

SEPTEMBER 6, 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.

Mayor Stevenson called for a Moment of Silence for long-time resident Loretta Kidd-Kersey.

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

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.

George Gallenthin, Block 1 Lot 3, stated he is questioning item #s 19 and 23 on the agenda. He gave the definition of an area in need of rehabilitation and his real estate is not a blighted area. He praised the Council for rehabilitating the town but did not want his property included. He asked Council to look at Block 135 Lot 7 as it was created without a deed.

Mayor Stevenson kindly informed Mr. Gallenthin his time was up.

Mrs. George Gallethin further discussed items #19 and #23. She questioned the last time the Master Plan was updated.

Mayor Stevenson stated the Master Plan was last updated in 2009.

There wasn't any further public participation on the agenda items.

Councilman Giampola moved and Council President Giovannitti seconded to close the floor to the public at 7:20 p.m. All were in favor of the motion.

Minutes of a Regular Meeting held on July 5, 2016 at 7:00 p.m. Council President Giovannitti moved and Councilman DiTonno seconded to receive, file and adopt the above minutes. All were in favor of the motion.

Minutes of a Work Session Meeting held on July 19, 2016 at 7:00 p.m. Council President Giovannitti moved and Councilman DiTonno seconded to receive, file and adopt the above minutes. All were in favor of the motion.

R. #147.16: RESOLUTION PROVIDING FOR THE PAYMENT OF THE BILLS OUT OF THE 2016 BUDGET FOR AUGUST 2ND & 16TH, 2016. Council President Giovannitti moved and Councilman Haynes seconded to pay all bills properly signed and adopt R. #147.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola (abstained on all Fire Department bills), Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #148.16: 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. #148.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola (abstained on all Fire Department bills), Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #149.16: RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET IN THE BOROUGH OF PAULSBORO, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948). (FY 2016 Clean Communities Grant.) Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #149.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #150.16: RESOLUTION AUTHORIZING A REFUND OF AN OVERPAYMENT BY AN INDIVIDUAL TO THE BOROUGH OF PAULSBORO FOR THE TAX YEAR 2016. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #150.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

R. #151.16: RESOLUTION PROVIDING FOR DISALLOWANCE OF A SENIOR CITIZEN DEDUCTION. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #151.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

R. #152.16: RESOLUTION PROVIDING FOR THE CANCELLATION OF CERTAIN BALANCES ON WATER AND SEWER ACCOUNTS. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #152.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

R. #153.16: RESOLUTION RESCINDING RESOLUTION #107.16 AND VACATING APPOINTMENT OF SUSAN E. DANSON AS BOROUGH ADMINISTRATOR. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #153.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

R. #154.16: RESOLUTION AUTHORIZING EXECUTION OF A TERMINATION OF SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF PAULSBORO AND THE TOWNSHIP OF EAST GREENWICH FOR ZONING OFFICER SERVICES. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #154.16.

Councilman Kidd questioned if East Greenwich was notified.

Mayor Stevenson stated East Greenwich was unaware of what happened from its own person but the Mayor of East Greenwich stated he was good with it.

Council President Giovannitti stated the East Greenwich person resigned.

Mayor Stevenson explained that the problem was on East Greenwich's end and tonight this Resolution officially encompasses all.

Councilman Kidd felt it was done wrong.

Council President Giovannitti disagreed.

Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway. Nays: Councilman Kidd. **Motion carried.**

R. #155.16: RESOLUTION TO CANCEL THE IMPROVEMENT VALUE OF BLOCK 106.01 LOT 7.01 FOR 2016 3RD & 4TH QUARTERS AND 2017 1ST & 2ND QUARTERS. Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #155.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

R. #156.16: RESOLUTION AUTHORIZING THE EXECUTION OF A TOLLING/FORBEARANCE AGREEMENT BETWEEN THE BOROUGH OF PAULSBORO AND PUBLIC SERVICE ELECTRIC AND GAS COMPANY (“PSE&G”). Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #156.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

R. #157.16: RESOLUTION DESIGNATING THE BOROUGH OF PAULSBORO AS AN AREA IN NEED OF REHABILITATION. (Resolution designates the entire area of the municipality as an area in need of rehabilitation.) Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #157.16.

Councilman Kidd questioned the Master Plan and felt this should be discussed with the Land Use Board.

Mayor Stevenson stated it is time to move forward and the Land Use Board reviewed it.

Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes. Nays: Councilman Kidd. Abstained: Councilman Holloway. **Motion carried.**

R. #158.16: RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT RENEWING MEMBERSHIP IN THE GLOUCESTER, SALEM, CUMBERLAND COUNTIES MUNICIPAL JOINT INSURANCE FUND. Council President Giovannitti moved and seconded to adopt R. #158.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

R. #159.16: RESOLUTION TO ACCEPT AND APPROVE CORRECTIVE ACTION PLAN FOR AUDIT REPORT YEAR 2015 IN THE BOROUGH OF PAULSBORO, GLOUCESTER COUNTY, NEW JERSEY.

Mayor Stevenson stated the above Resolution will be held until the next Work Session Meeting as Auditor Petroni will be present at that meeting to discuss the Audit.

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

INTRODUCTION AND FIRST READING:

O. #11.16: ORDINANCE ADOPTING A REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-7 FOR AN AREA IN NEED OF REHABILITATION. Council President Giovannitti moved and Councilman Haynes seconded to adopt O. #11.16 on introduction and first reading and schedule the second reading and public hearing on September 20, 2016.

Councilman Kidd asked if someone could explain this Ordinance.

Solicitor Maley stated this Ordinance went before the Land Use Board on Monday, August 1, 2016 and they adopted a Resolution in support of the Borough in the plan for an area in need of rehabilitation.

Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes. Nays: Councilman Kidd. Abstained: Councilman Holloway, Motion carried.

INTRODUCTION AND FIRST READING:

O. #12.16: BOND ORDINANCE AUTHORIZING VARIOUS IMPROVEMENTS TO THE WATER AND SEWER UTILITY SYSTEM IN AND FOR THE BOROUGH OF PAULSBORO, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$2,517,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES FOR THE BOROUGH OF PAULSBORO, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$2,517,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING. Council President Giovannitti moved and Councilman Giampola

seconded to adopt O. #12.16 on introduction and first reading and schedule the second reading and public hearing on September 20, 2016.

Councilman Kidd questioned why the Borough was introducing this ordinance.

Borough Engineer Biermann stated the State requires the Borough to temporarily finance the Standpipe and Water Meter Project until USDA reimburses the Borough. \$700,000 is coming from a grant and the remainder of the money is coming from a USDA loan.

Councilman Kidd stated there will be a part of this project that the taxpayers will have to pay.

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

At this time, Mayor Stevenson excused Councilman Holloway from the meeting at 7:40 p.m.

Application for Off-Premise Raffle License, Paulsboro Day Committee RA-#603 for an off-premise cash raffle on Saturday, September 10, 2016 at 4:00 p.m. Council President Giovannitti moved and Councilman Giampola seconded to receive, file the application and approve the raffle license. All were in favor of the motion.

Letter to the New Jersey Division of Local Government Services from Tax Collector Georjean Widener regarding 2015-2016 tax bills. Council President Giovannitti moved and Councilman Giampola seconded to receive and file the letter. All were in favor of the motion.

Memo from Robert DeAngelo, Land Use Board Chairman, regarding proposed Land Use Fee Schedule. Council President Giovannitti moved and Councilman DiTonno seconded to receive and file the memo. All were in favor of the motion.

Councilman Kidd questioned if Mr. DeAngelo, Chairman of the Land Use Board, would be willing to meet with the Governing Body regarding the proposal.

Mayor Stevenson suggested contacting Mr. DeAngelo to request his attendance at the next Work Session Meeting.

Councilman Kidd moved and Council President Giovannitti seconded to ask Mr. DeAngelo to meet with the Mayor and Council at the next Work Session Meeting to discuss the Land Use Fee Schedule proposal. All were in favor of the motion.

Email from Laura Gilmore, Bourbon and Brews, requesting to lift the conditions on her liquor license. Councilman Giampola moved and Councilman DiTonno seconded to receive, file the letter and turn this item over to the Police Department for their review and recommendation for the next Work Session Meeting. All were in favor of the motion.

Letter from Pastor Joseph Bordenga, New Beginning Assembly of God, requesting permission to use the parking lot located at 812 North Delaware Street, next to the Vision Christian Center Church every 4th Sunday between the hours of 5:00 to 8:00 p.m. Council President Giovannitti moved and Councilman Di Tonno seconded to receive, file the letter and turn this item over to the Property Committee for their review and recommendation for the next Work Session Meeting. All were in favor of the motion.

Engineer's Report:

Borough Engineer Biermann discussed the Paulsboro Marine Terminal – Water Main Improvements to support the Paulsboro Marine Terminal. The improvements consist of the construction of approximately 21,200 linear feet of water main to support development at the site. Offsite improvements will include approximately 3,550 linear feet of predominantly 16” water main in order to provide sufficient flow to the marine terminal site. Proposed offsite mains will begin at the existing Paulsboro Water Tower and will then run along Nassau Avenue, Fifth Street, Beacon Avenue and Third Street before reaching the site at the intersection of Third Street and Mantua Avenue. Onsite improvements will include approximately 17,600 linear feet of predominantly 12” water main to satisfy various needs within the marine terminal.

Councilman Kidd questioned who is paying for these improvements.

Borough Engineer Biermann stated the Marine Terminal is paying.

R. #160.16: RESOLUTION AUTHORIZING EXECUTION OF NJDEP BUREAU OF WATER SYSTEMS ENGINEERING APPLICATION FORMS FOR THE PAULSBORO MARINE TERMINAL IN THE BOROUGH OF PAULSBORO.

Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #160.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Kidd. Nays: None.

Motion carried.

Borough Engineer Biermann stated the Paulsboro Marine Terminal's Gloucester County Soil Conservation District Certification expired and they will need to re-file the application. This is just a point of information to the Governing Body.

Councilman Kidd stated a couple of months ago, the Borough asked to meet with the Gloucester County Improvement Authority and the Port Corporation but they didn't meet. Council should meet with them as the Council hasn't met with them all year long.

Mayor Stevenson stated he has been on a couple of people at the GCIA to come meet with the Council.

Councilman Kidd moved and Councilman Haynes seconded to contact the Port Authority to meet with the Mayor and Council for an update on the Port. All were in favor of the motion.

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

MAYOR AND COUNCIL REPORTS:

Community Betterment Committee: Councilman Kidd, Chairman:

Councilman Kidd felt the Land Use Board should come before the Governing Body and let them know what is going on. The Land Use Board did a Master Plan a few years back.

Mayor Stevenson stated the Land Use Board does not have control over the rehabilitation areas. In the end, Council does not need the support of the Land Use Board as they do not have any say in this. The Council did not have to ask for their permission.

Councilman Kidd stated he is talking about a program that started in 2015.

Mayor Stevenson asked Councilman Kidd to discuss his next item.

Councilman Kidd stated if there is a committee that was appointed to Council then each committee should do what they are supposed to do and each committee should have a budget.

Public Safety Committee: Councilman DiTonno, Chairman:

Councilman DiTonno stated this year the Police Department has gone above and beyond as the crime rate is down and there are more officers out and about. He thanked Chief Marino.

Chief Marino informed Council he has started bicycle and foot patrols. He thanked Bishop Scott as he has helped the Police Department and the community with the church walks and revival. The Borough is a model for the rest of the area.

Chief Marino reported an idea has come up regarding a public safety club. The idea came up by Councilman Giampola. The Club would be for Junior and Senior High School kids. They would meet two times a month out of the High School. These meetings would be held on the first and third Thursday from 2:45 p.m. for about an hour and fifteen minutes. School starts Thursday.

Chief Marino also reported that last week Detectives seized a little under \$11,000 to the forfeiture account which allows the Police Department to purchase equipment.

Public Works Committee: Councilman Haynes, Chairman:

Councilman Haynes stated he did not have any report but was requesting approval for the use of the Bus for Football and Wrestling away events.

Council President Giovannitti moved and Councilman DiTonno seconded to authorize the use of the bus for football and wrestling away events. All were in favor of the motion.

Finance Committee: Councilman Giampola, Chairman:

Councilman Giampola wished his wife a Happy Birthday.

Councilman Giampola stated the Public Safety Club was a combined idea. It is a pilot program and no other High School has this club. It is open to both Gibbstown and Paulsboro kids.

Councilman Giampola also stated Auditor Petroni will be here at the next work session meeting to review and discuss the Audit.

Construction and Licensing Committee: Council President Giovannitti, Chairman:

Council President Giovannitti stated the Code Office will continue to look for ways to save money. The Borough needed to have their own Zoning Official. There are no secrets here and the Borough has a good staff. The Planning Board and Zoning Board are doing well but he does worry about the Borough. He trusts there aren't any innuendos and there is no such thing as a bad question.

Mayor Stevenson stated the first ship will be arriving at the Port in November. He has spoken to the Plaza owners and the Save-A-Lot will be opening in mid to late October and he is going to have a meeting with the owners regarding the plaza. The Diner is in the permitting process and the Borough will not bend any health or

fire rules. Once the Borough passes the rehabilitation area it will freeze up money to rehabilitate the house on Swedesboro Avenue. It will help that area tremendously. The house on Dayton Avenue should be demolished within next week. The Borough is moving forward unfortunately it moves slowly. The rehabilitation will help.

Councilman Kidd questioned what is going on with West Jefferson Street.

Councilman Giampola stated a high tension line is arcing and they are waiting on a specific crew.

Councilman Kidd stated the railroad crossings have new lights up.

Mayor Stevenson stated he attended the rededication of the Sons of Italy and it was renamed Carmel Morina on Saturday.

Council President Giovannitti moved and Councilman Giampola seconded to send a letter for the wonderful ceremony and thanking the Sons of Italy for inviting Council. All were in favor of the motion.

PRIVILEGE OF THE FLOOR. (General questions only.)

Councilman Giampola moved and Council President Giovannitti seconded to open the floor to the public. 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 Paulsboro Day Committee, stated Paulsboro Day will be held on Saturday and was relocated to Rastelli Fields and the Mobil parking lot. They are having a dunk tank and they are looking for Mayor and Council to participate. They are also selling buttons and pins. The High School is having a tent with memorabilia for their 100th anniversary.

Mayor Stevenson thanked the job that Mark Kamp's committee does for Paulsboro Day and through the year.

Mr. Kamp stated this year Paulsboro Day will honor all the volunteers and he has 113 names of volunteers.

Mayor Stevenson stated it takes a lot of dedication and he thanked the Paulsboro Day Committee for all it does.

There wasn't any further Borough business.

Councilman Giampola moved and Council President Giovannitti seconded to adjourn the meeting at 8:22 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 September 6, 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