

**BOROUGH OF GLASSBORO
COUNCIL MEETING MINUTES
MAY 25, 2010**

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 25, 2010 in the Municipal Building with Mr. Brigandi, Jr., 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 2010, which schedule was posted on the Borough Hall bulletin board, forwarded to both the Gloucester County Times and the Sentinel, and filed with the Borough Clerk on January 4, 2010.

ROLL CALL

The following persons answered roll call:

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

MUTCD Compliance Dates – Mr. Brigandi updated the Governing Body.

Maintenance Bond Release for TD Bank – Mr. Scaffidi advised the Governing Body to take no action at this time.

CLOSED EXECUTIVE SESSION

RESOLUTION R: 193 – 10

**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 7:35 P.M. to adopt Resolution 193-10 Authorizing a Closed Executive Meeting of the Mayor and Council of the Borough of Glassboro, to discuss RFQ's for Employee Assistance Program Consultant and for Financial Advisory Services.

Motion carried

Upon no further discussion, a motion was made by Mr. Cossabone, seconded by Mr. Fiola, to close the Closed Executive Meeting at 7:45 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 25, 2010 in the Municipal Building, with Mayor McCabe, 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 2010, which schedule was posted on the Borough Hall bulletin board, forwarded to both the Gloucester County Times and the Sentinel, and filed with the Borough Clerk on January 4, 2010.

SALUTE TO THE FLAG

Mayor McCabe led the Salute to the Flag.

OPENING PRAYER

NONE

ROLL CALL

The following persons answered roll call:

**BOROUGH OF GLASSBORO
COUNCIL MEETING MINUTES
MAY 25, 2010**

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

PROCLAMATION/PRESENTATIONS

NONE

NO PHONE ZONE PLEDGE

A motion was made by Mr. Malandro, seconded by Mr. Cossabone, to support the No Phone Zone Program.

Motion carried

ROLL CALL

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

Motion carried

PUBLIC HEARINGS

2010 MUNICIPAL BUDGET (PUBLIC HEARING ONLY – NO ADOPTION)

A motion was made by Mr. Fiola, 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. Cossabone, to close the public hearing on the 2010 Municipal Budget.

ORDINANCE # 10-16

**ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR REHABILITATION OF THE
BOROUGH OF GLASSBORO - CAMELOT**

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

Motion carried

There being no comments, a motion was made by Mr. Fiola, seconded by Mr. D'Alessandro, to close the public hearing and adopt Ordinance 10-16 as written.

ROLL CALL

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

Motion carried

ORDINANCE # 10-17

**ORDINANCE AMENDING CHAPTER 254, ARTICLE I, SECTION 1 (C)(1) OF THE CODE OF THE
BOROUGH OF GLASSBORO (FEES)**

A motion was made by Mr. Malandro, seconded by Mr. Fiola, 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 10-17 as written.

ROLL CALL

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

Motion carried

**BOROUGH OF GLASSBORO
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ORDINANCE # 10-18

**ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 379 OF THE CODE OF THE
BOROUGH OF GLASSBORO (RENTAL HOUSING)**

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

Motion carried

Elizabeth Quam, 520 Demoss Court, came forward. She thanked Mr. Fiola and Mr. Cabezas for their help with the rental ordinance. Ms. Quam had several concerns with the requirements to paint rental units, fees charged and the privacy of Landlords' address. Mr. Scaffidi and Mr. Fiola explained the reasoning for the changes.

Ed Davis, 17 – 19 Zane Street, came forward. He had some concerns with the restrictions that are placed on a landlord vs homeowners with exterior lighting, repairs of driveways, and removal of abandoned cars left by tenants with the landlord being issued tickets for the violation.

Anthony Myklich, 109 Whig Lane Road, came forward. He stated his concerns with the increase in rental application fees. Mr. Cabezas explained the reason for the increase.

Dana DeSilvio, 601 Morris Avenue, came forward. She asked why the requirements for exterior lighting was put in the Rental Ordinance and not in the Property Maintenance Code. Chief Fanfarillo explained. Ms. DeSilvio had additional concerns with Section 8 in the Ordinance, placement of trash containers, and fee charges. Mr. Brigandi and Mr. Fiola explained how and why this was done.

There being no further comments, a motion was made by Mr. Fiola, seconded by Mr. Cabezas, to close the public hearing and adopt Ordinance 10-18 as written.

ROLL CALL

For: Cabezas, Cossabone, Fiola, Malandro

Against: NONE

Motion carried

Mr. D'Alessandro Abstained.

READING OF THE MINUTES

A motion was made by Mr. Fiola, seconded by Mr. Malandro, that the reading of the Minutes be dispensed with and that the Regular Council Meeting Minutes of May 11, 2010 as well as the Closed Executive Session Meeting of May 11, 2010 be adopted as written.

Motion carried

COMMUNICATIONS

NONE

COMMITTEE REPORTS

Mr. Fiola stated he was in receipt of the Clerk's Revenue Report for April.

Mr. D'Alessandro stated he was in receipt of the Police Department's Activity Report for April.

Mr. Cabezas stated the 21st Annual Golf Outing will be held on June 28, 2010 at the Pitman Golf Course.

UNFINISHED BUSINESS

NONE

NEW BUSINESS

The Clerk is in receipt of the following:

**BINGO APPLICATION
GLASSBORO VFW MEMORIAL POST #679
JULY 1, 2010 THRU JUNE 30, 2011**

A motion was made by Mr. Cossabone, seconded by Mr. Cabezas, to approve the foregoing application.

Motion carried

**RAFFLE APPLICATION
GLASSBORO VFW MEMORIAL POST #679
JULY 1, 2010 THRU JUNE 30, 2011**

**BOROUGH OF GLASSBORO
COUNCIL MEETING MINUTES
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A motion was made by Mr. Cossabone, seconded by Mr. Cabezas, to approve the foregoing application.

Motion carried

**OFFER TO PURCHASE BOROUGH OWNED PROPERTY
(BLOCK 226, LOTS 1 – 12, 17 – 24, 33 - 35 & 37 - 40)
(BLOCK 227, LOTS 1 – 29)
(EVERGREEN PKY., HONEYMOON RD., & MARTIN LUTHER KING DR.)**

A motion was made by Mr. Fiola, seconded by Mr. Malandro, to reject the offer.

Motion carried

ENGINEER'S REPORT

NONE

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: 194 – 10

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL
SERVICES ADOPTED BY THE BOROUGH OF GLASSBORO
(NW FINANCIAL GROUP, LLC.)**

RESOLUTION R: 195 – 10

**RESOLUTION APPOINTING EMPLOYEE ASSISTANCE PROVIDER FOR THE
BOROUGH OF GLASSBORO, PURSUANT TO THE LOCAL PUBLIC CONTRACTS LAW
(N.J.S.A. 40A:11-1, ET SEQ.)
(APPLE COUNSELING SERVICES)**

RESOLUTION R: 196 - 10

**RESOLUTION REQUEST FOR REFUND OF OVERPAYMENT
(BLOCK 197.05, LOT 25; BLOCK 197.03, LOT 38; BLOCK 115, LOT 10;
BLOCK 408.17, LOT 25 & BLOCK 125, LOT 5.01)**

RESOLUTION R: 197 – 10

**RESOLUTION AUTHORIZING REFUND OF OVERPAYMENT FOR
ZONING PERMIT FEES
(BLOCK 197, LOT 2)**

RESOLUTION R: 198 – 10

**RESOLUTION SUPPORTING THE *CLICK IT OR TICKET* MOBILIZATION OF
MAY 24 – JUNE 6, 2010**

RESOLUTION R: 199 – 10

**RESOLUTION AUTHORIZING PURCHASE OF FORD F-450 SMALL DUMP TRUCK
FOR THE BOROUGH OF GLASSBORO
(WINNER FORD - STATE CONTRACT)**

RESOLUTION R: 200 – 10

**RESOLUTION ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE
REMEDATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC
DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
(LEW'S AUTO SERVICE)**

**BOROUGH OF GLASSBORO
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RESOLUTION R: 201 – 10

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL
SERVICES ADOPTED BY THE BOROUGH OF GLASSBORO
(SICKELS & ASSOCIATES, INC. – WELL #4 REDEVELOPMENT)**

RESOLUTION R: 202 – 10

**RESOLUTION ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE
REMEDICATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC
DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
(FORMER GLASSBORO LANDFILL)**

RESOLUTION R: 203 – 10

**RESOLUTION AUTHORIZING THE RENEWAL OF ALCOHOLIC BEVERAGE
LICENSES FOR THE BOROUGH OF GLASSBORO (2010-2011)**

RESOLUTION R: 204 – 10

**RESOLUTION AUTHORIZING EXECUTION OF REMEDIAL ACTION REPORT
CERTIFICATION – BILLS' AUTO RADIATOR**

RESOLUTION R: 205 – 10

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES
ADOPTED BY THE BOROUGH OF GLASSBORO (PACE & ASSOCIATES, INC. –
ENVIRONMENTAL CONSULTING SERVICES - HAZARDOUS DISCHARGE SITE
REMEDICATION FUND GRANT PROJECT - LEW'S AUTO)**

RESOLUTION R: 206 – 10

**CANCELLATION OF TAXES
(PRIOR BLOCK 24, LOT 3; NEW BLOCK 18, LOT 2;
PRIOR BLOCK 25, LOT 4, NOW PART OF BLOCK 25.01, LOT 4)**

RESOLUTION R: 207 – 10

RESOLUTION REQUEST FOR REFUND OF OVERPAYMENT (BLOCK 197.03, LOT 39)

RESOLUTION R: 208 – 10

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES
ADOPTED BY THE BOROUGH OF GLASSBORO (PACE & ASSOCIATES, INC. –
ENVIRONMENTAL CONSULTING SERVICES - HAZARDOUS DISCHARGE SITE
REMEDICATION FUND GRANT PROJECT - FORMER GLASSBORO LANDFILL)**

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, for the adoption of the foregoing Resolutions R: 194-10 through R: 208-10.

ROLL CALL

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

Motion carried

ORDINANCE #10 – 20

**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 2010**

A motion was made by Mr. Malandro, seconded by Mr. Fiola, to approve the foregoing Ordinance #10-20 as written.

ROLL CALL

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

Motion carried

COMMENTS BY BOROUGH ADMINISTRATOR

NONE

**BOROUGH OF GLASSBORO
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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. Fiola, seconded by Mr. Malandro, to open the meeting to the public.

Motion carried

There being no comments, a motion was made by Mr. Fiola, seconded by Mr. Cossabone, to close the Public Portion.

Motion carried

APPROVAL OF BILLS

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

Motion carried

(See attached pages 1- 7 dated 05/25/10)

ADJOURNMENT

A motion was made by Mr. Fiola, seconded by Mr. Cabezas that the meeting be adjourned at 8:55 P.M.

Motion carried

The next regular meeting will be held on Tuesday, June 22, 2010 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.