

**BOROUGH OF GLASSBORO
COUNCIL MEETING MINUTES
FEBRUARY 22, 2011**

The Pre-Council Meeting, Work Session Portion of the Meeting of Mayor and Council of the Borough of Glassboro was called to order at 7:00 P.M. on Tuesday, February 22, 2011 in the Municipal Building with Mr. Fiola presiding.

OPENING STATEMENT

The Clerk read the following:

Pursuant to the Open Public Meetings Act, I hereby announce that adequate notice of this meeting as required by said Act, has been provided by adopting a schedule of regular meetings for the year 2011, which schedule was posted on the Borough Hall bulletin board, forwarded to both the Gloucester County Times and the Sentinel of Gloucester County, and filed with the Borough Clerk on January 6, 2011.

ROLL CALL

The following persons answered roll call:

Mayor:	Mayor McCabe (Absent)
Council Members:	Hector Cabezas
	George Cossabone
	Joseph D'Alessandro
	Anthony Fiola
	Edward Malandro
	Ingres Simpson
Administrator:	Joseph A. Brigandi
Solicitor:	Timothy D. Scaffidi, Esq.
Engineer:	David Palgutta

REVIEW BILL LIST

Council Members reviewed vouchers for payment, before signing their approval.

REVIEW OF AGENDA ITEMS

The Agenda was reviewed, with no questions from the Governing Body.

ADMINISTRATOR UPDATES

Amending Liquor License Renewal Fees – the Municipal Clerk advised the Governing Body that State Statute permits the Borough to increase their liquor license fees. The Governing Body reviewed the proposed fee increase. Governing Body agrees. Will Introduce at next Work Session.

CLOSED EXECUTIVE SESSION

RESOLUTION R: 93 - 11

**RESOLUTION AUTHORIZING A CLOSED MEETING OF THE MAYOR
AND COUNCIL OF THE BOROUGH OF GLASSBORO**

A motion was made by Mr. Fiola, seconded by Ms. Simpson, at 7:45 P.M. to adopt Resolution R: 93-11 Authorizing a Closed Executive Meeting of the Mayor and Council of the Borough of Glassboro, to discuss Compressed Natural Gas Stations – Contractual Negotiations.

Motion carried

Upon no further discussion, a motion was made by Mr. Fiola, seconded by Ms. Simpson, to close the Closed Executive Meeting at 7:55 P.M. and proceed to the Regular Council Meeting.

Motion carried

REGULAR COUNCIL MEETING

The Regular Meeting of Mayor and Council of the Borough of Glassboro was called to order at 8:00 P.M. on Tuesday, February 22, 2011 in the Municipal Building, with Mr. Fiola presiding.

OPENING STATEMENT

The Clerk read the following:

Pursuant to the Open Public Meetings Act, I hereby announce that adequate notice of this meeting as required by said Act, has been provided by adopting a schedule of regular meetings for the year 2011, which schedule was posted on the Borough Hall bulletin board, forwarded to both the Gloucester County Times and the Sentinel of Gloucester County, and filed with the Borough Clerk on January 6, 2011.

SALUTE TO THE FLAG

Mr. Fiola led the Salute to the Flag.

ROLL CALL

The following persons answered roll call:

Mayor:	Mayor McCabe (Absent)
Council Members:	Hector Cabezas
	George Cossabone
	Joseph D'Alessandro
	Anthony Fiola
	Edward Malandro

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Administrator: Ingres Simpson
Solicitor: Joseph A. Brigandi
Engineer: Timothy D. Scaffidi, Esq.
David Palgutta

PROCLAMATION/PRESENTATIONS

NONE

PUBLIC HEARINGS

ORDINANCE #11 – 02

**ORDINANCE AUTHORIZING TRANSFER OF PROPERTY AND EXECUTION OF ALL
NECESSARY DOCUMENTS RETAIL MIXED USE (A-2)**

*To permit the sale of Block 18.02, Lot 1 to Sora Retail A-2, LLC in the amount of \$1,112,307.00. This
will be utilized to pay down existing Redevelopment Debt*

A motion was made by Mr. Malandro, seconded by Mr. Cossabone, to open the meeting to the public.

Motion carried

There being no comments, a motion was made by Mr. Malandro, seconded by Mr. Cossabone, to close the public hearing and adopt Ordinance #11-02 as written.

ROLL CALL

For: Cabezas, Cossabone, D'Alessandro, Fiola, Malandro, Simpson
Against: NONE

Motion carried

ORDINANCE #11 – 03

**ORDINANCE AUTHORIZING EXECUTION OF DEED OF CONSOLIDATION FOR
LAND OWNED BY AND LOCATED WITHIN THE BOROUGH OF GLASSBORO**

To combine various parcels within the Boulevard area, per Planning Board approval on this project

A motion was made by Mr. Malandro, seconded by Mr. Cabezas, to open the meeting to the public.

Motion carried

There being no comments, a motion was made by Mr. Malandro, seconded by Mr. Cabezas, to close the public hearing and adopt Ordinance #11-03 as written.

ROLL CALL

For: Cabezas, Cossabone, D'Alessandro, Fiola, Malandro, Simpson
Against: NONE

Motion carried

ORDINANCE #11 – 07

**ORDINANCE AUTHORIZING EXECUTION OF DEED OF CORRECTION FOR
LAND OWNED BY AND LOCATED WITHIN THE BOROUGH OF GLASSBORO**

To correct courses shown on subdivision map, per Planning Board approval on this project

A motion was made by Mr. Malandro, seconded by Ms. Simpson, to open the meeting to the public.

Motion carried

There being no comments, a motion was made by Mr. Malandro, seconded by Ms. Simpson, to close the public hearing and adopt Ordinance #11-07 as written.

ROLL CALL

For: Cabezas, Cossabone, D'Alessandro, Fiola, Malandro, Simpson
Against: NONE

Motion carried

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READING OF THE MINUTES

A motion was made by Ms. Simpson, seconded by Mr. D'Alessandro, that the reading of the Minutes be dispensed with and that the Regular Council Meeting Minutes of February 8, 2011 be adopted as written.

Motion carried

COMMUNICATIONS

NONE

COMMITTEE REPORTS

Mr. Malandro stated he was in receipt of the Trash Tonnage Report.

Mr. Fiola stated he was in receipt of the Clerk's Treasurer's Report and the CFO's Reconciled Cash Balances.

UNFINISHED BUSINESS

NONE

NEW BUSINESS

NONE

ENGINEER'S REPORT

Dave Palgutta presented the following report.

1. Taco Bell - Minor concrete site improvements underway with building construction.
2. Well 5/RO plant - Construction stopped due to winter conditions.
3. Whitney Crescent - Development site improvements are limited due to winter conditions in Phase 1. Building construction continues.
4. Camelot Phase 2 Development - Site improvements slowed due to winter conditions. Building construction continues. Sanitary sewer pump station to commence in next several weeks.
5. Rowan Boulevard - Improvements for Phase 1 completed, processing change order documents with contractor and County.
6. Whitney Center - Building construction continues.
7. Let's Dance Studio - Site improvement work is limited due to winter conditions. Owner targeting April 2011 for opening.
8. PB Diner - Final concrete sidewalk improvements done in front of restaurant. Handicap sidewalk improvements on Greentree Road are not completed to date.

SOLICITOR'S REPORT

Mr. Scaffidi introduced the following **Resolutions and/or Ordinances by title only:**

All matters listed under Consent Agenda are considered to be routine by this Borough Council and will be enacted by one motion in the form listed. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately. Where necessary, any item requiring expenditure is supported by Certificate of Availability of Funds. All Consent Agenda items will be reflected in the Minutes.

The following Resolutions will be voted upon as grouped action items -- Consent Agenda

RESOLUTION R: 94-11

**RESOLUTION AUTHORIZING EXECUTION OF THE PARKING GARAGE
PHASE REDEVELOPMENT AGREEMENT**

An Agreement outlining conditions for the use and construction of this proposed project

RESOLUTION R: 95-11

EMERGENCY TEMPORARY RESOLUTION PRIOR TO ADOPTION OF THE BUDGET

*For additional funds to the Temporary Budget for the year 2011 until adoption of the Budget,
per State Statute*

RESOLUTION R: 96-11

**RESOLUTION APPROVING RAFFLE LICENSE FOR BIRCHES
ELEMENTARY SCHOOL PTO**

*To approve the application for this raffle which will be held on Sunday, March 27, 2011 from
12:00 P.M. to 4:00 P.M. at Masso's Crystal Manor*

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RESOLUTION R: 97-11

**RESOLUTION APPROVING TWO RAFFLE LICENSES FOR N.R.A. FOUNDATION
NJ STATE FUND COMMITTEE**

*To approve the applications for these raffles which will be held on Saturday, April 2, 2011
from 6:00 P.M. to 11:00 at Masso's Crystal Manor*

RESOLUTION R: 98-11

RESOLUTION APPROVING RAFFLE LICENSE FOR GLASSBORO MEMORIAL POST

*To approve the application for this raffle which will be held from Thursday, March 17, 2011 to
Saturday, June 18, 2011 at 9:00 P.M. at the Glassboro Memorial Post*

RESOLUTION R: 99-11

**RESOLUTION AUTHORIZING EXTENSION OF AGREEMENT FOR CERTAIN
PROFESSIONAL SERVICES ADOPTED BY THE BOROUGH OF GLASSBORO
(SICKELS & ASSOCIATES, INC. – NJDOT TRANSPORTATION ENHANCEMENT
PROGRAM TEA-21, PHASE 6)**

*To extend the term of this streetscape contract located on High Street between Warrick Avenue
and Williams Street to December 31, 2011*

RESOLUTION R: 100-11

**RESOLUTION AUTHORIZING EXECUTION OF DIRECT INSTALL PROGRAM
PARTICIPATION AGREEMENT – "SCOPE OF WORK ATTACHMENT"-PURSUANT
TO THE NEW JERSEY'S CLEAN ENERGY PROGRAM**

*To conduct energy audit assessments and install energy efficiency retrofit measures at
various municipal buildings*

RESOLUTION R: 101-11

**RESOLUTION APPROVING TWO RAFFLE LICENSES FOR
GLASSBORO MEMORIAL POST 679**

*To approve the applications for these raffles which will be held on Saturday, March 5, 2011
from 7:00 P.M. to 12:00 A.M. at the Glassboro Memorial Post*

RESOLUTION R: 102-11

**RESOLUTION AUTHORIZING EXECUTION OF MEMORANDUM OF UNDERSTANDING
BETWEEN THE BOROUGH OF GLASSBORO AND MANNA DESIGN WORKS**

To allow for the transfer and maintenance of the Borough's domain name

A motion was made by Mr. Cossabone, seconded by Ms. Simpson, for the adoption of the foregoing Resolutions R: 94-11 through R: 102-11.

ROLL CALL

For: Cabezas, Cossabone, D'Alessandro, Fiola, Malandro, Simpson
Against: NONE

Motion carried

ORDINANCE # 11-08

**AN ORDINANCE AUTHORIZING TRANSFER OF PROPERTY AND EXECUTION
OF ALL NECESSARY DOCUMENTS PARKING GARAGE (D-1)**

*To permit the sale of Block 18, Lot 3.01 to Sora Parking Utility LLC, in the amount of \$1,500,000.00. This will
be utilized to pay down existing Redevelopment Debt.*

ORDINANCE # 11-09

**AN ORDINANCE AMENDING CHAPTER 200, SECTIONS 2(A), (B)(1) & (2) AND (C) OF THE
CODE OF THE BOROUGH OF GLASSBORO (COMMERCIAL BUILDING STANDARDS)**

*To change Certificate of Occupancy to Approval of Occupancy and provide penalties for
failure to comply with obtaining such document.*

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ORDINANCE # 11-10

**AN ORDINANCE AUTHORIZING THE PURCHASE OF PROPERTY KNOWN AS BLOCK 22,
LOT 14 A/K/A 18 MICK DRIVE ON THE OFFICIAL TAX MAP OF THE BOROUGH OF
GLASSBORO, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY
(WEST HIGH ST LLC)**

*To authorize the purchase of this property in the amount of \$170,000.00 to accommodate the
needs of the Rowan Blvd Redevelopment Project*

A motion was made by Mr. Malandro, seconded by Mr. Cossabone, for the adoption of the foregoing Ordinances #11-08 through #11-10.

ROLL CALL

For: Cabezas, Cossabone, D'Alessandro, Malandro, Fiola, Simpson
Against: NONE

Motion carried

COMMENTS BY BOROUGH ADMINISTRATOR

NONE

COMMENTS BY MAYOR

NONE

PUBLIC PORTION

Regulations of Participation at Borough Council Meetings

1. The Chair must recognize a speaker.
2. The person must state his or her name, and address of residence for the record.
3. All persons recognized by the Chair must engage in respectful and orderly discourse. In the event of disrespectful, vulgar or inflammatory discourse, the Chair may exercise discretion and terminate the person's right to speak.
4. All statements to the Borough Council or the Administration must be addressed through the Chair.
5. Members of the public shall be given up to five minutes to address the governing body regardless of the number of issues during the Public Portion of the meeting and shall not be entitled to "borrow" time from others. At the discretion of the Chair and subject to the consent by the majority of the Council at a given meeting, this time allocation may be relaxed and extended which relaxation or suspension shall not constitute a binding precedent for other speakers on other issues. The limitations imposed herein relate solely to the Public Portion of the meeting and are not intended to apply to the Regular Business Meeting.

A motion was made by Mr. Malandro, seconded by Mr. Cossabone, to open the meeting to the public.

Motion carried

There being no comments, a motion was made by Mr. Malandro, seconded by Mr. Cossabone, to close the public portion of the meeting.

Motion carried

APPROVAL OF BILLS

A motion was made by Mr. Malandro, seconded by Mr. Cossabone, to pay all duly authorized bills.

Motion carried

(See attached pages 1- 7 dated 02/22/11)

CLOSING COMMENTS FROM MAYOR/COUNCIL/ADMINISTRATOR

NONE

ADJOURNMENT

A motion was made by Mr. Cossabone, seconded by Ms. Simpson, that the meeting be adjourned at 8:10 P.M.

Motion carried

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The next regular meeting will be held on February 22, 2011 at 8:00 P.M.

Respectfully Submitted,

Patricia A. Frontino

Patricia A. Frontino
Municipal Clerk

**SINCE THESE MINUTES ARE NOT TO BE A VERBATIM TRANSCRIPT, THIS HAS BEEN A
CONDENSED TRANSCRIPT OF THE MEETING. THE TAPE IS AVAILABLE DURING
NORMAL BUSINESS HOURS FOR ANY INTERESTED PERSONS.**