

MARCH 7, 2017

PAULSBORO, N.J.

6:00 P.M.

CAUCUS MEETING

Council Chamber:

Mayor Stevenson presided at the caucus 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.

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

PRIVILEGE OF THE FLOOR.

Council President Giovannitti moved and Councilman Holloway 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, address and reminded everyone there was a five (5) minute time limit.

There wasn't any public participation.

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

At this time, Mayor and Council reviewed and discussed items on the Regular Meeting agenda.

Councilman Kidd asked to have Ordinance #03.17 explained (item #14 on the agenda).

Solicitor Maley explained that Ordinance #03.17 amends the ground lease for the BP portion of the Port Project that permits a section of the "Reserved Parcel" to be used to construct a rail track and related improvements for use by the South Jersey Port Corporation. There isn't any liability to the Borough.

Mayor Stevenson discussed item #10 in regards to the 2016 Safety Incentive Program Awards from the Gloucester, Salem, Cumberland Counties Municipal Joint Insurance Fund. The Borough has received \$2,925.00.

Administrator Jacobucci asked Erik Biermann, Borough Engineer to explain item #12 for the receipt of bids for the Standpipe reconditioning project.

Borough Engineer Biermann explained the difference in the spread of the results. They had estimated the job to cost \$775,000 with a ten percent (10%) contingency. He further explained that they always see this kind of bid spread on these kinds of bids. He has worked with Allied Painting and they have a good working relationship.

Council President Giovannitti gave his Construction and Licensing Committee Report. His Committee has met regarding the abandoned properties/foreclosures and the difference between the two.

Administrator Jacobucci explained that there are four (4) lists being generated which are as follows:

1. The Abandoned Properties list which when compiled will notify the property owners of those abandoned properties.
2. An In Rem Foreclosure List which is much more complicated and tedious. After six (6) months, the Borough can foreclose on the property. A letter will be sent to the property owners and action has to be taken in 45 days.
3. Condemnation List; and
4. Municipally owned properties list.

Solicitor Maley stated the property owner needs a plan for rehabilitation and the process lets the Borough take title. This Resolution is on the agenda.

Mayor Stevenson reported from the Economic Development Committee on the house on Swedesboro Avenue.

Administrator Jacobucci stated the Borough would not have to go out for an auction to sell the property but can negotiate with any interested buyer.

Mayor Stevenson also discussed the property on Dayton Avenue. He has a person from the clergy that is interested in purchasing both lots to build a house. He asked if the Borough would be willing to sell both lots for about \$10,000 per lot.

Councilman DiTonno questioned if the lots were appraised.

Administrator Jacobucci stated she will check it out.

Mayor Stevenson stated Administrator Jacobucci will find out for the next meeting.

Administrator Jacobucci will check the assessed value of the lots.

Councilman Kidd stated that any house built there should look like the homes already there.

Mayor Stevenson stated the Land Use Board has talked about that.

Councilman Holloway questioned Ordinance No. 05.17.

Administrator Jacobucci stated the Borough has already been doing this and this allows the Borough to offer waivers to the employees who are insured by their spouses. Administrator Jacobucci also explained Ordinance No. 06.07 as this allows the Borough to exceed the appropriation cap and to establish a cap bank for emergencies.

Deputy Chief Kille explained Ordinance No. 07.17 which is the Pawn Shop Ordinance and this Ordinance requires a tracking system called Rapid which is a State run system. There are checks and balances. The Borough is trying to be proactive.

Administrator Jacobucci explained Ordinance No. 08.17 sets guidelines and rules for the rules to use right-of-ways. Administrator Jacobucci also explained that Resolution No. 72.17 allows the Borough to go for an average for uncollected taxes.

Councilman Kidd questioned Ordinance No. 02.17 and the clean out charge of \$1,500.

Administrator Jacobucci explained this charge is for new residential homes not for the employees to go out and clean the lines for a backup.

Administrator's Report:

Administrator Jacobucci stated she has put copies of drafts for a Mercantile Ordinance and a Charitable Bins Ordinance and she asked Council to decide which Committee should review these Ordinances.

Councilman Giampola discussed the 2017 Budget. He stated it is a very lean budget. The health care costs are level, the Borough is bringing three (3) part-time employees to full-time and it includes a 19th Police Officer. The Budget includes a net increase of 2.9 cents per 100%. The Borough used an additional \$138,000 from surplus and leaves \$836,000. This budget is better than the 2015 to 2016 budget. There is money in the budget to do tear downs. The Committee is still talking and negotiating with the school as the school uses \$110,000 of gas. He felt the budget turned out fairly decent.

Councilman Kidd stated the Borough used to collect for the HUD inspections and he would like to see it come back to the Borough.

Councilman Giampola stated it is dual inspections and they don't coincide with the other inspections.

Councilman Kidd stated it would bring more funds into the Code Office.

Mayor Stevenson turned this matter over to the Code Committee to bring back to the Council.

Councilman Holloway questioned if there is money for the roads.

Administrator Jacobucci stated the roads are done by bonds, grants, etc. and through the capital budget.

Councilman Giampola stated the street program is in the capital budget.

Councilman Kidd questioned the Municipal Alliance line item and the salary for the Code Enforcement Inspector.

Administrator Jacobucci explained the Municipal Alliance line item is decreased due to it being a partial year and the salary for the Code Enforcement Officer includes \$3,100 for Zoning and for being the Department Head of that department. She further stated she is available to go over the budget with any of the Council.

Councilman DiTonno moved and Councilman Holloway seconded to adjourn the Caucus Meeting at 7:02 p.m.

This is a brief summary of the Caucus Meeting of the Mayor and Council of the Borough of Paulsboro held on March 7, 2017 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