

**BOROUGH OF GLASSBORO
COUNCIL MEETING MINUTES
MAY 24, 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, May 24, 2011 in the Municipal Building with Mr. Brigandi 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
Council Members:	Hector Cabezas
	George Cossabone
	Joseph D'Alessandro (Absent)
	Anthony Fiola
	Edward Malandro
	Ingres Simpson
Administrator:	Joseph A. Brigandi
Solicitor:	Timothy D. Scaffidi, Esq.
Engineer:	Mark Brunermer

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. **In Support of the League Resolution Calling Upon the State to End Diversion of Municipal Revenue and Demanding Compliance with State Law** – This item will be discussed at the June 2nd Work Session Meeting.
2. **Camelot Water Issues** – Mr. Sawyer explained details of a resolution between residents and the Borough of Glassboro.
3. **Wawa Update** – Mr. Brigandi and Mr. Brunermer explained the site and proposed changes.
4. **Isabella Drive** – Mr. Brunermer explained a resident had water issues last year after heavy rain. There are minor problems this year by her driveway. Mr. Martilini will provide additional information.

CLOSED EXECUTIVE SESSION

RESOLUTION R: 185 - 11

**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, at 7:50 P.M. to adopt Resolution R: 185-11 Authorizing a Closed Executive Meeting of the Mayor and Council of the Borough of Glassboro, to discuss South Jersey Gas Natural Gas Lease.

Motion carried

Upon no further discussion, a motion was made by Mr. Fiola, seconded by Ms. Simpson, to close the Closed Executive Meeting at 8:00 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, May 24, 2011 in the Municipal Building, with Mr. Brigandi 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

Mayor McCabe led the Salute to the Flag.

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ROLL CALL

The following persons answered roll call:

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

PROCLAMATIONS/PRESENTATIONS

PROCLAMATION

Elizabeth Stover Ragsdale

WHEREAS, Elizabeth Stover Ragsdale was born in Pennington, New Jersey on March 30, 1908; and
WHEREAS, Elizabeth Stover Ragsdale is also lovingly known as "Betty" and "Granny Rags"; and
WHEREAS, Betty credits living "a good, clean life" with her longevity; and
WHEREAS, Elizabeth says, "I rely on the good Lord and thanks Him every morning", and advises the younger generation to "read the scriptures"; and

WHEREAS, Betty is the middle child of seven children, mother of two, grandmother of four, great grandmother of ten, and great-great grandmother of 22; and

WHEREAS, Elizabeth has a unique connection to her mother, Helen, and several siblings. She was carrying her first son, Robert, when her brother, William, was born. She acted as midwife for her mother when her sister Elinor was born; and

WHEREAS, Betty moved to Pitman in the early 1940's, married Herman Ragsdale in 1941, and worked as a hairdresser; and

WHEREAS, Elizabeth worked for two local doctors in the 40's and 50's, and moved to her current home in Glassboro in the 70's; and

WHEREAS, Betty has traveled extensively, including seven cruises, and is in generally good health.

NOW, THEREFORE, I, LEO J. McCABE, MAYOR OF THE BOROUGH OF GLASSBORO, do hereby recognize Elizabeth Stover Ragsdale, as she celebrates her 103rd Birthday and further extend appreciation for all she has contributed to the her family and friends.

A motion was made by Ms. Simpson, seconded by Mr. Fiola, to approve the foregoing Proclamation as read.

Motion carried

PROCLAMATION

WHEREAS, on this day, May 30, 2011 when the Borough of Glassboro celebrates its fallen heroes, we take the time to remember one hero who recently passed, Mr. David B. Wible, Sr.; and

WHEREAS, Dave Wible was a longtime member of the Glassboro Memorial Day Parade Committee; and

WHEREAS, Dave Wible's dedication to the Committee was outstanding, showing up for every meeting and helping to produce the Program for the Memorial Ceremony that followed the Annual Memorial Day Parade; and

WHEREAS, as a member of the Parade Committee, some of Dave's other responsibilities included placing of Geraniums at the Monument during the Memorial Day Service, tolled the bell and read the names of the deceased Glassboro Veterans. He was also a member of the Rifle Squad; and

WHEREAS, Dave took the time to categorize all the fallen veterans from Glassboro, by the war in which they served, making sure they will always be remembered; and

WHEREAS, Dave Wible has been a valuable member of the Glassboro Memorial Day Parade Committee, where he proudly helped preserve and honor this country's Patriotic views; and

WHEREAS, Dave Wible is a proud Veteran of World War II where he served in the Army from 1943 to 1946 with a rank of Private First Class; and

WHEREAS, David Wible has been a dedicated member of the Shaw-Paulin American Legion Post 241, where he served as Senior Vice Commander, as well as the VFW, each for 14years.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and Council of the Borough of Glassboro do hereby thank, and pay tribute to David B. Wible, Sr. and his family for a lifetime of commitment and dedicated service to the citizens of Glassboro. He is sadly missed.

A motion was made by Mr. Cossabone, seconded by Mr. Malandro, to approve the foregoing Proclamation as read.

Motion carried

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PROCLAMATION

PUBLIC WORKS WEEK

WHEREAS, public works infrastructure, facilities and services are of vital importance to sustainable communities and to the health, safety and well-being of the people of New Jersey; and

WHEREAS, such facilities and services could not be provided without the dedicated efforts of public works professionals, engineers, managers and employees from State and Local government and the private sector, who are responsible for and must plan, design, build, operate and maintain the transportation, water supply, sewage and refuse disposal systems, public buildings and other structures and facilities essential to serving our residents; and

WHEREAS, the year 2011 marks the 51st annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and Council of the Borough of Glassboro do recognize May 15 through May 21, 2011 as Public Works Week in the Borough of Glassboro, in the County of Gloucester and State of New Jersey.

A motion was made by Mr. Cabezas, seconded by Mr. Malandro, to approve the foregoing Proclamation as read.

Motion carried

PUBLIC HEARINGS

ORDINANCE # 11 – 17

AN ORDINANCE FIXING AND ESTABLISHING THE SALARIES AND COMPENSATION OF THE OFFICERS AND EMPLOYEES OF THE BOROUGH OF GLASSBORO, IN THE COUNTY OF GLOUCESTER, STATE OF NEW JERSEY 2011

To set salaries and compensation for Borough Employees

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

Motion carried

There being no comments, a motion was made by Mr. Malandro, seconded by Mr. Fiola, to close the public hearing and adopt Ordinance #11-17 as written.

ROLL CALL

For: Cabezas, Cossabone, Fiola, Malandro, Simpson
Against: NONE

Motion carried

ORDINANCE # 11 – 18

AN ORDINANCE OF THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY PROVIDING FOR THE DESIGNATION OF AN EXISTING BIKE TRAIL AS THE HARRISON G. SHAW, SR. BIKE TRAIL

To dedicate the bike path in memory of this veteran

A motion was made by Mr. Fiola, 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 #11-18 as written.

ROLL CALL

For: Cabezas, Cossabone, Fiola, Malandro, Simpson
Against: NONE

Motion carried

ORDINANCE # 11 – 19

AN ORDINANCE AMENDING CHAPTER 107, SECTION 105(A)(1), (B)(2) AND (B)(5) OF THE CODE OF THE BOROUGH OF GLASSBORO (DEVELOPMENT REGULATIONS AND ZONING)

To amend the zoning ordinance for this specific use

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A 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 hearing and adopt Ordinance #11-19 as written.

ROLL CALL

For: Cabezas, Cossabone, Fiola, Malandro, Simpson
Against: NONE

Motion carried

ORDINANCE # 11 – 20

**AN ORDINANCE AMENDING CHAPTER 402, SECTION 1 OF THE
CODE OF THE BOROUGH OF GLASSBORO
(SNOW AND ICE REMOVAL)**

To amend this ordinance to reflect allowable limits per state statute

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

Motion carried

Maryann Cottrell, 31 South Academy Street, came forward. She asked what state statute applied. She has a problem with the ordinance. She opposes it.

Richard Holland, 31 South Academy Street, came forward. He stated he is not in favor of this ordinance.

There being no further comments, a motion was made by Mr. Fiola, seconded by Mr. Cabezas, to close the public hearing and adopt Ordinance #11-20 as written.

ROLL CALL

For: Cabezas, Cossabone, Fiola, Malandro, Simpson
Against: NONE

Motion carried

ORDINANCE # 11 – 22

**ORDINANCE AUTHORIZING THIRD AMENDMENT TO THE SIXTH
AMENDMENT TO THE GLASSBORO CENTRAL BUSINESS DISTRICT
AND NEARBY ENVIRONS REDEVELOPMENT PLAN**

To permit height restriction changes within the Redevelopment Zone

A motion was made by Mr. Fiola, 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 #11-22 as written.

ROLL CALL

For: Cabezas, Cossabone, Fiola, Malandro, Simpson
Against: NONE

Motion carried

READING OF THE MINUTES

A motion was made by Mr. Fiola, seconded by Ms. Simpson, that the reading of the Minutes be dispensed with and that the Regular Council Meeting Minutes of April 26, 2011 be adopted as written.

Motion carried

COMMUNICATIONS

NONE

COMMITTEE REPORTS

Mr. Fiola stated he was in receipt of the Clerk's Treasurer's Report and the CFO's Reconciled Cash Balances. Mr. Cabezas announced the 22nd Annual Golf Outing on June 10, 2011 is still looking for sponsors and players.

UNFINISHED BUSINESS

NONE

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NEW BUSINESS

NONE

ENGINEER'S REPORT

1. Well 5/RO Plant - Concrete foundation has been completed and piping work has recommenced.
2. Whitney Crescent Development - Base paving has been completed. TCO approved for buildings E, F, G & H. The owners are beginning the process of transferring residents to the new buildings.
3. Camelot Phase 2 Development - Building construction continues. Sanitary sewer pump station is proceeding. Decal lanes in County roadway adjacent to site have been base paved.
4. Rowan Boulevard - Improvements for Phase 1 completed, processing change order documents with contractor and County.
5. Whitney Center - Building construction continues.
6. Let's Dance Studio - Final punch list items are being completed. Owner targeting June 4, 2011 for opening.
7. Community Health Care - The Applicant has posted the appropriate site improvement bonds. Basic site work has been completed and the contractors are currently focusing on the building improvements.
8. Capital Communications Cell Tower - The site work is completed and operations are being finalized.

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: 186 – 11

**REQUEST FOR REFUND OF DUPLICATE WATER & SEWER PAYMENT
BLOCK 409, LOT 15.03**

Requested by Tax Collector

RESOLUTION R: 187-11

REQUESTING CHECK DUE TO POSTING ERROR

Requested by Tax Collector

RESOLUTION R: 188-11

**REQUEST FOR REFUND OF DUPLICATE TAX PAYMENT
BLOCK 59.01, LOT 1**

Requested by Tax Collector

RESOLUTION R: 189-11

**CANCELLATION OF TAXES
BLOCK 430, LOT 8**

Requested by Tax Collector

RESOLUTION R: 190-11

**RESOLUTION AUTHORIZING PLACE-TO-PLACE TRANSFER (EXPANSION OF PREMISES)
FOR ST. ANTHONY MUTUAL AID SOCIETY (EXTENSION OF PREMISES)
CLUB LICENSE #0806-31-008-001**

To allow for license premises expansion to include auxiliary space

Mr. Scaffidi stated this Resolution comes about as a result of an application having been filed by St. Anthony's to extend its authority to consume alcohol on the licensed premises. It was published in the newspaper and we are now acting on it tonight. The reason we are separating this particular Resolution is that the Governing Body, other than Ms. Simpson, are actual members of St. Anthony's Beneficial Society and if we were to suggest that they have a conflict then that would create a lack of a quorum to be able to vote on this particular resolution. Pursuant to the court decision in Allen vs Toms River Board of Education, the Courts have recognized what is known as "the Doctrine of Necessity", and that doctrine simply says that when there are no alternative quorums which can grant the relief that is being requested, and that the Body itself would be unable to act on it if they

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Pursuant to the court decision in Allen vs Toms River Board of Education, the Courts have recognized what is known as "the Doctrine of Necessity", and that doctrine simply says that when there are no alternative quorums which can grant the relief that is being requested, and that the Body itself would be unable to act on it if they were to have a conflict, that the Governing Body has the right to invoke the Doctrine of Necessity when it moves to pass this resolution; thereby vote on it for purposes of moving this item, which otherwise would not be able to be moved in the Borough of Glassboro. So, if Council was to make a motion to approve this Resolution by Invoking the Doctrine of Necessity, we can call upon it for a vote.

A motion was made by Mr. Fiola, seconded by Mr. Malandro to approve to invoke Doctrine of Necessity regarding Resolution R: 190-11 as written.

Motion carried

ROLL CALL

For: Cabezas, Cossabone, Fiola, Malandro, Simpson
Against: NONE

Motion carried

RESOLUTION R: 191-11

**RESOLUTION PROVIDING FOR THE INSERTION OF A SEPCIAL ITEM OF
REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87**

To accept this Clean Communities grant in the amount of \$26,803.16

RESOLUTION R: 192-11

**RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF
REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87**

To accept this FEMA Grant in the amount of \$48,450.00

RESOLUTION R: 193-11

**RESOLUTION AUTHORIZING REFUND OF STREET OPENING PERFORMANCE
GUARANTEE (PERMIT #10-020 ESTATE OF THELMA O. WILLIAMS)**

Request by Highway Superintendent, upon final inspection

RESOLUTION R: 194-11

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES
ADOPTED BY THE BOROUGH OF GLASSBORO (PACE & ASSOCIATES, INC., FORMER
ICE HOUSE SITE, PROJECT MANAGER FOR ABANDONMENT OF WELLS, AND
REMOVAL & DISPOSAL OF DRUMS AND LIQUID)**

Project Manager for abandonment of wells, and removal & disposal of drums and liquid

RESOLUTION R: 195-11

**RESOLUTION APPROVING A BINGO LICENSE AND TWO RAFFLE LICENSES
FOR THE GLASSBORO MEMORIAL POST 679**

To approve these applications

RESOLUTION R: 196-11

**RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF
REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87**

*To accept this Grant for Municipal Court Alcohol Education and Rehabilitation
in the amount of \$9,222.83*

RESOLUTION R: 197-11

**RESOLUTION AUTHORIZING EXECUTION OF ENDORSEMENT – FORM "C"
APPLICATION – PROPOSED HOTEL – SORA HOLDINGS, LLC, BLOCK 18, LOT 1
(WATER AND SEWER) IN THE BOROUGH OF GLASSBORO**

Requirement for submission to the New Jersey DEP and the Gloucester County Utilities Authority

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RESOLUTION R: 198-11

**RESOLUTION APPROVING AN APPLICATION FOR A PARADE PERMIT FOR
THE GLASSBORO MEMORIAL DAY PARADE COMMITTEE**

To approve this application for the Annual Parade to be held on Monday, May 30, 2011

RESOLUTION R: 199-11

**RESOLUTION APPROVING AN APPLICATION FOR A PARADE PERMIT FOR THE
GLASSBORO FIRE DEPARTMENT CO. #1**

To approve this application for a parade to be held on Saturday, June 11, 2011

A motion was made by Mr. Fiola, seconded by Ms. Simpson, for the adoption of the foregoing Resolutions R: 186-11 through R: 199-11.

ROLL CALL

For: Cabezaz, Cossabone, Fiola, Malandro, 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. Fiola, to open the meeting to the public.

Motion carried

Maryann Cottrell, 31 South Academy Street, came forward. She stated her concern with zoning regarding Handicap Parking regulations/requirements. She is also concerned with vehicle speed in the downtown area.

Richard Holland, 31 South Academy Street, came forward. He inquired about parking in the downtown, bikes lanes, bike rack at Borough Hall and the need to have tractor trailers removed from downtown area. He would also like to see handicap parking on High Street, as well as designated motorcycle parking or compact car parking.

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

Motion carried

APPROVAL OF BILLS

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

Motion carried

(See attached pages 1- 8 dated 05/24/11)

CLOSING COMMENTS FROM MAYOR/COUNCIL/ADMINISTRATOR

Mayor McCabe stated the Memorial Day Parade begins at 10:00 a.m. on Monday.

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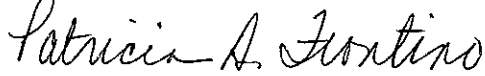
ADJOURNMENT

A motion was made by Mr. Cossabone, seconded by Mr. Fiola, that the meeting be adjourned at 8:50 P.M.

Motion carried

The next regular meeting will be held on June 28, 2011 at 8:00 P.M.

Respectfully Submitted,



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.