

JUNE 21, 2016

PAULSBORO, N.J.

7:00 P.M.

WORK SESSION MEETING

Council Chamber:

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

Mayor Stevenson called the meeting to order.

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

Members present were: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Absent: Councilman DiTonno.

Privilege of the Floor:

Councilman Giampola and Council President Giovannitti seconded to open the floor to the public. All were in favor of the motion.

Mayor Stevenson opened the floor to the public, asked anyone speaking to give their name and address and reminded everyone there was a five (5) minute time limit.

There wasn't any public participation.

Councilman Giampola moved and Councilman Holloway seconded to close the floor to the public. All were in favor of the motion.

R. #110.16: RESOLUTION PROVIDING FOR THE PAYMENT OF BILLS OUT OF THE 2016 BUDGET. Council President Giovannitti moved and Councilman Holloway seconded to pay all bills properly signed and adopt R. #110.16.

Councilman Giampola stated he should vote no on this Resolution as Council hasn't had the opportunity to review the bill list as it was not put in their mailboxes until today. It should have been placed in the packets on Friday.

Mayor Stevenson questioned if it was possible to approve the bills but hold the bills that are questionable. He suggested holding the bills to be reviewed effective Monday June 27, 2016.

Council President Giovannitti moved and Councilman Haynes seconded to amend the above motion to pay all bills properly signed, adopt R. #110.16 and hold all bills until Mayor and Council reviews and approves the bills effective Monday, June 27, 2016. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

R. #111.16: RESOLUTION PROVIDING FOR CHANGE ORDER NO. 1 IN CONNECTION WITH THE RECONSTRUCTION OF SPRUCE STREET IN THE BOROUGH OF PAULSBORO.

Borough Engineer Biermann explained that the Change Order reflects additional improvements from the NJDOT. The bid was awarded but the comments were not addressed yet. The NJDOT had unresolved comments that needed to be addressed by additional construction work such as handicap ramps, detectable warning surfaces, crosswalk striping, replacement signage, bicycle safe grates and it also included additional sidewalk in two locations to make it continuous. The change order is in the amount of \$32,805.50 and reflects 9% of the project which the funds are available.

Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #111.16.

Councilman Holloway questioned how it got to be an additional \$38,000.

Borough Engineer Biermann stated it was based on the previous Engineer's design.

Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

Memo from Chief Marino regarding recommendation of liquor licenses. Councilman Giampola moved and Council President Giovannitti seconded to receive and file the memo. All were in favor of the motion.

Borough Clerk VanScoy explained that R. #112.16 and R. #113.16 have conflicts therefore, the Resolution reflects that the Borough does not have any objection to NJABC renewing these licenses. Also, the Council will have to hold off on the

renewal for R. #122.16 and R. #123.16 as the Borough has not received their tax clearance certificate from the NJ Division of Taxation as it is needed to renew.

Solicitor M. Maley suggested Council move each Resolution separately.

R. #112.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A CLUB LICENSE #0814-31-019-001 PAULSBORO SPORTSMENS ASSOCIATION T/A PAULSBORO SPORTSMENS ASSOCIATION CONDITIONED UPON STATE APPROVAL. Councilman Holloway moved and Councilman Kidd seconded to adopt R. #112.16. Roll call: Ayes: Councilman Holloway, Councilman Kidd. Nays: None. Abstained: Council President Giovannitti, Councilman Giampola, Councilman Haynes. Motion carried.

R. #113.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A CLUB LICENSE #0814-31-018-002 LOYAL ORDER OF MOOSE WOODBURY LODGE #2585 T/A LOYAL ORDER OF MOOSE LODGE WOODBURY LODGE #2585 CONDITIONED UPON STATE APPROVAL. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #113.16. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Holloway, Councilman Kidd. Nays: None. Abstained: Councilman Haynes.

R. #114.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A CLUB LICENSE #0814-31-024-002 CARMEL S. MORINA LODGE #2580 SONS OF ITALY IN AMERICA. Councilman Holloway moved and Councilman Kidd seconded to adopt R. #114.16. Roll call: Ayes: Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Abstained: Council President Giovannitti, Councilman Giampola. Motion carried.

R. #115.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A CLUB LICENSE #0814-31-020-001 GEORGE D. PATTON, JR. VFW POST 678 T/A GEORGE D. PATTON POST 678. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #115.16. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #116.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A CLUB LICENSE #0814-31-017-001 GREATER PAULSBORO LODGE 575 I.B.P.O.E. OF W., INC. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #116.16. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Kidd. Nays: None. Abstained: Councilman Holloway. Motion carried.

R. #117.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A PLENARY RETAIL DISTRIBUTION LICENSE #0814-44-007-007 MA BHADRA,

LLC T/A HANY'S LIQUORS. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #117.16. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #118.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A PLENARY RETAIL CONSUMPTION LICENSE #0814-33-006-009 MARILYN T. HESS T/A ALIBI INN. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #118.16. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #119.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A PLENARY RETAIL CONSUMPTION LICENSE #0814-33-013-013 STEFANO CORP. OF NEW JERSEY, INC. T/A NINO GERVASI RESTAURANT. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #119.16. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #120.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A PLENARY RETAIL CONSUMPTION LICENSE #0814-33-001-004 BADDTHEO, INC. T/A FRANK'S PUB. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #120.16. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: Motion carried.

R. #121.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A PLENARY RETAIL DISTRIBUTION LICENSE #0814-44-002-007 NANI, LLC T/A BURT'S LIQUORS. Council President Giovannitti moved and Councilman Holloway seconded to adopt R. #121.16. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #122.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A PLENARY RETAIL CONSUMPTION LICENSE #0814-33-011-004 LAWRENCE-SHACKLOCK ENTERPRISES, INC. T/A THE OFFICE BAR AND GRILL.

Mayor and Council held this Resolution due to not receiving the Tax Clearance Certificate as explained by Borough Clerk VanScoy.

R. #123.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A PLENARY RETAIL CONSUMPTION LICENSE #0814-33-010-005 BILLINGSPORT SPIRITS, INC. T/A BOURBON AND BREWS.

Mayor and Council held this Resolution due to not receiving the Tax Clearance Certificate as explained by Borough Clerk VanScoy.

R. #124.16: RESOLUTION PROVIDING FOR THE RENEWAL OF A PLENARY RETAIL CONSUMPTION LICENSE #0814-33-008-011 OWEN C. HAYNES, SR. T/A RIVERSIDE INN. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #124.16 with conditions. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Holloway, Councilman Kidd. Nays: None. Abstained: Councilman Haynes. **Motion carried.**

Council President Giovannitti stated the owners are working on fixing up the Riverside Inn.

Chief Marino stated the State ABC has suspended the license for Frank's Pub from August 23rd to September 18th at which time they will not be selling any alcohol and the Police Department has been ordered to pull the license during that time.

SECOND READING AND PUBLIC HEARING:

O. #07.16: AN ORDINANCE OF THE BOROUGH OF PAULSBORO AMENDING AND RESTATING CHAPTER 35A "FLOOD DAMAGE PREVENTION" OF THE CODE OF THE BOROUGH OF PAULSBORO. Council President Giovannitti moved and Councilman Giampola seconded to open the floor to the public. All were in favor of the motion.

Fire Chief/Councilman Giampola explained this ordinance. Ever since Superstorm Sandy, FEMA has required all municipalities to update their flood ordinance to add monitoring and FEMA also updated the flood maps. Anyone with flood insurance has seen an 18% increase in their rates for flood and the Borough does not have any control.

There wasn't any public participation.

Council President Giovannitti moved and Councilman Giampola seconded to close the floor to the public. All were in favor of the motion.

Council President Giovannitti moved and Councilman Giampola seconded to adopt O. #07.16 on second and final reading. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

O. #08.16: ORDINANCE AMENDING CHAPTER 54, "PROPERTY MAINTENANCE" OF THE BOROUGH CODE REGARDING MAINTENANCE

REQUIREMENTS AND VIOLATIONS AND PENALTIES. Council President Giovannitti moved and Councilman Giampola seconded to open the floor to the public. All were in favor of the motion.

Ophelia Hazelton, 228 West Buck Street, stated she received a complaint that her grass was too high and questioned what the guidelines were as some of her neighbors grass was higher than hers.

Mayor Stevenson stated she can get the guidelines on line on the Borough's website. He thought the grass had to be 10" or higher.

Councilman Kidd felt dumpsters should be included in the Ordinance for all rental property. The landlord should be required to provide a dumpster which would stop the headaches for the Code Office.

There wasn't any further public participation.

Council President Giovannitti moved and Councilman seconded to close the floor to the public and adopt O. #08.16 on second and final reading. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

O. #09.16: ORDINANCE AUTHORIZING ACQUISITION OF REAL PROPERTY LOCATED WITHIN THE BOROUGH OF PAULSBORO AND EXECUTION OF ALL NECESSARY DOCUMENTS (BLOCK 121, LOT 33).

Council President Giovannitti moved and Councilman Giampola seconded to open the floor to the public. All were in favor of the motion.

Mayor Stevenson explained this Ordinance acquires the property on Dayton Avenue and the Borough is taking ownership due to safety reasons.

There wasn't any public participation.

Council President Giovannitti moved and Councilman Holloway seconded to close the floor to the public and adopt O. #09.16 on second and final reading. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

Police Chief's Report:

Memo from Chief Vernon R. Marino regarding recommendation of Promotion to Next Level Patrolman. Council President Giovannitti moved and Councilman Giampola seconded to receive and file the memo. All were in favor of the motion.

R. #125.16: RESOLUTION PROMOTING JAMES GENTILE TO THE APPOINTMENT OF PATROLMAN FIRST CLASS IN THE BOROUGH OF PAULSBORO POLICE DEPARTMENT. Councilman Giampola moved and Councilman Haynes seconded to adopt R. #125.16. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #126.16: RESOLUTION PROMOTING ADAM CHIOLAN TO THE APPOINTMENT OF PATROLMAN TENTH CLASS IN THE BOROUGH OF PAULSBORO POLICE DEPARTMENT. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #126.16. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #127.16: RESOLUTION PROMOTING DANIEL ROMERO TO THE APPOINTMENT OF PATROLMAN TENTH CLASS IN THE BOROUGH OF PAULSBORO POLICE DEPARTMENT. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #127.16. Roll call: Ayes: Council President Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

Councilman Giampola questioned if these promotions are done due to contractual obligation.

Chief Marino stated yes, but they can be held up to six (6) months.

Memo from Chief Vernon R. Marino regarding Active Shooter/Lockdown Drills. Councilman Giampola moved and Council President Giovannitti seconded to receive and file the memo. All were in favor of the motion.

Chief Marino explained the Police Department has conducted these drills at the Schools. They have done two (2) active drills and the first one (1) was conducted at Loudenslager School to gauge the level of compliance with the new color coded display card system being implemented through the school district. The drill was quite successful as all classroom doors were locked, cards were properly displayed and when teachers were requested to unlock their classroom doors to allow entry, they refused to acknowledge the request, as is proper protocol. The second one was conducted at the Billingsport School to gauge the level of compliance with the standard lockdown protocol, as the school did not yet have all the material/equipment necessary to implement the aforementioned color coded card system. The drill exposed a few instances where the protocol needed to be clarified or the facility itself needed to be brought to full compliance, however overall the issues are minor and the school will take administrative corrective action to clarify issues for the staff as well as the facility. The Police Department will coordinate and

conduct additional drills during the 2016-2017 school year to continue to assist and educate the school faculty so that the stated goal of universal compliance to protocol and student/staff safety can be achieved. The Police Department will instill these drills at the High School. All drills will be done quarterly.

Memo from Chief Vernon R. Marino regarding LESO Program. Councilman Giampola moved and Council President Giovannitti seconded to receive and file the memo. All were in favor of the motion.

Chief Marino explained the program and stated two (2) months ago he contacted Council and requested approval to receive a vehicle for the Police Department through the LESO Program. Once he received the approval, Chief Marino and Lt. Kille traveled to D.C. to pick up the vehicle. However, upon inspection he realized the vehicle was not road worthy and he did not accept the vehicle at the time. He again advised Council that the vehicle was not in good order and that the liaison would attempt to locate the Department a better vehicle. On June 7th at the last Council Meeting he failed to notify Council formally that the Department had in fact received another vehicle which he will shoulder the blame. The Department picked up a vehicle which was a white 1997 S-10 Blazer. The Borough's mechanic inspected the vehicle and felt it would take too much money to fix the problems on the vehicle. The Borough could keep the vehicle and use it as an undercover vehicle.

Councilman Haynes suggested giving it back.

Chief Marino agreed.

Engineer's Report:

Borough Engineer Biermann stated police coverage will be needed during the top coating of Spruce Street and the contractor will coordinate with the Police Department for police traffic control during the surface course.

Borough Engineer Biermann also stated the Well No. 7 water treatment plant is back in service and Solvay's contractor is completing the punch list items on the project this week. Additional water testing is also being completed to confirm plant operations. The preliminary results show that PFNA is non-detectable in the finished drinking water leaving the plant.

Borough Engineer Biermann further stated Verizon has expressed an interest in installing antennas on the Standpipe and has provided a draft lease for review by the Borough. If the Borough is interested in moving forward with Verizon, the leased space will need to be advertised for bids.

Borough Engineer Biermann also reported that the survey is complete for the Hoffman Avenue Reconstruction and the project design of the roadway, drainage and water main improvements are underway. They have identified three (3) or four (4) areas of right-of-way property issues and he will update Mayor and Council.

Borough Engineer Biermann stated T-Mobile is proposing to install RRUs (remote radio units) on the Paulsboro Water Tower which is on the block between Lincoln and Nassau Avenue. T-Mobile has posted escrow and they are ready to go up. There isn't any change as long as it is in conformance with their lease and he felt it was. His question is if this is something Mayor and Council would want to weigh in on or if it follows the lease agreement, have Water/Sewer Superintendent Reed handle it.

Councilman Kidd asked Borough Engineer Biermann to make sure the Solicitor will deal with this matter.

Councilman Holloway agreed with Councilman Kidd.

Councilman Haynes also suggested having the Solicitor review the agreement.

Mayor Stevenson questioned where Council wanted to see both go to.

Councilman Giampola also felt both Verizon and T-Mobile issues should go to the Solicitor for review and whether he felt the requests needed to go through the Financial Advisors as well.

Councilman Haynes recommended the Solicitor review the draft agreement for Verizon.

Borough Engineer Biermann stated the schedule for the standpipe reconditioning is, they are advertising for bids in the fall and he will advertise the bids through the Solicitor's Office but they will need to move ahead. He suggested authorizing the Solicitor to advertise for bids on the Standpipe and authorize issuance of RFPs from the carriers.

Councilman Giampola felt both issues should go through the Solicitor's Office for step by step guidance and educated decision.

Councilman Giampola moved and Councilman Haynes seconded to authorize Solicitor Maley to advertise for RFP's for the Standpipe project.

Councilman Holloway stated this should have gone through the Finance Committee as a courtesy.

All were in favor of the above motion.

Borough Engineer Biermann stated on the T-Mobile issue, he would rather not wait until the next Work Session Meeting. He will send a letter to Mayor and Council and send the plan and agreement to the Solicitor. He would like this addressed at the next Regular Meeting.

Borough Engineer Biermann further reported that Sickels and Associates are continuing to prepare the plan updates for submission to NJEIT/NJDEP and to USDA for the Thomson Avenue Water Main and Storm Sewer Improvements. They are also continuing to work with USDA on the pre-application information for the project. A pre-application meeting will be held in July.

Borough Engineer Biermann also reported Sickels and Associates is reviewing documentation provided by the water department on the old meters and the current billing accounts. They are also continuing to prepare the specifications and details for the project. They are moving ahead with trying to figure out how to coordinate.

Mayor Stevenson questioned how long it will take and if the Borough should be in the process of reading meters.

Borough Engineer Biermann answered it has been done years ago and the department is in regular contact with other towns. There is a particular water meter, brass meter, that Water/Sewer Superintendent Reed is interested in which is a system where the unit has features beneficial to Paulsboro and are tamper resistant.

Councilman Holloway questioned if there was a maintenance plan in place for the carbon filtration system at Well No. 7 with Solvay.

Borough Engineer Biermann answered that Solvay will maintain the system for 30 years and up to four (4) change outs to the filter. They are getting approval from NJDEP to increase the carbon.

Councilman Giampola reported the Borough held the Bond Sale today. It is a 20 year bond with a payout of \$300,000 in interest. The Borough consolidated their small debt into long term debt. It was awarded today to Roosevelt and Cross for both bonds. The results are as follows:

\$2,415,000 – Tax Exempt General Obligation Bonds:

Roosevelt and Cross – 2.044902%

RW Baird – 2.224966%

\$1,955,000 – Taxable General Obligation Bonds:

Roosevelt and Cross – 3.382652%

RW Baird – 3.428723%

Mayor Stevenson thanked Acacia and the Finance Committee.

Mayor Stevenson also thanked the residents and Gloucester County Liaison Jim Schmidt for attending the meeting.

There wasn't any further borough business.

Councilman Giampola moved and President Giovannitti seconded to adjourn the meeting at 8:26 p.m. All were in favor of the motion.

This is a brief summary of the Executive Session at the Work Session Meeting of the Mayor and Council of the Borough of Paulsboro held on June 21, 2016 and should not be considered a verbatim transcript of the meeting.

Respectfully submitted,

Kathy A. VanScoy, RMC/CMC/CMR
Borough Clerk

Gary C. Stevenson, Mayor