

**BOROUGH OF GLASSBORO  
REGULAR WORK SESSION MINUTES  
MARCH 3, 2011**

The regular Work Session Meeting of Mayor and Council of the Borough of Glassboro was held on Thursday, March 3, 2011 at 6:30 P.M., in the Municipal Building, with Joseph A. Brigandi, Jr. presiding.

**OPENING STATEMENT**

The Municipal 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 Borough Clerk on January 6, 2011.

**FLAG SALUTE**

Mr. Brigandi led the Salute to the Flag.

**ROLL CALL**

The following persons answered roll call:

Mayor Leo McCabe  
Mr. Cabezas  
Mr. Cossabone  
Mr. D'Alessandro  
Mr. Fiola  
Mr. Malandro  
Ms. Simpson (Arrived at 7:00 P.M.)  
Mr. Brigandi  
Mr. Scaffidi, Esq.

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, to adopt **Resolution R: 103-11 Resolution Authorizing a Closed Executive Session to discuss Office Park Zoning Potential Litigation – Scott DiFrancesco, 511 Kentucky Avenue, Block 212, Lots 36-40, Possible Acquisition of 24-26 North Academy Street and Live Work Learn Play Leasing Contractual Issues.**

**Motion carried**

**RESOLUTION R: 103 – 11**

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

Upon adoption of Resolution R: 103-11 the Governing Body went into Closed Executive Session at 9:45 P.M.

At 9:55 P.M. a motion was made by Mr. Malandro, seconded by Mr. Fiola, to close the Closed Executive Session and to proceed with the Regular Work Session Meeting.

**Motion carried**

**PROCLAMATIONS**

NONE

**APPROVAL OF MINUTES**

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, to dispense with the reading of the Minutes of the Work Session Meeting and the Closed Executive Session Meeting of February 3, 2011 and to adopt both Minutes as written.

**Motion carried**

Mr. D'Alessandro Abstained.

**NEW BUSINESS**

NONE

**COMMUNICATION**

NONE

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**DISCUSSION**

1. **Sora Live Work Learn Play Update** – Richard Martz and Andrew Erace from Live Work Learn Play updated the Governing Body on the implementation stages of the Rowan Boulevard Project, specifically Whitney Center. Dr. Gallia gave his perspective from the viewpoint of the University.
2. **Crime Free Multi Housing** – Mr. Scaffidi and Mr. Fiola explained how the program works and advised that unless the statute changes, it can only be implemented with public housing, not for rental properties.
3. **Rowan Glassboro Resources Update** – Mr. Brigandi advised Mayor and Council most departments are unable to utilize this resource. However, Mr. Sawyer will notify Mr. Fiola of any possible projects in the foreseeable future.
4. **Going Paperless** – Mrs. Frontino advised that the Governing Body will continue to receive their Agenda Packet information via e-mail as well as in paper format, for the next several months to become acclimated. In the fall, Mayor and Council will begin to utilize laptops at Meetings on a gradual basis until this procedure is fully implemented on January 1, 2012.
5. **Street Names** – Mr. Cossabone updated the Governing Body on a request for a future street name. Mayor and Council recommended that the request be made through an application and processed through the appropriate committee.
6. **Parking Utility Budget** – Mr. Brigandi explained that as plans move forward with the parking facility, the Borough should have a budget available to pay invoices. The Governing Body agreed and authorized Mr. Brigandi to move forward with a Parking Utility Budget.
7. **Opposing S-2664 and A-3766 “Market Competition and Consumer Choice Act”** – The Governing Body reviewed the information provided by the State League of Municipalities on the regulation of telephone and cable service and agree with their recommendation of opposing the current legislation. A resolution is on the Agenda for consideration later in this meeting.
8. **Update on Tax Assessor’s Office** – Mr. Brigandi advised that the Revaluation process was very successful. During the transition period between now and April 1<sup>st</sup> when the County takes over the Tax Assessor’s office, the Borough office will only be staffed one day per week.
9. **Polling Places** – Mrs. Frontino advised that it has become necessary to add another polling place for Districts 1 & 2. Both of these districts will now begin voting at the VFW Hall. The Clerk will send out a letter to all registered voters in the affected areas so they are aware of the new location.
10. **Municipal Court Backlog Update** – Mr. Brigandi advised that the Court office is behind in their filing due to a temporary shortage in staffing. Hours that the office will be open was discussed in order to get caught up with the backlog.
11. **South Jersey Compressed Natural Gas** – Four representatives from South Jersey Industries presented information regarding a Natural Gas Station. Two locations were discussed but no decision was made at this time.

**RESOLUTIONS AND ORDINANCES**

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

**RESOLUTION R: 104-11**

**RESOLUTION AUTHORIZING RELEASE OF WATER & SEWER PLAN REVIEW  
ESCROW ACCOUNT FEES FOR THE APPLICANT SORA FOR THE BARNES &  
NOBLE BOOKSTORE SITE (ROWAN BOULEVARD REDEVELOPMENT AREA)  
IN THE BOROUGH OF GLASSBORO**

*Recommended by Engineer upon final inspection*

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**RESOLUTION R: 105 – 11**

**RESOLUTION APPROVING A BINGO LICENSE  
FOR PEOPLE FOR PEOPLE FOUNDATION**

*To approve the application for this bingo, which will be held on Sunday, April 3, 2011  
from 1:00 P.M. to 6:00 P.M. at the Glassboro Memorial Post*

**RESOLUTION R: 106 - 11**

**RESOLUTION APPROVING  
SPECIAL PERMIT FOR SOCIAL AFFAIR  
TO BE HELD AT THE GLASSBORO MEMORIAL POST #679**

*To approve this application for the People for People Foundation of Gloucester County, Inc.  
for an event to be held on Sunday, April 3, 2011 from 1:00 P.M to 6:00 P.M. at the Glassboro Memorial Post*

**RESOLUTION R: 107 – 11**

**RESOLUTION IN OPPOSITION TO S-2664 AND A-3766 –  
“MARKET COMPETITION AND CONSUMER CHOICE ACT”**

*Recommended by the League of Municipalities*

**RESOLUTION R: 108-11**

**RESOLUTION AUTHORIZING EXECUTION OF CERTIFICATION OF CONSISTENCY  
WITH THE CONSOLIDATED PLAN – FORM HUD-2991  
(GLASSBORO HOUSING AUTHORITY)**

*To allow the Glassboro Housing Authority to apply for a “ROSS” Grant  
(Residential Opportunities and Self Sufficiency)*

A motion was made by Mr. Malandro, seconded by Mr. Cabezas, to adopt the foregoing five Resolutions R: 104-11 through R: 108-11.

**ROLL CALL**

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

**Motion carried**

Mr. Fiola Abstained from Resolution R: 105-11 and R: 106-11.

**ORDINANCE # 11-11**

**AN ORDINANCE AMENDING CHAPTER 150-5(A), (B) AND (C)  
OF THE CODE OF THE BOROUGH OF GLASSBORO  
(ALCOHOLIC BEVERAGES)**

*To amend liquor license renewal fees in accordance with State Statute*

**ORDINANCE #11 – 12**

**AN ORDINANCE AUTHORIZING THE PURCHASE OF  
PROPERTY KNOWN AS BLOCK 29, LOT 17 A/K/A 24-26 N. ACADEMY STREET ON  
THE OFFICIAL TAX MAP OF THE BOROUGH OF GLASSBORO, COUNTY OF  
GLOUCESTER, STATE OF NEW JERSEY  
(JACK GROSSMAN AND MATT ROCHE)**

*Possible future site of development/municipal parking property to  
accommodate Redevelopment Area, in the amount of \$240,000.00*

**This Ordinance was Pulled from the Agenda – No Action Taken**

A motion was made by Mr. Malandro, seconded by Mr. Fiola, to adopt the foregoing Ordinance #11-11.

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**ROLL CALL**

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

Motion carried

**PUBLIC PORTION**

Motion was made by Mr. Fiola, seconded by Ms. Simpson, to open the meeting to the public.

Motion carried

There being no comments, a motion was made by Mr. Fiola, seconded by Ms. Simpson, to close the public portion.

Motion carried

**PAY BILLS**

NONE

**ADJOURNMENT**

A motion was made by Mr. Fiola, seconded by Mr. Cossabone, to adjourn the meeting at 10:00 P.M.

Motion carried

The next Regular Work Session will be held on April 7, 2011 at 6:30 P.M.

Respectfully submitted,

*Patricia A. Frontino*

Patricia A. Frontino  
Municipal Clerk

**SINCE THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT, THIS HAS BEEN A CONDENSED TRANSCRIPT OF THE MEETING.**