF THE BOROUGH OF PAULSBORO.** Haynes moved and Tedeski seconded to open the meeting to the public. All were in favor of the motion.

There wasn't any public participation.

Haynes moved and Tedeski seconded to close the meeting to the public. All were in favor of the motion.

Haynes moved and Hamilton seconded to adopt O. #13.11 on second and final reading. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Tedeski. Nays: None. **Motion carried.**

Letter from John J. Vinci, Sr., Gloucester County Utilities Authority, regarding Public

Hearing GCUA Operating Budget and Proposed Rate Schedule. Haynes moved and Hamilton seconded to receive and file the letter. All were in favor of the motion.

Kidd moved and Haynes seconded to authorize the Borough Clerk in conjunction with Administrator Salvatore to send a letter of opposition to the rate increase to GCUA. All were in favor of the motion.

E-mail from Robert English, Consultant with CDIP-Paulsboro Summit, LP, Paulsboro Plaza, regarding Ordinance and Letter in Support of an Application for an Economic Development Grant. Haynes moved and Hamilton seconded to receive and file the email. All were in favor of the motion.

### **INTRODUCTION AND FIRST READING:**

#### **O. #14.11: ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF PAULSBORO APPROVING THE APPLICATION FOR A STATE INCENTIVE GRANT FOR CDIP-PAULSBORO SUMMIT LP, SUBJECT TO THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY APPROVAL.**

Mayor Burzichelli explained the Plaza developers need Council to approve the above ordinance in order to get access to funding.

Councilman Giovannitti suggested reviewing this matter at the next Work Session Meeting. He further suggested having the developer at the meeting to answer any questions the Council may have.

Councilman Kidd felt the matter was being rushed and it worried him as this should have been discussed beforehand. He has read the information and it worries him.

Mayor Burzichelli stated all Council is doing is introducing the ordinance and they will have two weeks to review it. If it is not satisfactory to Council then Council doesn't have to adopt the ordinance.

Councilwoman Tedeski questioned if it is the same site plan as before.

Mayor Burzichelli stated there are four phases. The first phase is the commercial strip, the second phase is the age restricted housing, the third phase is another building, etc. He further stated again that if Council doesn't like it then they don't have to move on the ordinance in two weeks.

Haynes moved and Hamilton seconded to adopt O. #14.11 on introduction and first reading and schedule the second reading and public hearing on December 19, 2011. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Tedeski. Nays: None. Abstained: Kidd.  
**Motion carried.**

Memo from Chief Chris Wachter regarding requesting re-issue of Resolution for Temporary signage for the port project. Haynes moved and Hamilton seconded to receive and file the memo. All were in favor of the motion.

**R. #185.11: RESOLUTION AUTHORIZING TEMPORARY STOP SIGNS FOR THE BOROUGH OF PAULSBORO.** Haynes moved and Hamilton seconded to adopt R. #185.11. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Tedeski. Nays: None. **Motion carried.**

Email from Solicitor Daniels regarding Economic and Neighborhood Development Office Lease. Haynes moved and Hamilton seconded to receive and file the email. All were in favor of the motion.

### **INTRODUCTION AND FIRST READING:**

**O. #15.11: ORDINANCE OF THE BOROUGH OF PAULSBORO AUTHORIZING THE LEASE OF A PORTION OF 1202 DELAWARE STREET, PAULSBORO, NEW JERSEY BY THE BOROUGH OF PAULSBORO IN ACCORDANCE WITH N.J.S.A. 40A:12-5.** Haynes moved and Hamilton seconded to adopt O. #15.11 on introduction and first reading and schedule the second reading and public hearing on December 19, 2011. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Tedeski. Nays: None. **Motion carried.**

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

### **MAYOR AND COUNCIL REPORTS:**

Councilwoman Tedeski thanked everyone for coming to the meeting as well as attending the Holiday Tree Lighting. She further thanked everyone who assisted in making the Holiday Tree Lighting event a success such as the Fire Department, Glenn Roemmich who served as Santa Claus, the Christian Ministries, etc.

Councilwoman Tedeski stated the Holiday Party will be held on Saturday, December 10, 2011 at 10:00 a.m. at the Paulsboro High School Cafeteria for children up to sixth grade.

Councilwoman Tedeski questioned if the Plaza could be called to get the lights on in the parking lot.

Mayor Burzichelli suggested contacting Keith Hogle to have him contact the owners of the Plaza in order to get the parking lot lights on.

Tedeski moved and Giovannitti seconded to authorize Keith Hogle to contact the owner of the Plaza to get the parking lot lights on. All were in favor of the motion.

Councilwoman Tedeski stated Jeanne Giampola is doing her annual Christmas Project. Anyone who wants information can contact the Borough Clerk. She will be donating her Council monthly stipend to this project.

Councilwoman Tedeski gave best wishes to Mayor Burzichelli.

Councilman Tedeski thanked Ron Ficara for bringing the coffee.

Councilman Kidd stated while he was at the Conference, he read about the railroad worker who got hurt. He has called the train master to see how the young man was doing and was told he is home, doing better but lost some toes. The Engineer would like to come to the school to talk with the school kids about train safety.

Councilman Kidd stated there have been some robberies in town and he has asked the Captain to stay after the meeting to speak with everyone about it.

Mayor Burzichelli stated the Captain will speak with the residents once the formal meeting has finished.

Councilman Giovannitti stated he is working with the Trash Consultant regarding bidding out the trash and recycling and will talk more about it at the Work Session.

Councilman Giovannitti stated the Street and Highway Department has received a new dump truck as well as two (2) other trucks and a Brine machine for the snow. The part time employees are working. He thanked Borough Foreman Tinder, Captain Marino and the other Department Heads for coming to the meeting.

Councilman Giovannitti discussed utilizing the shuttle bus to transport individuals to the wrestling matches. He has presented a list of dates.

Giovannitti moved and Haynes seconded to approve the request to use the shuttle bus and to contact the Street and Highway Department regarding the approval. All were in favor of the motion.

Council President Haynes questioned if the full intent of utilizing the shuttle bus was to transport everyone or just the Senior Citizens.

Councilman Giovannitti stated it is usually used for the older people but Mrs. Driver allows other people on the bus.

Mayor Burzichelli stated but it is for the Senior Citizens first.

Councilman Giovannitti wished everyone a Merry Christmas, Happy Kwanzaa, etc. and he welcomed Mayor Burzichelli to come to the meetings after January 1<sup>st</sup> to show support, get on Council and to keep showing Paulsboro Pride.

Mayor Burzichelli stated the Swearing in Ceremony will occur on January 1, 2012 around 12:00 or 12:30 p.m. The time will be coordinated. The Reorganization Meeting will still occur on January 3, 2012 at 6:00 p.m.

Councilman Hamilton thanked everyone for coming out to the Holiday Tree Lighting.

Councilman Hamilton thanked Mayor Burzichelli for 16 years of service.

Councilman Hamilton stated there will be an announcement in the newspaper regarding the official time for the Swearing in Ceremony.

Council President Haynes thanked everyone for coming to the Holiday Tree Lighting.

Council President Haynes thanked Mayor Burzichelli and wished him the best. He further stated Mayor Burzichelli will still be around and he enjoyed working with him. He also wished Mayor Elect Hamilton the best.

Mayor Burzichelli discussed authorization for Allen Black to perform condemnation appraisal on Block 106 Lot 2.01. He explained the Borough of Paulsboro is renovating the new library and the house next door (Fish House) was purchased by people who have abandoned the property. The Borough has to talk with the owner about purchasing 10 feet of the land towards the new library's parking area which there has been an issue in getting in touch with someone..

Haynes moved and Hamilton seconded to authorize Allen Black to perform the appraisal of the 10 feet of land. All were in favor of the motion.

Mayor Burzichelli stated serving as the Mayor has been fun. He felt the Borough will get better as the Governing Body strives to be perfect. He stated it was an honor and privilege to work with the other members of Council.

There wasn't any further Borough business.

Haynes moved and Hamilton seconded to adjourn the meeting at 8:10 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 December 6, 2011 and should not be considered a verbatim transcript of the meeting.

Respectfully submitted,

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Kathy A. VanScoy, RMC/CMC  
Borough Clerk

John J. Burzichelli, Mayor