

JULY 5, 2016

PAULSBORO. N.J.

7:00 P.M.

REGULAR MEETING

Council Chamber:

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

Mayor Stevenson called the meeting to order.

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

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

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

Mayor Stevenson asked Chief Marino to say a few words in light of what has been going on.

Chief Marino stated the Police Department has started Foot Patrols and Bicycle Patrols. There are a lot more officers in the Quality of Life Zones and this will be kept up during the summer.

PRIVILEGE OF THE FLOOR. (Agenda Questions only.)

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 on any agenda item questions.

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

Mary Harris, on behalf of the Paulsboro Senior Citizens Club, stated she is happy with what has been going on with the meetings. The T-shirts being sold are not sponsored by Mount Carmel Church. She informed Mayor and Council and the

Police Department to not get weary and to continue what they were doing. If everyone stands together, then something can be done. She believes if everyone gets out and walks and talks, it would contribute to the community. She would like to be able to sit on her deck and also not fear people knocking on her door.

There wasn't any further public participation.

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

Minutes of a Special Meeting held on June 8, 2016 at 4:30 p.m. Council President Giovannitti moved and Councilman Giampola seconded to receive, file and adopt the above minutes. All were in favor of the motion.

Minutes of a Regular Meeting held on June 8, 2016 at 7:00 p.m.

Minutes of a Special Meeting held on June 15, 2016 at 7:30 p.m.

Minutes of a Special Emergency Meeting held on June 21, 2016 at 6:00 p.m.

Minutes of a Work Session Meeting held on June 21, 2016 at 7:00 p.m.

Council President Giovannitti moved and Councilman Giampola seconded to receive, file and adopt the above minutes. All were in favor of the motion.

R. #130.16: RESOLUTION PROVIDING FOR THE PAYMENT OF BILLS OUT OF THE 2016 BUDGET. Council President Giovannitti moved and Councilman Giampola seconded to pay all bills properly signed and adopt R. #130.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

R. #131.16: RESOLUTION PROVIDING FOR ALLOWANCE OF DISABILITY DEDUCTIONS. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #131.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: **Motion carried.**

R. #132.16: RESOLUTION PROVIDING FOR THE CANCELLATION OF CERTAIN BALANCES ON WATER AND SEWER ACCOUNTS. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #132.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

R. #133.16: RESOLUTION PROVIDING FOR THE CANCELLATION OF CERTAIN BALANCES ON WATER AND SEWER ACCOUNTS. Council President Giovannitti moved and Councilman Haynes seconded to adopt R. #133.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #134.16: RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF PAULSBORO AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING AND/OR EXTENDING ITS WATER FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE. (This Resolution is required to submit a loan with USDA for the Standpipe and Water Meters project.) Council President Giovannitti moved and Councilman Haynes seconded to adopt R. #134.16.

Councilman Kidd discussed the bonds for this project and saw in the newspaper that Cumberland County saved a lot of money since the Brexit (Europe withdraw from UN). He thought he would bring this up and ask.

Mayor Stevenson stated he felt the Finance person would be able to answer his question.

Councilman Kidd asked to pass on the information to the Finance person.

Councilman Giampola stated he spoke with Jennifer Edwards from Acacia Financial Group and was told only bonds that are federal bonds and the Borough's bonds are through the United States.

CMFO/Acting Administrator Boyer stated she thinks all municipal bonds have to be within the United States.

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

R. #135.16: RESOLUTION PROVIDING PAYMENT NO. 2 FOR THE RECONSTRUCTION OF SPRUCE STREET. Council President Giovannitti moved and Council DiTonno seconded to adopt R. #135.16.

Mayor Stevenson questioned if this was okay to be paid.

Borough Engineer Biermann stated he has reached out to the NJDOT and they have not received any formal direction in regards to the Governor's order regarding Transportation Trust Fund Grant programs. This work has already been completed and is not in jeopardy of not being paid by the NJDOT for this project. All that is left to be completed is the punch line list items.

Mayor Stevenson stated he was talking about the sinkhole.

Borough Engineer Biermann explained there was a sinkhole at Spruce and Adams Street next to the sewer man hole which was not due to the paving project.

Councilman Haynes stated he was out there around 8:30 a.m. this morning. They opened up the blacktop three feet by 8 inches wide and found a void. The void was filled but it was not due to the paving. They will be having the sewer line videotaped but he thinks it has been resolved.

Borough Engineer Biermann stated the sinkhole was not caused by the Contractor doing the paving.

R/C: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

R. #136.16: RESOLUTION TO ENTER AN URBAN COUNTY COOPERATION AGREEMENT BETWEEN THE BOROUGH OF PAULSBORO AND THE COUNTY OF GLOUCESTER FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT ENTITLEMENT AND HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS. (This Resolution authorizes the Borough to continue in a Cooperation Agreement for the receipt of Community Development Block Grant program funding.) Council President Giovannitti moved and Councilman DiTonno seconded to adopt R. #136.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

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. (Received tax clearance certificate. The owner requests the conditions from the 2015-2016 renewal remain.) Council President Giovannitti moved and Councilman DiTonno seconded to adopt R. #123.16 with conditions. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, 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 & GRILL. (Received tax clearance certificate.) Council President Giovannitti moved and Councilman DiTonno seconded to adopt R. #122.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

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

INTRODUCTION AND FIRST READING:

O. #10.16: ORDINANCE AMENDING AND REPLACING CHAPTER 54, ARTICLE III, "MAINTENANCE REQUIREMENTS" OF THE BOROUGH CODE REGARDING THE REGISTRATION AND MAINTENANCE OF ABANDONED PROPERTIES. Council President Giovannitti moved and Councilman DiTonno seconded to adopt O. #10.16 on introduction and first reading and schedule the second reading and public hearing on July 19, 2016. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

Letter from Janet V. Byrd, Catherine J. Walker Temple No. 353 requesting to hold their annual Block Party on Saturday, July 30, 2016 from 3:00 to 7:00 p.m. They are requesting to block Buck Street from the corner of Buck and Penn Line Streets down to the back entrance of the CVS lot. Council President Giovannitti moved and Councilman Haynes seconded to receive, file the letter, grant request and notify the proper departments. All were in favor of the motion.

Letter from Emily Lopez requesting to hold a block party on Saturday, August 6, 2016 from 2:00 to 8:00 p.m. They are requesting to block Paul Avenue from Thomson to Morton Avenues. Council President Giovannitti moved and Councilman Giampola seconded to receive, file the letter, and turn the letter over to the Police Department for review and recommendation at the next Work Session Meeting. All were in favor of the motion.

Chief Marino stated last year Council capped the road being closed at four (4) hours. It was felt the road should not be closed for more than four (4) hours.

Mr. Greg Lopez stated they would be willing to request the road to be closed from the hours of 4:00 to 8:00 p.m.

Receipt of RFP's – Financial Advisory Services

1. Acacia Financial Group, Inc.
2. Phoenix Advisors, LLC
3. NW Financial Group, LLC

Council President Giovannitti moved and Councilman Haynes seconded to receive, accept and turn over the proposals to the Solicitor for review and recommendation. All were in favor of the motion.

OLD BUSINESS: T-Mobile Lease Agreement – Email from Solicitor M. Maley stating “no amendment to the lease would be required”.

Borough Engineer Biermann stated this was discussed at the last Regular meeting and T-Mobile would like to install three (3) RRUs (Remote Radio Units) on the backside of the antenna arrays. The Solicitor reviewed their agreement and it is in conformance with the lease agreement. He requested Council authorize T-Mobile to install the equipment as per their lease agreement.

Councilman Haynes moved and Councilman Giampola that T-Mobile is authorized and approved to install the three (3) RRUs as per their lease agreement. All were in favor of the motion.

MAYOR AND COUNCIL REPORTS:

Public Works Committee: Councilman Haynes, Chairman:

Councilman Haynes stated he does not have a report at this time but he asked Borough Engineer Biermann to give an update on Well No. 7.

Borough Engineer Biermann stated the punch list items are being reviewed and he has reached out to Integral and Solvay for information.

Public Safety Committee: Councilman DiTonno, Chairman:

Councilman DiTonno stated he did not have any report at this time and gave special thanks to all involved in the 4th of July Parade as it was a great parade. He felt it was one of the best.

Community Betterment Committee: Councilman Kidd, Chairman:

Councilman Kidd stated he did not have anything to report at this time.

Public Property Committee: Councilman Holloway, II, Chairman:

Councilman Holloway stated the Committee is trying to find a cost effective way to demolish the property on Dayton Avenue. He will be doing more research and will report back to Council.

Councilman Kidd stated he spoke with Councilman Holloway before the meeting and he informed him that the Borough used Glassboro to demolish properties before. The Borough paid for the operator. He will get in touch with Glassboro.

Councilman Haynes stated he did check with Glassboro but Glassboro no longer rents their equipment but he will follow up on it.

Finance Committee: Councilman Giampola, Chairman:

Councilman Giampola introduced Susan Danson who will be the Borough's new Administrator.

Councilman Giampola discussed the front office as seven (7) office spots are needed but there are only six (6) spots available. He requested the purchase of another computer, desk and telephone. These items will be placed at the end of the copy machine. He is asking permission to purchase the above items at a cost around \$1,800.00.

Mayor Stevenson stated previously former Administrator John Salvatore was both the CMFO and Administrator but now it is two (2) different jobs. The Borough is short one (1) office.

Councilman Haynes moved and Councilman DiTonno seconded to purchase the desk, computer and telephone.

Councilman Kidd stated the Borough went through a similar thing before and was told the Borough couldn't do this and he has a problem with it.

Councilman Giampola stated he had a professional Office Company come in and review the office space for advice and he also spoke with the Fire Marshal.

Mayor Stevenson stated his recollection was regarding adding office space to the Code Office and that couldn't be done. It didn't pertain to the Front Office.

Councilman Kidd stated the Borough has a space problem. He is curious as to who is going to go where.

Councilman Giampola stated he will be meeting with CMFO/Acting Administrator Boyer and the new Administrator, Susan Danson to see about moving people. The Office Company wanted to do this last week but wanted to bring to Council's attention first.

All were in favor of the above motion except Councilman Kidd abstained.

Councilman Giampola made a general statement which he questioned if Council has seen the attorney bills. He felt if someone needed to speak with the Attorney, they must go through the Administrator except Mayor Stevenson and Council President Giovannitti.

Mayor Stevenson stated it was \$11,000 to settle the Landlord Licensing Ordinance matter.

Councilman Giampola further stated some of the bills were taken from other funds and that needs to be changed to the right accounts.

Councilman Kidd stated anytime there is a transition and there are new people, it will be more money I involved as have to start over from "day one".

Construction and Licensing Committee: Council President Giovannitti, Chairman:

Council President Giovannitti stated Council is not in their suit coats today due to the movement in the community. All are involved which was hosted by the Mount Carmel Church. They are wearing the T-Shirt in solidarity as he believes in this town. He saw the unity at the 4th of July Parade and it was very emotional.

Council President Giovannitti went on the record to say he is impressed with the new law firm and felt the firm was good for the community.

Council President Giovannitti explained that the Borough entered into a Shared Service with East Greenwich Township for Zoning and Construction Services. Mr. Bender has attended the Zoning Courses. He has received a resignation from Ronald Mertz, Zoning Officer effective June 30, 2016. He recommended appointing Wayne Bender as the Zoning Official.

Councilman DiTonno moved and Councilman Giampola seconded to accept Mr. Mertz's resignation and send Mr. Mertz a thank you letter for his services. All were in favor of the motion.

At this time, Council President Giovannitti asked Code Enforcement Officer Bender to give an update on what has been going on in the Code Office.

Code Enforcement Officer Bender reported a lot more enforcement and a lot more violations have been done this year. Last year, he issued 67 summonses and this year he issued 180 summonses. Most summonses were for high weeds and grass, fencing and landlord registration.

Council President Giovannitti questioned the Community Champions program and if they are in compliance.

Code Enforcement Officer Bender stated yes, as that has doubled since last year as well.

Council President Giovannitti stated the Department is seeing productivity and results and he wanted everyone to realize the kind of work coming out of that office.

Code Enforcement Officer Bender stated right now he is looking at high grass and in the colder months, he will be looking for junk cars. He encouraged everyone to call the office or go on the website to report any violations.

Council President Giovannitti questioned how many warnings were issued for high grass.

Code Enforcement Officer Bender stated over 1,000.

Council President Giovannitti discussed appointing Wayne Bender as Zoning Official.

Code Enforcement Officer Bender stated every town is required to appoint a Zoning Officer as there are application deadlines and that deadline is a ten (10) day window to approve the application. Once the application is submitted, if the Borough does not act then it is automatically approved after ten (10) days.

Council President Giovannitti recommended appointing Wayne Bender to the position of Temporary Zoning Official with the intention of a permanent appointment.

R. #137.16: RESOLUTION TEMPORARILY APPOINTING WAYNE BENDER AS ZONING ADMINISTRATIVE OFFICER OF THE BOROUGH OF PAULSBORO. Council President Giovannitti moved and Councilman DiTonno seconded to adopt R. #137.16.

Councilman Kidd stated he is on the Committee and he remembers discussing this but he didn't realize this was going to be done yet. He is concerned because if Mr. Bender takes over Zoning, where are the hours during his time to get it done.

Mayor Stevenson stated he asked the same question and Mr. Bender stated he could handle it.

Council President Giovannitti stated the Borough wouldn't have sent Mr. Bender to school for Zoning Official if there wasn't any intention of doing the position.

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

Council President Giovannitti stated he has a safety concern as when Code Enforcement Officer Bender and Landlord Licensing Inspector Turton is out on the road, the Secretary is alone in the office and there isn't any protection from an upset customer. There should be more protection or security in that office.

Council President Giovannitti moved and Councilman Holloway seconded to turn this safety issue of the Construction Office over to Councilman Holloway and the Property Committee for their review and recommendation. All were in favor of the motion.

Mayor Stevenson thanked everyone for the Parade especially the employees who assisted.

Mayor Stevenson stated Spruce Street is looking good and he thanked the Borough Engineer and the Department. He further stated the next streets to be reconstructed are Hoffman Avenue and West Street.

Mayor Stevenson welcomed Susan to the Borough of Paulsboro.

Mayor Stevenson reported on the progress at the Plaza and Save-a-Lot will be opening the store in mid-August. He will report when he hears more on the other parts of the Plaza.

Mayor Stevenson thanked the Code Committee on the job they have been doing and also Code Enforcement Officer Bender as he has done a heck of a job.

Mayor Stevenson also reported they are getting prices to tear down the house on Dayton Avenue and he will be meeting with Triad next week regarding the ½ built house on Swedesboro Avenue.

Mayor Stevenson thanked the Police Department as the residents are seeing the Police a lot more.

Mayor Stevenson stated he spoke with Assemblyman Burzichelli regarding the Route 295 project. It is possible that the GCLA will be taking control over this redevelopment project and building the hotel. There are five (5) owners of this piece of parcel. He will be setting up an Economic Development Committee meeting soon.

Mayor Stevenson thanked all of the Council on doing an excellent job as well as Borough Clerk VanScoy who is his left hand.

R. #138.16: RESOLUTION AUTHORIZING AN EXECUTIVE SESSION OF THE BOROUGH COUNCIL OF THE BOROUGH OF PAULSBORO, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY. Councilman Kidd moved and Council President Giovannitti seconded to adopt R. #138.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None.
Motion carried.

The Executive Session was approved to discuss tactics and techniques utilized in protecting the safety and property of the public or matters falling under the attorney-client privilege.

PRIVILEGE OF THE FLOOR. (General questions only.)

Councilman Giampola moved and Council President Giovannitti seconded to open the floor to the public at 8:07 p.m. All were in favor of the motion.

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

Marc Kamp, 250 West Broad Street, on behalf of the Chamber of Commerce and the Friends of the Fourth Committee, thanked Mayor and Council, the Street and Highway Department and the Police Department for all their support and help with the 4th of July Parade.

Mayor Stevenson thanked Mr. Kamp and the groups for holding the 4th of July Parade.

Michael Pidliskey, 572 Billings Avenue, on behalf of the Paulsboro Senior Citizens Club, requested two (2) canopies for the Senior Citizen Picnic on August 10th next to the building.

Mayor Stevenson explained the Senior Citizens would like to have the Borough's workers set up two (2) tents/canopies next to the Senior Citizen Building for their August 11th picnic from 12:00 to 4:00 p.m.

Council President Giovannitti moved and Councilman DiTonno seconded to authorize the Borough workers to set up two (2) tents/canopies for the Senior Citizen picnic as stated above. All were in favor of the motion.

Cheryl Chandler, 1014 Spruce Street, questioned if it is legal to play "curb ball" in the street.

Chief Marino stated the individuals are moved all the time. The parents won't keep the kids out of the street. They have even taken the basketball court nets from their locations.

Mayor Stevenson suggested getting the parent's names and he will visit them to discuss this matter. He will try to talk with them.

Chief Marino stated he will take care of it.

Linda Weber, 600 King Street, suggested getting the Prosecutor and Judge on board when Code Enforcement Officer Bender writes summonses. She has been through this before. She hoped it would help with the issuance of the tickets.

Monica White, 222 West Washington Street, stated there are so many people in the street and they won't move. She questioned what approach is Mayor and Council and the Police Department doing and what is going to be different. She also questioned how many officers are on patrol day and night. These are quality of life issues.

Mayor Stevenson stated he would like to help the Police Department by hiring five (5) more cops but the Borough can't afford it.

Chief Marino stated they have been concentrating in her area and the Bishop is talking about doing walks in the neighborhood. He has Officers on bikes and on foot. He hoped the neighborhood walks would start.

Mrs. White stated she is very frustrated and sometimes feels depressed as this could be a great place. It has been quiet lately and she does call the Police Department when she sees a crowd of people in the street.

Owen Haynes, Riverside Inn, presented a letter to the Mayor and Council requesting to relax his restriction on his liquor license to allow patrons in the north

and east side yards until 10:00 p.m. from May 1st to September 30th and the rest of the year remaining at 8:00 p.m.

At this time, 8:22 p.m., Councilman Haynes recused himself from the meeting due to a conflict.

Mr. Haynes stated he is making changes and he understands controlling the clientele is his responsibility inside and outside the establishment.

Mayor Stevenson stated Council will discuss this and he has noticed Mr. Haynes has done a lot of work and it is quieter.

Councilman Giampola moved and Councilman DiTonno seconded to turn this request over to the Police Department for their review and recommendation for the next Work Session Meeting on July 19, 2016.

Mayor Stevenson reminded everyone that there aren't any scheduled Council Meetings in August.

Cheryl Scott, 1645 Swedesboro Avenue, questioned what the Mayor thought of the movement in town.

Mayor Stevenson stated in the end it is the community that will change the town. He felt that show of support at the parade was very emotional. He told the Bishop he has to keep it going. He thanked everyone for putting this together.

Mrs. Scott realizes everyone has to pull together and Council hasn't addressed the people coming into the town as these people have no vested interest.

Mayor Stevenson agreed as there are more renters than homeowners.

Mrs. Scott stated there should be trainings to educate individuals on how to buy a home.

Mayor Stevenson stated more houses need to be filled with homeowners.

There wasn't any further public participation.

Councilman Kidd moved and Councilman DiTonno seconded to close the floor to the public at 8:31 p.m. All were in favor of the motion.

Mayor and Council recessed the Regular Meeting at 8:31 p.m.

Mayor and Council went into Executive Session at 8:40 p.m.

Mayor and Council reconvened the Regular Meeting at 8:54 p.m.

There wasn't any further Borough business.

Councilman Kidd moved and Council President Giovannitti seconded to adjourn the meeting at 8:54 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 July 5, 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