

**BOROUGH OF GLASSBORO  
COUNCIL MEETING MINUTES  
APRIL 14, 2009**

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, April 14, 2009 in the Municipal Building with Ms. Myers 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 2009, which schedule was posted on the Borough Hall bulletin board, mailed to the Plain Dealer and the Gloucester County Times and filed with the Borough Clerk on January 3, 2009.

**ROLL CALL**

The following persons answered roll call:

|                          |                         |
|--------------------------|-------------------------|
| Mayor:                   | Mayor McCabe (Absent)   |
| President of Council:    | Anthony Fiola (Absent)  |
| Council Members:         | Ingres Simpson (Absent) |
|                          | Joseph D' Alessandro    |
|                          | George Cossabone        |
|                          | Edward Malandro         |
|                          | Hector Cabezas          |
| Assistant Administrator: | Gregory Sawyer          |
| Solicitor:               | Timothy Scaffidi, Esq.  |

**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**

1. Planning Board Approval for Bentley Woods – Ms. Myers updated the Governing Body that Bentley Woods came before the Planning Board on April 7, 2009 and was granted Preliminary Major Site Plan approval.
2. Mr. Suggs - Mr. Brunermer updated the Governing Body on the requirements for Mr. Suggs property.

**CLOSED EXECUTIVE SESSION**

**A motion was made by Mr. Malandro, seconded by Mr. Cabezas, to adopt Resolution R: 120-09 Authorizing a Closed Executive Session of the Mayor and Council of the Borough of Glassboro, to Review Environmental Consultant RFP's, Highway Department Environmental Contract Discussion, Potential Litigation–Minutes and Minatee v Glassboro Litigation.**

**Motion carried**

**Upon no further discussion, a motion was made by Mr. Malandro, seconded by Mr. Cabezas, to close the Closed Executive Session at 7:45 P.M. and proceed to the Regular Council Meeting.**

**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, April 14, 2009 in the Municipal Building, with Mr. Cossabone, 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 2009, which schedule was posted on the Borough Hall bulletin board, mailed to the Plain Dealer and the Gloucester County Times and filed with the Borough Clerk on January 3, 2009.

**SALUTE TO THE FLAG**

Mr. Cossabone led the Salute to the Flag.

**OPENING PRAYER**

**NONE**

**ROLL CALL**

The following persons answered roll call:

|                       |                         |
|-----------------------|-------------------------|
| Mayor:                | Mayor McCabe (Absent)   |
| President of Council: | Anthony Fiola (Absent)  |
| Council Members:      | Ingres Simpson (Absent) |
|                       | Joseph D' Alessandro    |
|                       | George Cossabone        |
|                       | Edward Malandro         |

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Assistant Administrator: Hector Cabezas  
Gregory Sawyer  
Solicitor: Timothy Scaffidi, Esq.  
Engineer: Mark Brunermer

**PUBLIC HEARINGS**

Mr. Scaffidi introduced the following Ordinances, **by title only, on Second Reading:**

**ORDINANCE # 09 – 11**

**AN ORDINANCE AMENDING CHAPTER 445-8 OF THE CODE OF THE BOROUGH OF  
GLASSBORO AUTHORIZING STOP SIGNS ON WINDSOR LANE  
(VEHICLES & TRAFFIC)**

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. D'Alessandro, to close the public hearing and adopt Ordinance 09-11 as written.

**ROLL CALL**

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

Motion carried

**ORDINANCE # 09 – 12**

**AN ORDINANCE AMENDING CHAPTER 445 OF THE CODE OF THE BOROUGH OF GLASSBORO  
AUTHORIZING NO PARKING ON NORTH MAIN STREET FROM ROUTE 322 TO HESTON ROAD  
(VEHICLES & TRAFFIC)**

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 09-12 as written.

**ROLL CALL**

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

Motion carried

**ORDINANCE # 09 – 13**

**AN ORDINANCE AMENDING CHAPTER 445-51(C)(3) OF THE CODE OF THE  
BOROUGH OF GLASSBORO REGARDING OVERNIGHT PARKING  
(VEHICLES & TRAFFIC)**

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 09-13 as written.

**ROLL CALL**

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

Motion carried

**ORDINANCE # 09 – 15**

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**AN ORDINANCE RATIFYING ACQUISITION OF LAND LOCATED WITHIN THE  
BOROUGH OF GLASSBORO AND EXECUTION OF ALL NECESSARY DOCUMENTS**

A motion was made by Mr. Malandro, seconded by Mr. D'Alessandro, to open the meeting to the public.

**Motion carried**

There being no comments, a motion was made by Mr. Malandro, seconded by Mr. D'Alessandro, to close the public hearing and adopt Ordinance 09-15 as written.

**ROLL CALL**

**For: D'Alessandro, Cossabone, Malandro, Cabezas**

**Against: NONE**

**Motion carried**

**PROCLAMATIONS**

**NONE**

**READING OF THE MINUTES**

A motion was made by Mr. D'Alessandro, seconded by Mr. Cabezas, that the reading of the Minutes be dispensed with and that the Regular Council Meeting Minutes of March 10, 2009 and the Closed Executive Session Meeting Minutes of March 10, 2009 be adopted as written.

**Motion carried**

**Mr. Malandro Abstained.**

**COMMUNICATIONS**

**NONE**

**COMMITTEE REPORTS**

Mr. Malandro stated the Highway Department is accepting applications for summer help.

A motion was made by Mr. Malandro, seconded by Mr. D'Alessandro, to allow the Clerk to go out for Relining of Sanitary Sewer on Route 322.

**Motion carried**

**UNFINISHED BUSINESS**

**NONE**

**NEW BUSINESS**

**The Clerk read the following:**

April 14, 2009

As a follow up to a request made by Mr. Szyfman, to amend the Minutes of the February 24, 2009 Council Meeting, I have reviewed the tape of the Meeting. Although Minutes are not required to be verbatim, I am going to state for the record tonight, that in addition to speaking about rental properties at the Meeting of February 24, 2009, Mr. Szyfman also stated his concerns about taxes, the Borough, Glassboro schools and drinking water issues.

This comment will be incorporated into these Minutes, when they are approved at a future date.

**PARADE APPLICATION  
GLASSBORO MEMORIAL DAY PARADE  
MAY 25, 2009**

A motion was made by Mr. D'Alessandro, seconded by Mr. Malandro, to approve the foregoing application.

**Motion carried**

**PARADE APPLICATION**

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**TAX DAY TEA PARTY PARADE  
APRIL 15, 2009**

A motion was made by Mr. D'Alessandro, seconded by Mr. Malandro, to approve the foregoing application with recommended conditions by the Chief Fanfarillo.

Motion carried

**ENGINEER'S REPORT**

NONE

**SOLICITOR'S REPORT**

Mr. Scaffidi introduced the following **Resolutions, by title only**:

**RESOLUTION R: 115-09**

**RESOLUTION AUTHORIZING SUBMITTAL OF COMMUNITY DEVELOPMENT  
BLOCK GRANT APPLICATION FOR FUNDING TO THE COUNTY OF GLOUCESTER  
BY THE BOROUGH OF GLASSBORO**

A motion was made by Mr. D'Alessandro, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 115-09.

Motion carried

**RESOLUTION R: 120-09**

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

A motion was made by Mr. Malandro, seconded by Mr. Cabezas, for the adoption of the foregoing Resolution R: 120-09.

Motion carried

**RESOLUTION R: 121-09**

**RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE OWENS FIELD  
PARKING LOT PROJECT BY THE BOROUGH OF GLASSBORO  
(R.E. PIERSON CONSTRUCTION COMPANY, INC.)**

A motion was made by Mr. Cabezas, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 121-09.

Motion carried

**RESOLUTION R: 122-09**

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES  
ADOPTED BY THE BOROUGH OF GLASSBORO FOR THE YEAR 2009  
(ENVIRONMENTAL CONSULTANT - PACE & ASSOCIATES, INC.)**

A motion was made by Mr. D'Alessandro, seconded by Mr. Cabezas, for the adoption of the foregoing Resolution R: 122-09.

Motion carried

**RESOLUTION R: 123-09**

**RESOLUTION CANCELLATION OF TAXES ON EXEMPT PROPERTY  
(BLOCK 21, LOT 7)**

A motion was made by Mr. Malandro, seconded by Mr. D'Alessandro, for the adoption of the foregoing Resolution R: 123-09.

Motion carried

**RESOLUTION R: 124-09**

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES  
ADOPTED BY THE BOROUGH OF GLASSBORO FOR THE YEAR 2009  
(ENVIRONMENTAL CONSULTANT FOR THE HIGHWAY DEPARTMENT –**

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PACE & ASSOCIATES, INC.)

A motion was made by Mr. Malandro, seconded by Mr. D'Alessandro, for the adoption of the foregoing Resolution R: 124-09.

Motion carried

**RESOLUTION R: 125-09**

RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE BOND #1 FOR  
SUMMIT VILLAGE, SECTION 1 IN THE BOROUGH OF GLASSBORO  
(SITE IMPROVEMENTS)

**RESOLUTION R: 126-09**

RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE BOND #1 FOR  
SUMMIT VILLAGE, SECTION 2 IN THE BOROUGH OF GLASSBORO  
(SITE IMPROVEMENTS)

**RESOLUTION R: 127-09**

RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE BOND #1 FOR  
SUMMIT VILLAGE, SECTION 1 IN THE BOROUGH OF GLASSBORO  
(POTABLE WATER AND SANITARY SEWER IMPROVEMENTS)

**RESOLUTION R: 128-09**

RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE BOND #1 FOR  
SUMMIT VILLAGE, SECTION 2 IN THE BOROUGH OF GLASSBORO  
(POTABLE WATER AND SANITARY SEWER IMPROVEMENTS)

A motion was made by Mr. Malandro, seconded by Mr. Cabezas, for the adoption of the foregoing four Resolutions R: 125-09, R: 126-09, R: 127-09 and R: 128-09.

Motion carried

**RESOLUTION R: 129-09**

RESOLUTION AUTHORIZING EXECUTION OF MEMORANDUM OF AGREEMENT BETWEEN  
THE BOROUGH OF GLASSBORO AND THE FRATERNAL ORDER OF POLICE LODGE #108 –  
SERGEANTS, LIEUTENANTS, CAPTAINS UNIT  
(NUNC PRO TUNC)

**RESOLUTION R: 130-09**

RESOLUTION AUTHORIZING EXECUTION OF MEMORANDUM OF AGREEMENT BETWEEN  
THE BOROUGH OF GLASSBORO AND THE FRATERNAL ORDER OF POLICE LODGE #108 –  
PATROL, CORPORALS AND DETECTIVES UNIT  
(NUNC PRO TUNC)

A motion was made by Mr. D'Alessandro, seconded by Mr. Malandro, for the adoption of the foregoing two Resolutions R: 129-09 and R: 130-09.

Motion carried

**RESOLUTION R: 131-09**

RESOLUTION AUTHORIZING REFUND OF STREET OPENING  
PERFORMANCE GUARANTEE  
(JOHN J. LUTZ)

**RESOLUTION R: 132-09**

RESOLUTION AUTHORIZING REFUND OF STREET OPENING  
PERFORMANCE GUARANTEE  
(LARRY JENTSCH)

A motion was made by Mr. Malandro, seconded by Mr. Cabezas, for the adoption of the foregoing two Resolutions R: 131-09 and R: 132-09.

Motion carried

**RESOLUTION R: 133-09**

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**RESOLUTION REQUEST FOR REFUND OF OVERPAYMENT  
(BLOCK 197.03, LOT 9)**

A motion was made by Mr. D'Alessandro, seconded by Mr. Cabezas, for the adoption of the foregoing Resolution R: 133-09.

Motion carried

**RESOLUTION R: 134-09**

**RESOLUTION REQUEST FOR REFUND OF DUPLICATE PAYMENT  
(BLOCK 121, LOT 1)**

A motion was made by Mr. Cabezas, seconded by Mr. D'Alessandro, for the adoption of the foregoing Resolution R: 134-09.

Motion carried

**RESOLUTION R: 135-09**

**RESOLUTION APPROVING A NEW PROMOTIONAL POLICY FOR THE POLICE DEPARTMENT  
OF THE BOROUGH OF GLASSBORO DATED APRIL 14, 2009**

A motion was made by Mr. D'Alessandro, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 135-09.

Motion carried

**RESOLUTION R: 136-09**

**RESOLUTION TERMINATING PRIOR PROFESSIONAL SERVICES CONTRACT UNDER  
RESOLUTION R: 33-09 WITH THE BOROUGH OF GLASSBORO  
(PMK GROUP – ENVIRONMENTAL CONSULTANT)**

A motion was made by Mr. D'Alessandro, seconded by Mr. Cabezas, for the adoption of the foregoing Resolution R: 136-09.

Motion carried

Mr. Scaffidi introduced the following **Ordinance, by title only, on first reading:**

**ORDINANCE 09 – 17**

**AN ORDINANCE AUTHORIZING EXECUTION OF A UTILITY EASEMENT AGREEMENT  
BETWEEN THE BOROUGH OF GLASSBORO AND ATLANTIC CITY ELECTRIC  
(BLOCK 18, LOTS 1, 3.01 & 3.02)**

A motion was made by Mr. Malandro, seconded by Mr. Cabezas, to approve the foregoing Ordinance 09-17.

**ROLL CALL**

**For:** D'Alessandro, Cossabone, Malandro, Cabezas

**Against:** NONE

Motion carried

**COMMENTS BY BOROUGH ASSISTANT 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.

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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.

Mr. Scaffidi announced to those in attendance that the above noted Rules of Order, which are posted on the Borough Hall Bulletin Board, apply to this portion of the Public Meeting.

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

**Motion carried**

Tracie Sperratore, 124 State Street, came forward. She stated her concerns with drunk and disrespectful patrons leaving the Landmark.

Luis Perez, 113 Wright Avenue, came forward. He stated his concerns about tenants at the Vinegar Factory, and if taxes are being paid.

**There being no further comments, a motion was made by Mr. Malandro, seconded by Mr. Cabezas, to close the Public Portion.**

**Motion carried**

**APPROVAL OF BILLS**

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

**Motion carried**

(See attached pages 1- 9, dated 04/14/2009)

**CLOSING COMMENTS**

**NONE**

**ADJOURNMENT**

**A motion was made by Mr. Malandro, seconded by Mr. Cabezas, that the meeting be adjourned at 8:25 P.M.**

**Motion carried**

The next regular meeting will be held on Tuesday, April 28, 2009 at 8:00 P.M.

**Respectfully Submitted,**

**Patricia A. Frontino  
Borough 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.**