

OCTOBER 4, 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.

Mayor Stevenson welcomed the new Administrator, Susan Jacobucci.

Administrator Jacobucci stated she is happy to be in Paulsboro and she knew Paulsboro when she worked for the State of New Jersey, Local Government Services.

Mayor Stevenson performed the Swearing in of Administrator Susan Jacobucci.

**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 Giampola opened the floor to the public at 7:07 p.m. All were in favor of the motion.

George Gallenthin, Block 1 Lot 3, discussed item #18 which adopts a redevelopment plan pursuant to N.J.S.A. 40A:12A-7 for an area in need of rehabilitation. He stated the law does not include vacant land. He asked Mayor and Council to exclude his 63 acres from the rehabilitation area. He questioned where his survey was and he can't describe his property without the survey. The Borough owns the land next to his and he asked Mayor and Council to get involved as they may ultimately own this property. He questioned why Mayor and Council weren't developing the land. He asked Mayor and Council to please participate in the real estate that the Borough owns. He again asked to keep his property out of the rehabilitation area.

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

Council President Giovannitti moved and Councilman Giampola seconded to close the floor to the public at 7:14 p.m. All were in favor of the motion.

Minutes of a Special Meeting held on September 6, 2016 at 6:00 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.

Minutes of a Regular Meeting held on September 6, 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.

Minutes of a Special Meeting held on September 20, 2016 at 5:30 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.

**R. #172.16: 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. #172.16. 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. #173.16: RESOLUTION AUTHORIZING EXECUTION OF AN EMPLOYMENT AGREEMENT WITH SUSAN JACOBUCCI AS BOROUGH ADMINISTRATOR FOR THE BOROUGH OF PAULSBORO.** Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #173.16.

Councilman Kidd questioned if Council was just now hiring the Administrator.

Solicitor Maley stated the Administrator has already been appointed.

Councilman Kidd stated he introduced himself to the Administrator last Monday. The Ordinance states the Mayor shall appoint the Administrator with the advice and consent of Council but the Council was hiring her tonight.

Solicitor Maley explained the Council is not hiring the Administrator tonight as the Resolution to appoint the Administrator was adopted at the last meeting.

Councilman Kidd again questioned if the Council was hiring the Administrator tonight as two members just came aboard and it was official tonight.

Solicitor Maley stated both Councilmembers weren't at the last meeting but Council adopted the Resolution to hire the Administrator at that meeting. Mayor and Council went into Executive Session at the special meeting to conduct the interviews and then Mayor and Council came out of Executive Session and adopted the Resolution to appoint the Administrator.

Councilman Kidd questioned when she officially was hired?

Solicitor Maley stated at the Special Meeting.

Councilman Kidd stated the Governing Body should have been notified of the hiring.

Mayor Stevenson stated the hiring was done as it was supposed to be done. Councilman Kidd was right regarding notification as that was a miscommunication.

Councilman Kidd stated he still has a question on the motion.

Solicitor Maley stated the agreement is retroactive to that date.

Councilman Kidd questioned if the past employee was notified.

Solicitor Maley stated yes as she was present at the meeting.

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

**R. #174.16: RESOLUTION OF THE BOROUGH OF PAULSBORO APPOINTING SUSAN JACOBUCCI AS FUND COMMISSIONER FOR THE MUNICIPAL JOINT INSURANCE FUND.**

**R. #175.16: RESOLUTION OF THE BOROUGH OF PAULSBORO APPOINTING SUSAN JACOBUCCI AS CLAIMS COORDINATOR FOR THE MUNICIPAL JOINT INSURANCE FUND.**

Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #174.16 and R. #175.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes. Nays: Councilman Kidd. Abstained: Councilman Holloway. Motion carried.

**R. #176.16: RESOLUTION PROVIDING FOR THE CANCELLATION OF CERTAIN BALANCES ON WATER AND SEWER ACCOUNTS.** Council President Giovannitti moved and Councilman Haynes seconded to adopt R. #176.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Kidd. Nays: None. Abstained: Councilman Holloway. Motion carried.

**R. #177.16: A RESOLUTION OF THE BOROUGH OF PAULSBORO AUTHORIZING THE PAYOUT OF ACCUMULATED VACATION AND SICK TIME FOR AN EMPLOYEE WHO HAS SEPARATED FROM THE BOROUGH OF PAULSBORO AS OF OCTOBER 1, 2016.** Council President Giovannitti moved and Councilman Giampola seconded to adopt R. #177.16. 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 Giampola seconded to receive and file. All were in favor of the motion.

**INTRODUCTION AND FIRST READING:**

**O. #13.16: ORDINANCE AUTHORIZING EXECUTION OF A PERMANENT EASEMENT TO PBF LOGISTICS PRODUCTS TERMINALS, LLC FOR A PORTION OF CLONMELL ROAD FRONTING BLOCK 50 LOTS 2.01, 3, 5 & 11.**

Borough Engineer Biermann explained that this Ordinance authorizes an easement for five (5) pipelines to be placed between the Refinery, Sunoco and the Tank Farm on the Paulsboro side of the street. He doesn't any have objections to this but he has some conditions which will include appropriate restoration of the roadway.

Council President Giovannitti moved and Councilman Giampola seconded to adopt O. #13.16 on introduction and first reading and schedule the second reading and public hearing on October 18, 2016. Roll call: Ayes: Council President

Giovannitti, Councilman Giampola, Councilman Haynes, Councilman Kidd. Nays: None. Abstained: Councilman DiTonno, Councilman Holloway. **Motion carried.**

## **SECOND READING AND PUBLIC HEARING:**

**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 Giampola seconded to open the floor to the public. All were in favor of the motion.

There wasn't any public participation.

Councilman Kidd asked this Ordinance be explained.

Solicitor Maley explained that this Ordinance designates the entire Borough as a rehabilitation area. It is not the same as redevelopment as it does not have the powers of imminent domain or tax abatements. The Plan does not change the zoning but it gives the Borough a lot more authority but it does not allow for imminent domain.

Councilman Kidd stated he attended the Land Use Board Meeting and the plan confused him especially page 1, a and b. He is not comfortable with some parts.

Solicitor Maley asked if he could help to answer Councilman Kidd's questions.

Councilman Kidd stated page 1, a and b, states it starts with the Planning Board and then reverts back to the Mayor and Council.

Solicitor Maley stated the Planning Board will still retain all powers such as site plans but there aren't any zoning changes. This will take money out of the Solicitor's pockets as the process is done once instead of individually.

Councilman Kidd questioned page 6 which mentions pages 7 & 8 of the Master Plan.

Solicitor Maley stated that section simply states the plan is consistent with the Master Plan. The Ordinance does not change anything but it is a great tool.

Councilman Kidd stated there should have been a special meeting to explain this ordinance.

Solicitor Maley stated this Ordinance was explained during first reading of it.

Council President Giovannitti moved and Councilman Giampola seconded to close the floor to the public and adopt O. #11.16 on second and final reading. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

## **SECOND READING AND PUBLIC HEARING:**

**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 open the floor to the public. All were in favor of the motion.

Councilman Kidd asked for this Ordinance to be explained.

Mayor Stevenson explained this Ordinance appropriates the funding to install the water meters that was mandated by the State and the repairing of the standpipe.

There wasn't any public participation.

Council President Giovannitti moved and Councilman Giampola seconded to close the floor to the public and adopt O. #12.16 on second and final reading. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

Application #RA-604 for an On-Premise Cash Raffle from United Way of Gloucester County on October 20<sup>th</sup>, from 10:30 a.m. to 1:00 p.m. and November 8<sup>th</sup>, 2016 from 8:00 to 9:30 a.m. Council President Giovannitti moved and Councilman Giampola seconded to receive, file the application and approve the Raffle License application. All were in favor of the motion.

Letter from Class of 2017, Paulsboro High School, requesting permission to conduct the annual Homecoming Parade on Saturday, October 29, 2016 at 9:00 a.m. starting at the Paulsboro Fire House and proceeding down Delaware Street to end at the Paulsboro High School. Council President Giovannitti moved and Councilman

DiTonno seconded to receive, file the letter, approve their request and notify the proper departments. All were in favor of the motion.

Received Gloucester County Board of Taxation 2016 Abstract of Ratables. Council President Giovannitti moved and Councilman Giampola seconded to receive and file the abstract. All were in favor of the motion.

#### Administrator's Report:

Administrator Jacobucci stated the Borough now has an official Facebook page and in conjunction she has been meeting with the person who assists with the website.

Administrator Jacobucci requested authorization to advertise for bids for the Thomson Avenue Phase 1 Storm Sewer. The Borough doesn't normally need a Resolution to do this but it creates a paper trail for the NJEIT Grant. Phase II will be the water and sewer part. This is for transparency.

Councilman Kidd questioned if the Borough already acquired the grant.

Administrator Jacobucci stated she was told yes, but the Borough still needs to adopt the Resolution.

Borough Engineer Biermann stated NJDEP and NJEIT have committed the funds.

**R. #178.16: A RESOLUTION PERMITTING THE BOROUGH OF PAULSBORO TO SOLICIT AND ACCEPT BIDS FOR THE CONSTRUCTION PROJECT KNOWN AS THE "THOMSON AVENUE PHASE 1" (CONSTRUCTING/REHABILITATING STORM WATER SEWER ON PORTIONS OF THOMSON AVENUE).** Councilman Giampola moved and Council President Giovannitti seconded to adopt R. #178.16. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

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

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

Public Safety Committee: Councilman DiTonno, Chairman:

Councilman DiTonno stated the Neighborhood Watch Committee is holding their annual neighborhood clean-up on Saturday and they will be meeting at the Borough Hall.

Chief Marino reported the Department conducted a raid which stemmed from a month long investigation and five (5) individuals were charged.

Chief Marino stated the Public Safety Club has 14 – 15 students and it will start on Thursday at the High School twice a month.

Finance Committee: Councilman Giampola, Chairman:

Councilman Giampola thanked Chief Marino on getting the Public Safety Club off the ground.

Councilman Giampola discussed the AFSCME Employees Holiday request that was tabled from the last meeting. He did not have any problem with the employees giving up Election Day and switching it with the day before Christmas which is Friday, December 23<sup>rd</sup>. This would not set any precedent for this every year.

Councilman Giampola moved and Council President Giovannitti seconded to allow the employees to switch the Election Day holiday for Friday, December 23<sup>rd</sup> which is the day before Christmas. All were in favor of the motion.

Public Property Committee: Councilman Holloway, II, Chairman:

Councilman Holloway stated he did not have anything to report due to his work schedule as he is working seven (7) days a week and 13 hour days.

Public Works Committee: Councilman Haynes, Chairman:

Councilman Haynes stated an employee retired (Bill Virden, Work Supervisor) and he would like to have a proclamation prepared to honor him and to present it to him at a later date.

Council President Giovannitti moved and Councilman DiTonno seconded to have a proclamation prepared for Bill Virden and present it to him at a later date. All were in favor of the motion.

Councilman Haynes reported the sweeper was in town last month and he will be talking with his Committee to discuss purchasing a sweeper. The Department also has the Vac Truck in town to clean the storm inlets and will be in town the rest of this week.

Councilman Haynes also reported the demolition has started on the house on Dayton Avenue.

Councilman Kidd questioned if all streets were swept or certain streets.

Councilman Haynes stated the sweeper hit certain sections of town. They are looking to sweep daily once purchased.

Councilman Holloway stated it would be more cost effective to sweep monthly.

Councilman Kidd stated there is a problem as far as space goes in the Municipal Building. Council should have corrected the space problem. It will definitely have to be looked into and possibly work towards acquiring some places.

Mayor Stevenson stated it is a temporary situation.

Construction and Licensing Committee: Council President Giovannitti, Chairman:

Council President Giovannitti welcomed Administrator Jacobucci and wished her the best of luck. He thanked Chief Marino and Mayor Stevenson for their attendance during the Strategic Planning meeting at the High School. He also thanked Mark Wilgus and Exxon Mobil for the donation of the scoreboard at the Midget Football field. He questioned the time frame to have the scoreboard installed.

Borough Foreman Tinder stated maybe a week.

Council President Giovannitti thanked Code Enforcement Officer Bender for the work he has been doing in the Code Office as the building is finally being demolished on Dayton Avenue. He publically thanked Bill Virden and recognized him publically.

Council President Giovannitti also thanked Chief Marino on the successful raid.

Mayor Stevenson thanked CMFO Boyer for the job she did for the last year as she did a great job.

Mayor Stevenson reported the Paulsboro Diner is now open and he will be meeting with the Plaza people within the next week. He will have more information regarding the Plaza development.

Mayor Stevenson also reported the Dayton Avenue house has been demolished and the neighbors are ecstatic. The Ordinance that was adopted earlier will help a lot.

Mayor Stevenson stated he has had discussions with banks that have foreclosed on property and one (1) bank may even donate the property.

Mayor Stevenson further reported the Borough is beginning the bidding process on the Swedesboro Avenue house and it is moving forward.

Mayor Stevenson congratulated Bill Virden on his retirement.

**PRIVILEGE OF THE FLOOR.** (General questions only.)

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

Council President Giovannitti moved and Councilman Giampola seconded to open the floor to the public at 8:05 p.m. All were in favor of the motion.

Marc Kamp, 250 West Broad Street, thanked Mayor and Council on behalf of the Paulsboro Day Committee for their support for Paulsboro Day as well as the public works employees and the Police Department. It was a good day except for the extreme heat.

Mayor Stevenson thanked Marc Kamp and the Paulsboro Day Committee for all they have done to make Paulsboro Day a success.

There wasn't any further Borough business.

Councilman Haynes moved and Council President Giovannitti seconded to adjourn the meeting at 8:06 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 October 4, 2016 and should not be considered a verbatim transcript of the meeting.

Respectfully submitted,

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

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Gary C. Stevenson, Mayor