

JULY 9, 2019

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.

Borough 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: Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Absent: Council President Giovannitti.

PRIVILEGE OF THE FLOOR. (Regular Meeting – Agenda item questions only.)

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

Councilman Holloway moved and Councilman Giampola seconded to open the floor to the public at 7:09 p.m. All were in favor of the motion.

Cheryl Scott, 1625 Swedesboro Avenue, questioned the budget and the water and sewer meters. She questioned how the Governing Body came up with the formula for the water metering.

Mayor Stevenson explained a single family home is allowed 15,000 gallons of water a quarter.

Administrator Jacobucci also explained the cost is \$75.00 at 15,000 gallons of water per quarter.

There wasn't any public participation at this time.

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

APPROVAL OF MINUTES:

Caucus Meeting, June 5, 2019 at 6:00 p.m.

Regular Meeting, June 5, 2019 at 7:00 p.m.

Summary of reports and copies of minutes of meeting.

Councilman Giampola moved and Councilman DiTonno seconded to receive, file the reports and adopt the minutes. All were in favor of the motion.

COMMUNICATION – CORRESPONDENCE:

Finance Committee: Councilman Giampola, Chairman:

Councilman Giampola stated Council will be acting on the budget and he wished everyone a nice summer.

Public Works Committee: Councilman Haynes, Chairman:

Councilman Haynes did not have anything to report at this time.

Public Property Committee: Councilman Holloway, II, Chairman:

Councilman Holloway stated the Public Property Committee is working on the Housing Initiative.

Community Betterment Committee: Councilman Kidd, Chairman:

Councilman Kidd announced Movie Night will be held on August 30th at the Fort Billings Park and he has requested the County spray for mosquitoes. He stated he cannot read his water meter even with a flashlight.

Borough Engineer Biermann explained to Councilman Kidd to shine the flashlight on the solar panel on the top of the water meter.

Public Safety Committee: Councilman DiTonno, Chairman:

Councilman DiTonno recognized Roland Kaighn on becoming a Fireman. He announced that Paulsboro's Night Out will be held on Tuesday, August 6th, 2019 from 6:00 to 8:00 p.m. at the Municipal Building.

Councilman DiTonno moved and Councilman Holloway seconded to approve the Fireman's application for Roland Kaighn. All were in favor except Councilman Giampola abstained.

Mayor Stevenson thanked everyone for their assistance and participation in the 4th of July Parade.

Mayor Stevenson announced there will not be a meeting in August and the next meeting will be September 10th, 2019.

Mayor Stevenson reported the Land Use Board has approved the Dollar Tree, the Mailbox store and the Nail Salon at the Plaza and they are now applying for permits.

ORDINANCES ON INTRODUCTION AND FIRST READING:

O. #09.19: AMENDING ORDINANCE NO. 11.18 ENTITLED "AN ORDINANCE TO FURTHER AMEND AND SUPPLEMENT SALARY ORDINANCE OF THE BOROUGH OF PAULSBORO". Councilman Giampola moved and Councilman Haynes seconded to adopt O. #09.19 on first reading and introduction and schedule the second reading and public hearing on September 10, 2019. Roll call: Ayes: Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

O. #10.19: ORDINANCE AUTHORIZING THE SALE OF BOROUGH PROPERTY FOR BLOCK 62 LOT 16, 109 WEST JEFFERSON STREET AND THE EXECUTION OF ALL NECESSARY DOCUMENTS. Councilman Kidd moved and Councilman Haynes seconded to adopt O. #10.19 on first reading and introduction and schedule the second reading and public hearing on September 10, 2019. Roll call: Ayes: Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

RESOLUTIONS – BILLS/BUDGET:

R. #142.19: RESOLUTION PROVIDING FOR THE PAYMENT OF BILLS OUT OF THE 2019 TEMPORARY BUDGET FOR THE THIRD WEEK OF THE MONTH (June 18, 2019).

R. #143.19: RESOLUTION PROVIDING FOR THE PAYMENT OF BILLS OUT OF THE 2019 TEMPORARY BUDGET.

R. #144.19: RESOLUTION PROVIDING FOR THE PROCEDURE TO PROCESS BILL PAYMENTS FOR THE MONTH OF AUGUST FOR THE BOROUGH OF PAULSBORO.

Councilman Holloway moved and Councilman DiTonno seconded to pay all bills properly signed and adopt R. #142.19, R. #143.19 and R. #144.19. Roll call: Ayes: Councilman DiTonno, Councilman Giampola (abstained on all fire department

bills), Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

2019 Budget:

R. #145.19: RESOLUTION TO READ THE BUDGET BY TITLE ONLY.

Councilman Giampola moved and Councilman DiTonno seconded to adopt R. #145.19. Roll call: Ayes: Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

PUBLIC HEARING on R. #95.19 the 2019 Budget of the Borough of Paulsboro.

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

Cheryl Scott, 1625 Swedesboro Avenue, questioned why the Resolution is passed to read the budget by title only.

Auditor Petroni explained the Borough must pass the Resolution so that each page and line item does not have to be announced. It would be very long to go over every line item in the budget. The introduced budget is posted on the Borough's website and anyone can acquire a copy from the Borough Clerk.

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

R. #95.19: 2019 BUDGET: – Adoption. Councilman Giampola moved and Councilman Holloway seconded to adopt the 2019 budget. Roll call: Ayes: Councilman DiTonno, Councilman Giampola, Councilman Holloway, Councilman Kidd. Nays: Councilman Haynes. Motion carried.

RESOLUTIONS ON CONSENT AGENDA:

R. #146.19: RESOLUTION PROVIDING FOR DISALLOWANCE OF A DISABILITY DEDUCTION. (This Resolution disallows the tax deduction for disability eligibility.)

R. #147.19: RESOLUTION AUTHORIZING A REFUND OF AN OVERPAYMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY TO THE BOROUGH OF PAULSBORO FOR THE TAX YEAR 2019. (This Resolution refunds 2019 tax payments for Block 56 Lot 9 – 1028 Penn Line Road.)

R. #148.19: RESOLUTION AUTHORIZING A REFUND OF AN OVERPAYMENT BY CORELOGIC REAL ESTATE TAX SERVICE TO THE

BOROUGH OF PAULSBORO FOR THE TAX YEAR 2019. (This Resolution refunds 2019 tax payments for Block 111 Lot 17 – 1518 Pine Street.)

Councilman Holloway moved and Councilman Giampola seconded to adopt R. #146.19, R. #147.19 and R. #148.19. Roll call: Ayes: Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

Raffles/Permits/Firemen's Association Membership Applications:

Licenses:

R. #106.19: RESOLUTION OF THE BOROUGH OF PAULSBORO PROVIDING FOR THE APPROVAL OF A PERSON-TO-PERSON TRANSFER OF A PLENARY RETAIL CONSUMPTION LICENSE #0814-33-008-011 NOW HELD BY OWEN C. HAYNES, SR. T/A RIVERSIDE INN TO KENNETH HAYNES T/A RIVERSIDE INN. (This Resolution transfers the PRCL to Kenneth Haynes from Owen Haynes, Sr. t/a Riverside Inn.) This Resolution was tabled at the June 5, 2019 Regular Meeting.

RESOLUTIONS NOT ON CONSENT:

R. # 149.19: RESOLUTION PROVIDING INVOICE PAYMENT FOR THE TEMPORARY GAC INSTALLATION (BUTTERFLY VALVE) PROJECT. (This Resolution authorizes invoice payment in the amount of \$6,721.00 to Level-1 Construction, Inc.)

R. #150.19: RESOLUTION PROVIDING FOR CHANGE ORDER NO. 1 IN CONNECTION WITH THE THOMSON AVENUE INFRASTRUCTURE IMPROVEMENT PROJECT – WATER AND SANITARY SEWER – PINE STREET WATER MAIN IMPROVEMENTS IN THE BOROUGH OF PAULSBORO. (This Resolution reflects additional work on Pine Street from Thomson Avenue to Swedesboro which is outside of the original project scope. This change order will have a \$143,980.00 increase in the contact.)

R. #151.19: RESOLUTION PROVIDING FOR CHANGE ORDER NO. 3 IN CONNECTION WITH THE THOMSON AVENUE INFRASTRUCTURE IMPROVEMENT PROJECT – STORM SEWER IN THE BOROUGH OF PAULSBORO. (This Resolution reflects the as built quantities for material/services that were deducted and/or added during the construction of this project along with a supplemental item to install two (20 trees and 16 shrubs on the property at 1501 Commerce Street. This change order will have a \$130,060.91 decrease in the contact.)

R. #152.19: RESOLUTION PROVIDING PARTIAL PAYMENT NO. 11 FOR THE THOMSON AVENUE INFRASTRUCTURE IMPROVEMENT PROJECT STORM SEWER. (This Resolution authorizes partial payment No. 11 in the amount of \$153,009.75).

R. #153.19: RESOLUTION OF THE BOROUGH OF PAULSBORO AUTHORIZING THE RELEASE OF THE MAINTENANCE BOND PROVIDED BY PERNA FINNIGAN, INC. FOR THE RECONSTRUCTION OF HOFFMAN AND WEST AVENUE IN THE BOROUGH OF PAULSBORO, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY. (This Resolution releases the maintenance bond that was accepted in the amount of \$308,460.71 to Perna Finnigan, Inc. for the Reconstruction of Hoffman and West Avenues Project.)

Councilman Giampola moved and Councilman Haynes seconded to adopt R. #149.19 to R. #153.19. Roll call: Ayes: Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

ORDINANCES ON SECOND READING AND PUBLIC HEARING:

Administrator's Report:

R. #154.19: RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT RENEWING MEMBERSHIP IN THE GLOUCESTER, SALEM, CUMBERLAND COUNTIES MUNICIPAL JOINT INSURANCE FUND. Councilman Giampola moved and Councilman Haynes seconded to adopt R. #154.19. Roll call: Ayes: Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

R. #156.19: RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF PAULSBORO, COUNTY OF GLOUCESTER, NEW JERSEY, AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$1,505,000 AGGREGATE THE PRINCIPAL AMOUNT OF ITS GENERAL OBLIGATION TAX APPEAL REFUNDING BONDS, SERIES 2019; MAKING CERTAIN DETERMINATIONS AND COVENANTS IN CONNECTION THEREWITH; AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO. Councilman Giampola moved and Councilman Haynes seconded to adopt R. #156.19. Roll call: Ayes: Councilman DiTonno, Councilman Giampola, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. Motion carried.

Administrator Jacobucci discussed the installation of solar panels at the gypsum site at the Port.

Councilman Holloway moved and Councilman DiTonno seconded to authorize

Administrator Jacobucci, Mayor Stevenson and Councilman Holloway to negotiate a 90 day RFP compete agreement contingent upon satisfactory of all Council and subject to the Solicitor's review. All were in favor of the motion.

Engineer's Report:

Borough Engineer Biermann reported the Contract for Thomson Avenue is nearly complete as the Contractors are working on the punch list. The concrete work for Contract 2 of Thomson Avenue is also nearly complete except the paving will be done in the next few weeks and the contractors are also installing the water main on Pine Street.

Borough Engineer Biermann is requesting authorization to advertise for bids for the Pine Street Reconstruction (2108 NJDOT).

Councilman Haynes moved and Councilman Giampola seconded to authorize the Borough Engineer to go out to bid for the Pine Street Reconstruction (2018 NJDOT). All were in favor of the motion.

Councilman Kidd questioned the status of the Billingsport Water Main Project.

Administrator Jacobucci stated there will be a conference call this week.

Councilman Kidd questioned the time frame.

Borough Engineer Biermann stated the Borough is within the time frame.

Councilman Giampola stated the GCIA hasn't paid any monies towards this project.

Police Chief's Report:

Memo from Chief Gary Kille regarding Paulsboro Night Out event. Councilman DiTonno moved and Councilman Giampola seconded to receive and file the letter. All were in favor of the motion

Chief Kille informed every one of the Paulsboro Night Out event to be held on Tuesday, August 6, 2019 from 6:00 to 8:00 p.m. at the Borough Hall.

Chief Kille reported he sent Police Officers out to review properties of unregistered or abandoned cars. There will be a zero tolerance on trash and littering and summonses will be issued. The Class I Officers are out doing foot patrols.

Mayor Stevenson thanked Chief Kille and questioned the regulations on trailers as he counted 20 trailers in a four block radius.

Chief Kille stated the Department will be addressing parking issues.

Mayor Stevenson thanked Council President Giovannitti for addressing the store across the street. Council President Giovannitti confronted the owner. The Borough should review the need for mercantile licenses. That corner needs to be addressed.

Chief Kille stated a pro-active step was to place a community camera in the front of the store.

Mayor Stevenson thanked Chief Kille.

Councilman Kidd stated the Borough has an Ordinance regarding nuisances. The Borough should make the owner get a dumpster. He is hoping the Ordinance works and it helps.

PRIVILEGE OF THE FLOOR:

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

Councilman DiTonno moved and Giampola seconded to open the floor to the public at 7:45 p.m. All were in favor of the motion.

Danielle Scott, 355 Billings Avenue, questioned if there were any grants for homeowner's.

Mayor Stevenson stated there are programs with the local banks and HFMA. Also, in the fall, the Borough will be trying to build model homes and affordable homes on the vacant properties. There will be low interest bank loans, programs and maybe a tax abatement program. He will be hosting a big town forum in the fall.

Ms. Scott questioned if there were any programs for current homeowners.

Mayor Stevenson stated the RCA program which is for current homeowners may be coming back by the end of the year.

Councilman Kidd suggested extending homeownership to 10 years.

Edith Bair, 240 West Buck Street, discussed the property at 252 West Buck Street as there are overgrown bushes on the sidewalks. The Borough trims the grass but not the bushes.

Mayor Stevenson stated he will be meeting with CVS and asked if she was okay with their driveway.

Ms. Bair stated the cars speed through the driveway.

Mayor Stevenson asked if Ms. Bair would be okay with CVS closing their driveway.

Ms. Bair stated she would be and also questioned the procedure to place a handicap sign for a handicap parking spot on the street in front of her house.

Mayor Stevenson stated the Borough stopped approving the placement of handicap parking on the streets due to the fact the parking spot is not designated for just that resident and other individuals were parking in that spot.

Marc Kamp, 250 West Broad Street, on behalf of the Chamber of Commerce, thanked Mayor and Council for all their support with the 4th of July Parade and thanked all who contributed.

Mr. Kamp informed everyone of Paulsboro Day on Saturday, September 7th at Rastelli Field from 10:00 a.m. to 4:00 p.m.

Tyesha Scott, 10 West Adams Street, discussed the old "Tie Factory" and the four (4) mattresses in the lot.

Mayor Stevenson instructed the Public Works Department to clean up the lots.

Ms. Scott stated the old "Tie Factory" lot needs cleaning. Also, KNL Supermarket needs a gate. They are selling drugs in the lot and also out of the store. She further discussed the "squatters" at 20 West Adams Street and the HUD property at 1102 North Delaware Street. She stated Gloucester County HUD does absolutely nothing.

Mayor Stevenson suggested she call the HUD offices and then he will follow up with a call to them as well. He also stated the Borough will look into the trailers parking on the streets, HUD and the trash issues.

Cheryl Scott, 1645 Swedesboro Avenue, thanked Herman Schoch for calling her back regarding the trash. She appreciated the street cleaning. She also discussed

the low income housing and asked Mayor and Council to get to the root of the problem.

Mayor Stevenson stated the ratio is 60/40 rental rate. The Borough needs help from higher up in government.

Ms. Scott said she wants to help.

Rhonda Sharper, 1692 Swedesboro Avenue, thanked Chief Kille for the foot and bicycle patrols. She informed Chief Kille that people are not paying attention to the stop sign on Swedesboro Avenue. She also stated the Borough has a Senior Citizen Home (Mozelle Dansby's former house) on Swedesboro Avenue.

Mayor Stevenson stated the Borough has three (3) group homes and notification is not given to the Borough. Individuals have to call the State Offices who are allowing these homes.

Chief Kille suggested the residents call the Police Department when they see anything amiss with these group homes.

Ann Good, 1508 South Delaware Street, stated she has saw where the Borough has placed stop signs on Spruce Street and other streets but wanted to know why there weren't any on Chestnut Street.

Mayor Stevenson stated the Borough has to evaluate each intersection. The Borough has to be careful there aren't four (4) way stops over the whole town. The Borough needs input and then it is turned over to the Police Department and the Engineer for their review.

Robert Davis, 10 West Adams Street, also discussed the mattresses at the lot of the old "Tie Factory". He stated there are a lot of people coming and going at 9 West Adams Street and there are hundreds of people there all the time. He further stated the grass is very high at Buck and Pine Streets.

Marilyn Hess, The Alibi Inn (100 Billingsport Road), 133 West Holly Avenue, Pitman, questioned if there was any way that she could purchase the entire lot #33.

Mayor Stevenson stated her request is being reviewed but that she didn't need the entire lot as a house can be built on the back part of the lot. He will talk with the Public Property Committee and receive their recommendation. He felt she will have an answer in early fall as there aren't any Council Meetings in August.

Ms. Hess stated she will come back in the fall regarding her request.

There wasn't any further Borough business.

Councilman Holloway moved and Councilman Haynes seconded to close the floor to the public at 8:37 p.m.

Mayor Stevenson thanked everyone for coming out to the meeting.

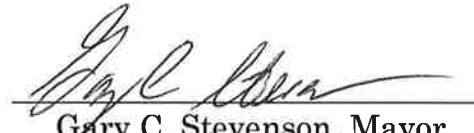
Councilman Holloway moved and Councilman Haynes seconded to adjourn the meeting at 8:38 p.m. All were in favor of the motion.

This is a brief summary of the Regular Meeting of the Mayor and Council of the Borough of Paulsboro held on July 9, 2019 and should not be considered a verbatim transcript of the meeting.

Respectfully submitted,



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



Gary C. Stevenson, Mayor

