

JULY 13, 2021

PAULSBORO. N.J.

6:00 P.M.

REGULAR TELECONFERENCE MEETING

Council Chamber:

Mayor Stevenson presided at the Regular Teleconference Meeting of Council, held on the above date, place and by going to Zoom at <https://zoom.us>, enter Meeting ID: 860 3874 0610 and the passcode: 751776 to enter the meeting or at the following link:

Join Zoom Meeting:

<https://us02web.zoom.us/j/86038740610?pwd=K3h3eVQxKzcweEl0elBXcWN0L1k4Zz09>

Meeting ID:860 3874 0610

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Due to the public health emergency caused by the Coronavirus (COVID-19), and the subsequent issuance of the Governor's Executive Order 107, the Borough of Paulsboro, effective April 7, 2020, and until further notice, will conduct all future meetings remotely and by electronic means without providing a physical meeting place. The Borough Hall will not be open to the public for this meeting. The electronic public meeting is being held in lieu of an in-person public meeting due to the state of emergency arising from the

All were in favor of the motion.

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

Mayor Stevenson:

Mayor Stevenson discussed the Caucus and Regular Meeting in September.

Council President Giovannitti moved and Councilman DiTonno seconded to reschedule the In Person Caucus/Regular Meeting in September from Tuesday, September 14, 2021 to Wednesday, September 15, 2021 commencing the Caucus Meeting at 6:00 p.m. and the Regular Meeting at 7:00 p.m. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

Mayor Stevenson discussed scheduling a Special Meeting on August 10, 2021 at 5:00 p.m. for the Second Reading and Public Hearing on Ordinances #07.21 and #08.21 as well as an Executive Session to discuss Police Department personnel matter.

Council President Giovannitti moved and Councilman Holloway seconded to schedule an In Person Special Meeting on Tuesday, August 10, 2021 at 5:00 p.m. to hold the public hearings on Ordinances O. #07.21 and O. #08.21 as well as an Executive Session to discuss Police Department personnel issue. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

Mayor Stevenson discussed the Gill Memorial Board of Trustees Members. He has received a letter of resignation from BJ Reilly.

Council President Giovannitti moved and Councilman Holloway seconded to accept the resignation letter and send a letter of thanks for her service. All were in favor of the motion.

Mayor Stevenson nominated Elsie Tedeski to serve the vacancy of Ms. Reilly on the Gill Memorial Library Board of Trustees.

Council President Giovannitti moved and Councilman Haynes seconded to appoint Elsie Tedeski to serve the unexpired term on the Gill Memorial Library Board of Trustees. All were in favor of the motion except Councilman DiTonno abstained.

on Monday, July 26, 2021 from 5:00 to 7:00 p.m. in the parking lot next to the building to celebrate his five-year anniversary. Councilman Holloway moved and Council President Giovannitti seconded to approve the use of the parking lot for the above event. All were in favor of the motion.

Councilman Holloway stated the Borough is getting ready for Paulsboro Day and asked everyone to come out and show their support.

Public Safety Committee: Councilman DiTonno, Chairman:

Councilman DiTonno thanked Councilman Holloway and his Committee for putting together the Juneteenth Celebration on June 19<sup>th</sup>. It was really successful and it was great to see the whole community come out to celebrate.

Councilman DiTonno congratulated Jennifer Turner and Karen Armistead on their Election win.

Councilman DiTonno stated the Paulsboro Midget Football Organization (PMFO) requests permission to hold a Jamboree/Scrimmage at the soccer fields on August 14<sup>th</sup> and 15<sup>th</sup>, 2021 from 11:00 a.m. to 4:00 p.m. There will be vendors and this event is to raise money for the Organization.

Mayor Stevenson suggested he get together with Councilmen Kidd and Holloway. He felt it was a great idea.

Borough Clerk VanScoy asked if there was a flyer regarding the Jamboree that could be posted on the Borough's website.

Councilman DiTonno stated yes, he will email it to Borough Clerk VanScoy.

Community Betterment Committee: Councilman Kidd, Chairman:

Councilman Kidd stated Councilman DiTonno should run this by Erica Scott and he felt it was a positive thing.

Mayor Stevenson suggested Paulsboro Midget Football Organization and the Community Betterment and Public Property Committees meet to discuss this event. They will need to provide insurance and notify the workers.

Councilman Kidd discussed people buying houses and questioned the properties on Adams Street.

Mayor Stevenson stated there is a gentleman who is going to build six to eight homes and he will ask him to give a presentation on what he is going to be building

Solicitor Maley suggested receiving the proposal and have something for the meeting in September.

Administrator Jacobucci stated there may be some funding through the stimulus money but she will have more information at the September meeting.

#### **ORDINANCES ON INTRODUCTION AND FIRST READING:**

**O. #06.21: ORDINANCE AMENDING THE BOROUGH OF PAULSBORO CODE, CHAPTER 54, ENTITLED "PROPERTY MAINTENANCE"; AND AMENDING CHAPTERS 19, "BUILDING NUMBERING"; 32 "FENCES"; 40B "LITTERING"; 42 "LOT MAINTENANCE, 44 "NUISANCES" AND 61A "STORM SEWER" IN ORDER TO CONFORM AND CROSS REFERENCE THE AMENDED CHAPTER 54, "PROPERTY MAINTENANCE" AND AMENDING CHAPTER 68 "STORMWATER CONTROL".**

Administrator Jacobucci stated she has received a late telephone call from the County that the Borough has to amend its Stormwater Water Control Ordinance.

Solicitor Michael Maley stated there was a couple small typo errors that have to be revised and to so that the Ordinance has to be amended with another Ordinance. The Borough can tack on that Ordinance to this Ordinance.

Council President Giovannitti moved and Councilman DiTonno seconded to adopt O. #06.21 on introduction and first reading and schedule the second reading and public hearing on September 15, 2021. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Haynes, Councilman Holloway. Nays: None. Abstained: Councilman Kidd. **Motion carried.**

**O. #07.21: AN ORDINANCE BY THE BOROUGH OF PAULSBORO IN GLOUCESTER COUNTY, NEW JERSEY PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING CHAPTER 80, ARTICLE V-VIII AND SECTION 80-34.**

Solicitor Maley explained this Ordinance is the opt-out Cannabis Ordinance which is related to the public question #1 on the ballot. The municipalities have to act within 180 days. Failure to act by the deadline of August 21<sup>st</sup> or 22<sup>nd</sup>, would mean there are certain classes of cannabis that become permitted uses in certain zones and cannot change for five (5) years. After five (5) years, the Municipality can revisit it and make adjustments to the Ordinance. Municipalities can opt out and then can opt in later and they aren't bound by the opt out ordinance. The Borough could simultaneously introduce adopt a second Ordinance that would permit the use of cannabis in one particular zone for any particular class so that there is a second

**RETAILERS AND DELIVERY SERVICES WITHIN THE MANUFACTURING DISTRICT.** Council President Giovannitti moved and Councilman DiTonno seconded to adopt O. #08.21 on introduction and first reading and schedule the second reading and public hearing on August 10, 2021. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Haynes, Councilman Holloway. Nays: Councilman Kidd. **Motion carried.**

**RESOLUTIONS/TRANSFERS – BILLS:**

**R. #125.21: RESOLUTION PROVIDING FOR THE PAYMENT OF BILLS OUT OF THE 2021 BUDGET FOR THE THIRD WEEK OF THE MONTH (June 16, 2021).**

**R. #126.21: RESOLUTION PROVIDING FOR THE PAYMENT OF BILLS OUT OF THE 2021 BUDGET.**

Council President Giovannitti moved and Councilman Haynes seconded to pay all bills properly signed and adopt R. #125.21 and R. #126.21. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

**RESOLUTIONS ON CONSENT AGENDA:**

**R. #127.21: RESOLUTION PLACING LIENS ON PROPERTIES THAT HAVE FAILED TO COMPLY WITH PROPERTY MAINTENANCE SUMMONSES OR HAVE BEEN SECURED BY THE BOROUGH IN AN EMERGENT SITUATION.**

**R. #128.21 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).** (This Resolution authorizes insertion of any special item of revenue in the budget when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget. Chapter 159.)

**R. #129.21: RESOLUTION AUTHORIZING A REFUND OF AN OVERPAYMENT BY CORELOGIC TAX SERVICE TO THE BOROUGH OF PAULSBORO FOR THE TAX YEAR 2020.** (The fourth quarter 2020 real estate tax payments have been made which have resulted in the overpayment of tax to the Borough due to resale of property in the amount of \$196.29.)

**R. #130.21: RESOLUTION AUTHORIZIN CANCELLING TAX OVERPAYMENTS OR DELINQUENT AMOUNTS LESS THAN \$10.00.** (This

**R. #138.21: RESOLUTION APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY FOR SFY21 BODY-WORN CAMERA GRANT PROGRAM ADMINISTERED BY THE STATE OF NEW JERSEY, DEPARTMENT OF LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL.** (This Resolution approves participation with the State of New Jersey, for SFY 21 Body-Worn Camera Grant Program in the amount of \$40,760.00.)

Council President Giovannitti moved and Councilman DiTonno seconded to adopt R. #127.21 to R. #138.21. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

**Raffles/Permits/Firemen's Association Membership Applications:**

Received Raffle License Application, RA-677, Paulsboro Neighborhood Watch Assn., Inc. for an On-Premise Merchandise on October 9, 2021 from 11:00 a.m. to 4:00 p.m. Council President Giovannitti moved and Councilman DiTonno seconded to receive, file and approve the raffle license. All were in favor of the motion.

**RESOLUTIONS NOT ON CONSENT:**

**R. #139.21: RESOLUTION AUTHORIZING THE RELEASE OF CASH ESCROW ACCOUNT BALANCES IN THE AMOUNT OF \$1,032.45 FOR THE MINOR SITE PLAN WITH BULK VARIANCE RELIEF FOR BLOCK 104, LOT 6 TO JOSEPH T. THRESTON, III.** (This Resolution authorizes the release of the cash escrow balance in the amount of \$1,032.45 as the project has been withdrawn.)

**R. #140.21: RESOLUTION AMENDING RESOLUTUION #86.21 ENTITLED "RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH MALEY GIVENS AS LEGAL COUNSEL FOR THE USDA/RURAL DEVELOPMENT WATER AND WASTE WATER DISPOSAL PROGRAM", COMMONLY KNOWN AS THE BILLINGSFORT PORT PROJECT.** (USDA is requiring a Resolution to amend the contract with Maley Givens for the Billingsport Port Project. The Resolution changes the "not to exceed amount" from \$30,000 TO \$40,000).

Council President Giovannitti moved and Councilman DiTonno seconded to adopt R. #139.21 and R. #140.21. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

Letter from Erik K. Biermann, Sickels & Associates, Inc., regarding Partial Payment No. 5 for the Billingsport & Paulsboro Marine Terminal Water Main Improvements to R.E. Pierson Construction Co., Inc. in the amount of \$694,464.13.

Letter from Mark R. Brunermer, Sickels & Associates, Inc. regarding Proposal for Professional Services – Revised for the NJDOT Local Freight Impact Fund Program (FY2018).

Letter from Erik K. Biermann, Sickels & Associates, Inc. regarding traffic control recommendation certification All-Way (four-Way) Stop Intersections – Various Streets. (Introduction of Ordinance Amendment would be needed.)

Letter from Stephen Cosaboon, Sickels & Associates, Inc., regarding Site Work Escrow Fee, Paulsboro Marine Terminal Phase I and Phase II.

Council President Giovannitti moved and Councilman DiTonno seconded to receive and file all the above letters. All were in favor of the motion.

**R. #142.21: RESOLUTION PROVIDING PARTIAL PAYMENT NO. 5 FOR THE BILLINGSPORT & PAULSBORO MARINE TERMINAL WATER MAIN IMPROVEMENT PROJECT.** Council President Giovannitti moved and Councilman Haynes seconded to adopt R. #142.21. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

Borough Engineer Biermann discussed their proposal to submit the NJDOT Local Freight Impact Fund Program (FY2018). The proposal will be requesting an extension with a reduced scope of the project to eliminate the intersection of Billingsport/Clonmell Road. The NJDOT has approved the extension and the contract has to be awarded prior to February 27<sup>th</sup>, 2022. They are requesting authorization to proceed.

Council President Giovannitti moved and Councilman Haynes seconded to receive, file and approve the proposal. All were in favor of the motion.

Borough Engineer Biermann recommended the Introduction of an Ordinance regarding traffic control certification for all-way (four-way) stop intersections of various streets on Mantua Avenue at the intersections of 5<sup>th</sup> Street and Nassau Avenue and 5<sup>th</sup> Street and Greenwich Avenue.

**INTRODUCTION AND FIRST READING:**

introduction and first reading and schedule the second reading and public hearing on September 15, 2021. Roll call: Ayes: Council President Giovannitti, Councilman DiTonno, Councilman Haynes, Councilman Holloway, Councilman Kidd. Nays: None. **Motion carried.**

Mayor Stevenson stated he will ask the developer, Mr. Grelli, to attend the September meeting.

### **PRIVILEGE OF THE FLOOR:**

Council President Giovannitti moved and Councilman DiTonno seconded to open the floor to the public at 7:26 p.m. All were in favor of the motion.

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.

Marc Kamp, 250 West Broad Street, stated National Lighthouse Day is being held on Saturday, August 7<sup>th</sup> and the Tinicum Rear Range Lighthouse is holding their grand re-opening on that date. It will be a major event with the Coast Guard being present, the Battleship NJ, vendor booths, food trucks and a helicopter. It will be held between 10:00 a.m. until 3:00 p.m. and the formal ceremony will be held at 12:00 p.m.

Mr. Kamp thanked the Borough for their support with the 4<sup>th</sup> of July Parade as well as the Borough workers, the Police Department, the Street and Highway Department, the Fire Department and the Refinery for their generous donation.

Mr. Kamp stated Paulsboro Day will be held on September 11<sup>th</sup> and will have rides, vendors, car show but will be missing the petting zoo.

Mr. Kamp also stated he sent an email to the Governing Body regarding the Gloucester County Economic Recovery Report.

Mayor Stevenson stated he appreciated all the work Mr. Kamp has done especially with the 4<sup>th</sup> of July Parade. He thanked the Sons of Italy as the Grand Marshals.

Karen Armistead, 108 West Washington Street, thanked Council for their congratulations on her election win. She asked if there will be anymore prayer walks.

Mayor Stevenson stated the Borough is involved but that all the Clergy needs to get together and schedule the prayer walks.



At this time, 7:50 p.m., Councilman Haynes has signed off for another engagement.

Erva Macauley, 209 Huff Avenue, discussed the Broad Street flooding. It seems to be coming from the Plaza drainage. She questioned if the pipes ever were checked.

Borough Engineer Biermann stated he didn't know if the Public Works has checked the lines and it is private property. It seems the State lines are too small and can't convey all the water. It needs to be looked at for a long-term solution. He felt the Borough could work with the State and the private owners for a long-term solution but in the short term, to have the Public Works Department look at the culverts.

Mayor Stevenson stated the County hasn't cleaned out the drains on Billingsport Road since the 1970s.

Mrs. Macauley stated to Councilman Kidd that she has her own business and she has looked into a brick-and-mortar building but they want \$4,500 per month for rent. There are people who want to open businesses on Delaware Street but can't afford the rent.

Cheryl Scott, 1645 Swedesboro Avenue, stated the notice regarding the 4<sup>th</sup> of July parade was only on social media and the church wasn't aware of the 4<sup>th</sup> of July parade.

Mr. Kamp stated 250 letters were mailed to businesses and organizations. Her church is on the mailing list.

Mrs. Scott stated Mayor Stevenson mentioned having a town forum in July.

Mayor Stevenson stated there will be a town forum with the Port announcement and housing announcements. The EEW is reaching out to Rowan for training. A town meeting will be held regarding the gun violence and the housing initiative and will probably be held in September. The Port is progressing but they are a little behind. He agreed the Police Department must get out and get the word out.

Mrs. Scott stated Captain Ridinger mentioned the gun violence and the residents not cooperating. She doesn't know people on that street.

Mayor Stevenson suggested Ms. Scott get together with Chief Kille.

Mrs. Scott stated she is glad the Borough is going to meet with the residents regarding the cannabis issue.