

**MARCH 20, 2007**

**PAULSBORO, N.J.**

**7:00 P.M.**

**WORK SESSION MEETING**

Council Chamber:

Mayor Burzichelli presided at a Work Session Meeting of Council, held on the above date and place.

Members present were: Haynes, Giovannitti, Hamilton, Kidd, Morina, Tedeski. Absent: None.

Mayor Burzichelli called the meeting to order.

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

Mayor Burzichelli opened the floor to the public.

Mayor Burzichelli stated that several neighbors were concerned about the status of property on Penn Line Road. An individual had approached him regarding erecting houses on that piece of property. He informed the individual that the Borough would not be interested in Apartments, only single family homes. He reported to the neighbors that this matter would have to go to the Land Use Board for approval and the neighbors should be notified of when the matter would be heard. There isn't anything going on at this time. The individual must go through the Borough's processes for any zoning variances or site plan review. The individual cannot do anything without the neighbors being notified.

There wasn't any further public participation.

R. #53.07: RESOLUTION PROVIDING FOR THE TRANSFER OF FUNDS IN THE 2006 BUDGET RESERVE ACCOUNTS. Haynes moved and Hamilton seconded to adopt R. #53.07. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Morina, Tedeski. Nays: None. Motion carried.

R. #54.07: RESOLUTION PROVIDING FOR THE PAYMENT OF THE BILLS OUT OF THE 2006 RESERVE ACCOUNTS. Haynes moved and Hamilton seconded to pay all bills properly signed and adopt R. #54.07. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Morina, Tedeski. Nays: None. Motion carried.

R. #55.07: RESOLUTION PROVIDING FOR THE PAYMENT OF THE BILLS

OUT OF THE 2007 TEMPORARY BUDGET. Haynes moved and Hamilton seconded to pay all bills properly signed and adopt R. #55.07. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Morina, Tedeski. Nays: None. Motion carried.

**R. #56.07: RESOLUTION AUTHORIZING THE BOROUGH OF PAULSBORO TO SUBMIT AN APPLICATION FOR FUNDING FOR STATE LIBRARY AID FOR 2008.** Haynes moved and Hamilton seconded to adopt R. #56.07. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Morina, Tedeski. Nays: None. Motion carried.

Letter from Paulsboro Little League requesting permission to hold their annual Opening Day Parade on April 14, 2007 at 10:00 a.m. Haynes moved and Hamilton seconded to receive, file the letter, approve the request and notify the proper departments. All were in favor of the motion.

Memo from Paulsboro Community Ambulance regarding specifications for a new ambulance and requesting help to pay for utilities. Haynes moved and Hamilton seconded to receive and file the memo. All were in favor of the motion.

Mayor Burzichelli stated the Public Safety Committee should meet with the Ambulance to discuss their request as the County may be going to regionalized paid EMT Services. The stipend will be discussed at budget time.

Received Amusement Games License Applications from the following:

Paulsboro Elk's Lodge  
Frank's Pub

Haynes moved and Hamilton seconded to receive, file the applications and approve the above Amusement Games Licenses. All were in favor of the motion.

Received Corrective Action Plan for the year ending December 31, 2005. Haynes moved and Hamilton seconded to receive and file the Plan. All were in favor of the motion.

Mayor and Council discussed vacating the right of way on Reeves Avenue.

Solicitor Pierson explained that the Borough is not the titled owners of the property, just the right of way (easement). He felt the Borough could vacate this easement.

#### **FIRST READING AND PUBLIC HEARING:**

**O. #02.07: AN ORDINANCE OF THE BOROUGH OF PAULSBORO VACATING A PORTION OF REEVES AVENUE.** Haynes moved and Hamilton seconded to adopt O. #02.07 on first reading and introduction and schedule the second reading and public hearing on April 3, 2007. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Morina, Tedeski. Nays: None. Abstained: Kidd. Motion carried.

Mayor Burzichelli recommended appointing Marc Kamp as the liaison to the Land Use Board as the Administrative Assistant. He would give out and accept the applications and work with the Secretary and the Administrator. He would not sit on the Board.

Haynes moved and Hamilton seconded to appoint Marc Kamp as the Administrative Liaison.

Councilman Kidd felt Mr. Kamp had enough on his plate.

Mayor Burzichelli felt Mr. Kamp would be a perfect complement and he would not be overrun with duties but that Councilman Kidd was not very supportive.

All were in favor of the motion except Kidd.

Mayor Burzichelli recommended Ray Miller as liaison to oversee any issues with the Veteran's Park.

Haynes moved and Hamilton seconded to appoint Ray Miller as the overseer of the Veterans and Veteran's Park. All were in favor except Morina abstained.

Mayor Burzichelli discussed transferring the Boys and Girls Club from the Borough to the Boys and Girls Club.

Haynes moved and Hamilton seconded to authorize the Solicitor to explore options of how to transfer the property and to protect the Borough's interest. All were in favor of the motion.

Mayor Burzichelli discussed converting a single family structure from a rental property back to an owner occupied residence. He felt the Borough could give a five year tax incentive to anyone who converted their rental property to an owner occupied residence. He suggested the Solicitor review the ordinance, give a review memo and circulate it among the Governing Body. All were in favor of the motion.

Councilman Morina stated he received quotes for uniforms for the Housing Office.

Councilman Kidd suggested holding off on this matter until the contracts have been negotiated.

Giovannitti moved and Hamilton seconded to purchase uniforms for the Housing Officer. All were in favor of the motion except Kidd.

Councilman Giovannitti stated he will give a presentation to Mayor and Council on updating the Fire Ordinance.

Mayor Burzichelli stated Council can pick up the discussion once they receive the presentation.

Councilman Giovannitti discussed splitting the days for collecting recycling since the Borough is doing the collecting and the possibility of purchasing a trash truck in order for the Borough to start collecting its own trash.

Administrator Salvatore discussed finalizing the acquisition of Block 106 Lot 3.02, which is the old gas station on Broad Street. The appraisals are completed, the Ordinances are in hand and the parties have come to an agreement on prices. The only action left is to schedule a closing date to acquire the properties.

Administrator Salvatore stated that the property on Broad Street is in the redevelopment zone, the Governing Body has adopted ordinances authorizing the acquisition and any action needed to acquire the property. The owner and the Borough have come to an agreed price for the parcel. He felt he needed the Governing Body's approval because it will ultimately entail borrowing money, going to a closing, signing a document and acquiring it.

Solicitor Pierson suggested Council authorize the Administrator to enter into a contract to purchase the property that way Council has authorized it to be purchased at the actual price it is to be purchased for in the contract for sale and can set a closing date and that Resolution would authorize the actual transaction for the actual dollars.

Administrator Salvatore stated Remington and Vernick Engineers have done a site investigation for a grant and the latest reports from Remington and Vernick claims there aren't there aren't any gas tanks at the site. They feel there may be one small tank in the ground but it was never used. As far as the environmental liability, even if the Borough acquires the parcel, the Borough does not incur any liability. The environmental liability does not transfer to the Borough once the sale is final.

There was further discussion regarding the purchase of Block 106 Lot 3.02.

**R. #57.07: RESOLUTION OF THE BOROUGH OF PAULSBORO AUTHORIZING THE ACQUISITION OF BLOCK 106, LOT 3.02.** Haynes moved and Hamilton seconded to adopt R. #57.07. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd with conditions, Morina, Tedeski. Nays: None. **Motion carried.**

**R. #58.07: RESOLUTION PROVIDING FOR AN EXECUTIVE SESSION OF BOROUGH COUNCIL OF THE BOROUGH OF PAULSBORO.** Haynes moved and Hamilton seconded to adopt R. #58.07. Roll call: Ayes: Haynes, Giovannitti, Hamilton, Kidd, Morina, Tedeski. Nays: None. **Motion carried.**

At 8:22 p.m., Mayor and Council went into Executive Session to discuss contract negotiations.

Giovannitti moved and Hamilton seconded to open the meeting to the public at 8:42 p.m. All were in favor of the motion.

Haynes moved and Hamilton seconded to reconvene in Executive Session at 8:44 p.m. to discuss contract negotiations. All were in favor of the motion.

Giovannitti moved and Hamilton seconded to open the meeting to the public at 8:55 p.m. All were in favor of the motion.

Administrator Salvatore discussed purchasing the Swindell properties, (Block 1.01 Lot 21, 22, 24 & 25) which are four parcels on Mantua Avenue at a cost of \$78,000 and the Broad Street property at a cost of \$225,000. In the January status report from Remington and Vernick Engineers it states that they completed the preliminary assessment based upon boring and soil tests, and they found that there is one underground storage tank on site in a 2,000 to 4,000 gallon capacity. According to the owner, there was never any product in the tank and this was confirmed by field observation. There is a non-used empty tank that is still there. There was further discussion regarding the report. He gave everyone copies of the report.

— **R. #59.07: RESOLUTION AUTHORIZING A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE NEW JERSEY STATE POLICEMEN'S BENEVOLENT ASSOCIATION PAULSBORO LOCAL NO. 122 (PBA) AND THE BOROUGH OF PAULSBORO.** Hamilton moved and Giovannitti seconded to adopt R. #59.07.

- Council President Haynes recused himself from the vote.

- Roll call: Ayes: Giovannitti, Hamilton, Kidd, Morina, Tedeski. Nays: None. **Motion carried.**

- Captain Grogan reported on the ticket situation that was written in the audit.

Lieutenant Wachter discussed the program on the defibrillators. The Borough did not have a policy to deploy the defibrillators. There were three officers who volunteered to attend EMT schooling to use the defibrillators. The Police Department will outfit one patrol per shift as EMS 1<sup>st</sup> Responders.

Chief Ridinger discussed the School Crossing Guards. He recommended considering a crossing guard at the corner of Spruce and Broad Streets. Also, he asked to consider the four corners of Billingsport School. He is going to need authorization to go from nine crossing guards to ten.

Administrator Salvatore stated this discussion will be done during the Budget presentation.

Mayor Burzichelli stated the parking lot next door will be starting.

There wasn't any further borough business.

Haynes moved and Hamilton seconded to adjourn the meeting at 9:14 p.m. All were in favor of the motion.

This is a brief summary of the Work Session Meeting of the Mayor and Council of the Borough of Paulsboro held on March 20, 2007 and should not be considered a verbatim transcript of the meeting.

Respectfully submitted,

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Kathy A. VanScoy, RMC/CMC  
Borough Clerk

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John J. Burzichelli, Mayor