

**BOROUGH OF GLASSBORO
COUNCIL MEETING MINUTES
JULY 28, 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, July 28, 2009 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 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
President of Council:	Anthony Fiola
Council Members:	Ingres Simpson
	Joseph D' Alessandro
	George Cossabone (Absent)
	Edward Malandro
	Hector Cabezas
Administrator:	Joseph A. Brigandi, Jr.
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. Train Station Work – Mr. Brigandi updated the Governing Body on available grant funding for this project.
2. Street Naming for Bentley Woods (Whitney Crescent) – Mr. Brigandi updated the Governing on the proposed street name.
3. Water Demonstration Project – Mr. Sawyer updated the Governing Body that the project is on track.

CLOSED EXECUTIVE SESSION

A motion was made by Mr. Cabezas, seconded by Ms. Simpson, to adopt Resolution R: 208-09 Authorizing a Closed Executive Meeting of the Mayor and Council of the Borough of Glassboro, to discuss Contractual Issue-Clear Channel, Potential Litigation-Maussner and Contractual Issue-Walgreens Redevelopment Agreement.

Motion carried

Upon no further discussion, a motion was made by Mr. Malandro, seconded by Mr. Cabezas, to close the Closed Executive Meeting at 7:50 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, July 28, 2009 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 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

Mayor McCabe led the Salute to the Flag.

OPENING PRAYER

NONE

ROLL CALL

The following persons answered roll call:

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

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Administrator: Hector Cabezas
Joseph A. Brigandi, Jr.
Solicitor: Timothy Scaffidi, Esq.
Engineer: Mark Brunermer

PRESENTATIONS

An American Flag that previously flew over Iraq, was presented by HHC, 1-114th IN, BN SSG Jason Petry, Sgt. Sean Donachy and Sgt. Roberto Phillet, to the Glassboro Rotary Club President, Paul Blackstock, who accepted the flag on behalf of the Club. Mr. Blackstock announced that on August 22, 2009 there will be a picnic to Welcome the Troops home, which is open to everyone and will take place at the Dream Park.

Isaiah Glassboro Civic Interns – Ms. Simpson stated this is the 10th year of the Civic Interns Program and introduced the following student participants: Gabriela Carey, Guliz Ozdemir, Thomas Petty, Brielle Colina, Sabrina Cook, Johns and Jazzmyn Gamble. In addition, Ms. Simpson thanked Carol Wolf, the Governing Body and all Department Heads for their support.

Presentation of Check to Park and Recreation for Golf Outing will be held until the next Council Meeting.

PUBLIC HEARINGS

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

ORDINANCE # 09 – 31

**ORDINANCE AUTHORIZING EXECUTION OF A WRITTEN TAX
AGREEMENT FOR BLOCK 427, LOT 18.02**

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 Ms. Simpson, to close the public hearing and adopt Ordinance 09-31 as written.

ROLL CALL

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

Motion carried

ORDINANCE # 09 – 32

**AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR
BLOCK 151, LOTS 4 & 5 IN THE BOROUGH OF GLASSBORO**

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. D’Alessandro, to close the public hearing and adopt Ordinance 09-32 as written.

ROLL CALL

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

Motion carried

ORDINANCE # 09 – 33

**AN ORDINANCE OF THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER
AND STATE OF NEW JERSEY AUTHORIZING STREET NAME CHANGE FROM
FIELD PLACE TO REDMOND AVENUE**

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. Cabezas, to close the public hearing and adopt Ordinance 09-33 as written.

ROLL CALL

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

Motion carried

ORDINANCE # 09 – 34

**AN ORDINANCE AUTHORIZING ACQUISITION OF LAND LOCATED WITHIN THE
BOROUGH OF GLASSBORO AND EXECUTION OF ALL NECESSARY DOCUMENTS
(BLOCK 387, PART OF LOT 1)**

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. Cabezas, to close the public hearing and adopt Ordinance 09-34 as written.

ROLL CALL

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

Motion carried

ORDINANCE # 09 – 35

**AN ORDINANCE AUTHORIZING ACQUISITION OF LAND LOCATED WITHIN THE
BOROUGH OF GLASSBORO AND EXECUTION OF ALL NECESSARY DOCUMENTS
(BLOCK 1, PART OF LOTS 1, 2, 2.01, 3, 4, 5 & 6)**

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. Cabezas, to close the public hearing and adopt Ordinance 09-35 as written.

ROLL CALL

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

Motion carried

ADOPTION OF BOND ORDINANCE #09-29

ORDINANCE # 09 – 29

**BOND ORDINANCE OF THE BOROUGH OF GLASSBORO, IN THE COUNTY OF GLOUCESTER
AND STATE OF NEW JERSEY FOR UTILITY SYSTEM IMPROVEMENTS, INSTALLATION OF
WATER LINES, SEWER MAIN REPLACEMENTS, ROUTE 322 WATER & SEWER LINE
REPLACEMENTS, METERS, PURCHASE OF A DUMP TRUCK, SMALL DUMP TRUCK, POLE
BARN / GARAGE / FACILITIES, UTILITY TRUCK, REHABILITATION/WELLS 3 & 4 AND WELLS 8
& 9, REPLACE FORD BACKHOE, GIS MAPPING, AND CNG INITIATIVE APPROPRIATING
\$1,330,000.00 IN BONDS OR NOTES OF THE BOROUGH OF GLASSBORO FOR
FINANCING SUCH APPROPRIATION**

A motion was made by Mr. Malandro, seconded by Mr. Fiola, to approve the foregoing Ordinance 09-29.

ROLL CALL

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

Motion carried

PROCLAMATIONS

Mayor McCabe read the following Proclamation:

**PROCLAMATION
STOP ON RED WEEK**

WHEREAS, Red-light running is a dangerous and costly national problem and it is the leading cause of

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urban crashes according to the Insurance Institute for Highway Safety; and

WHEREAS, in 2006, almost 900 people were killed and an estimated 144,000 were injured in crashes that involved red-light running; and

WHEREAS, approximately, half of the deaths in red-light running crashes are pedestrians and occupants in other vehicles who are hit by the red-light runners; and

WHEREAS, The Borough of Glassboro is committed to protecting the public health, safety and welfare of residents and will observe National Stop on Red Week 2008.

NOW, THEREFORE, I, Leo J. McCabe, Mayor of the Borough of Glassboro, do hereby proclaim August 2 - 8, 2009 as:

STOP ON RED WEEK

in our community and encourage all residents to promote a safe driving environment by stopping at all red lights.

A motion was made by Mr. D'Alessandro, seconded by Mr. Cabezas, to approve the Proclamation as read.

Motion carried

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 June 23, 2009 as well as the Closed Executive Session Minutes of June 23, 2009 be adopted as written.

Motion carried

Ms. Simpson, Mr. D'Alessandro and Mr. Cabezas Abstained.

COMMUNICATIONS

The Clerk stated she was in receipt of the following:

July 21, 2009

Dear Mayor McCabe and Council Members,

The residents of Glen Ridge Drive, Glen Terrace, Fairview and Van Buren Avenues would like to ask your permission to host a Block Party on Sunday, September 6th between 2:00 p.m. and 8:00 p.m. We would be blocking off Glen Ridge Drive between Fairview and Glen Terrace. We respectfully await your response.

Truly yours,
Daniele J. Brida

A motion was made by Mr. D'Alessandro, seconded by Mr. Fiola to approve the request upon Chief Fanfarillo's review.

Motion carried

COMMITTEE REPORTS

Mr. Fiola stated he was in receipt of the Clerk's Monthly Revenue Report for May, Court Administrator's Year to Date Revenue Report and CFO's Reconciled Cash Balances Report.

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

UNFINISHED BUSINESS

NONE

NEW BUSINESS

The Clerk stated she is in receipt of:

**RAFFLE APPLICATION
GLASSBORO CHILD DEVELOPMENT CENTER
AUGUST 18 THRU SEPTEMBER 4, 2009**

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

Motion carried

**BINGO APPLICATION
GLASSBORO VFW MEMORIAL POST #679
REMAINDER OF 2009**

A motion was made by Mr. Fiola, seconded by Mr. Malandro to approve the foregoing application.

Motion carried

PARADE APPLICATION

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**SEVENTH DAY ADVENTIST CHURCH
AUGUST 23, 2009**

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

Motion carried

ENGINEER'S REPORT

Mr. Brunermer stated the paving at Owens Field Parking Lot is underway and he thanked the residents for their patience during the Construction on Main Street.

SOLICITOR'S REPORT

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

RESOLUTION R: 208 – 09

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

A motion was made by Mr. Cabezas, seconded by Ms. Simpson, for the adoption of the foregoing Resolution R: 208-09.

Motion carried

RESOLUTION R: 209 - 09

**RESOLUTION APPROVING IMPROVEMENT BOND ESTIMATE FOR BLOCK 18, LOT 2
(SORA HOUSING, LLC – GLASSBORO STUDENT HOUSING, PHASE II SITE IMPROVEMENTS)**

RESOLUTION R: 210 – 09

**RESOLUTION APPROVING IMPROVEMENT BOND ESTIMATE FOR BLOCK 18, LOT 2
(SORA HOUSING, LLC – GLASSBORO STUDENT HOUSING, PHASE II W & S IMPROVEMENTS)**

A motion was made by Mr. Malandro, seconded by Mr. Cabezas, for the adoption of the foregoing two Resolutions R: 209-09 and 210-09.

Motion carried

RESOLUTION R: 211 - 09

**RESOLUTION AUTHORIZING REFUND OF STREET OPENING
PERFORMANCE GUARANTEE
(RAYMOND S. DENNIS)**

RESOLUTION R: 212 - 09

**RESOLUTION AUTHORIZING REFUND OF STREET OPENING
PERFORMANCE GUARANTEE
(MIKE WILLIAMS)**

RESOLUTION R: 213 - 09

**RESOLUTION AUTHORIZING REFUND OF STREET OPENING
PERFORMANCE GUARANTEE
(JOSHUA SOTTILE)**

A motion was made by Mr. Fiola, seconded by Ms. Simpson, for the adoption of the foregoing three Resolutions R: 211-09, 212-09 and 213-09.

Motion carried

RESOLUTION R: 214 - 09

**RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE
IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 BOROUGH OF GLASSBORO,
COUNTY OF GLOUCESTER
(OVER THE LIMIT UNDER ARREST)**

A motion was made by Mr. D'Alessandro, seconded by Mr. Cabezas, for the adoption of the foregoing Resolution R: 214-09.

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Motion carried

RESOLUTION R: 215 - 09

RESOLUTION AUTHORIZING RE-APPROPRIATION OF UNEXPENDED BOND PROCEEDS

A motion was made by Mr. Fiola, seconded by Ms. Simpson, for the adoption of the foregoing Resolution R: 215-09.

Motion carried

RESOLUTION R: 216 - 09

**RESOLUTION AUTHORIZING EXECUTION OF APPLICATION FOR
MUNICIPAL ALLIANCE FUNDING**

A motion was made by Mr. Malandro, seconded by Mr. D'Alessandro, for the adoption of the foregoing Resolution R: 216-09.

Motion carried

Mr. Fiola Abstained.

RESOLUTION R: 217 - 09

**RESOLUTION IN SUPPORT OF NEW JERSEY STATE ASSEMBLY BILL A-3443
AUTHORIZING SET-ASIDES, FEES IN LIEU FOR OPEN SPACE AND RECREATION
PURPOSES IN THE BOROUGH OF GLASSBORO**

A motion was made by Mr. Fiola, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 217-09.

Motion carried

RESOLUTION R: 218 - 09

**RESOLUTION AUTHORIZING EXECUTION OF STATEMENT OF CONSENT FOR
TREATMENT WORKS APPROVAL (TWA-1) FORM - GCUA (WELL NO. 5 MODIFICATIONS)
IN THE BOROUGH OF GLASSBORO**

A motion was made by Ms. Simpson, seconded by Mr. Fiola, for the adoption of the foregoing Resolution R: 218-09.

Motion carried

RESOLUTION R: 219 - 09

**RESOLUTION AUTHORIZING SUBMITTAL OF FORM "C"
APPLICATION – WATER & SEWER
BARNES & NOBLES BOOKSTORE
IN THE BOROUGH OF GLASSBORO**

A motion was made by Mr. Malandro, seconded by Mr. Cabezas, for the adoption of the foregoing Resolution R: 219-09.

Motion carried

RESOLUTION R: 220 - 09

**RESOLUTION AUTHORIZING CANCELLATION OF TAXES
ON EXEMPT PROPERTY
(BLOCK 1, LOT 17)**

RESOLUTION R: 221 – 09

**RESOLUTION AUTHORIZING CANCELLATION OF TAXES ON EXEMPT
PROPERTY AND REFUND OF OVERPAYMENT
(BLOCK 411.28, LOT 14.01)**

RESOLUTION R: 222 - 09

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**RESOLUTION AUTHORIZING CANCELLATION OF TAXES AND REFUND
ON EXEMPT PROPERTIES**

(BLOCK 412.20, LOT 19; BLOCK 476, LOT 5 AND BLOCK 217, LOT 1.01)

A motion was made by Mr. Fiola, seconded by Mr. Malandro, for the adoption of the foregoing three Resolutions R: 220-09, 221-09 and 222-09.

Motion carried

RESOLUTION R: 223 - 09

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 ROWAN BOULEVARD
PROJECT IN THE BOROUGH OF GLASSBORO
(R.E. PIERSON)**

A motion was made by Mr. Fiola, seconded by Ms. Simpson, for the adoption of the foregoing Resolution R: 223-09.

Motion carried

RESOLUTION R: 224 - 09

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES
ADOPTED BY THE BOROUGH OF GLASSBORO
(REMINGTON & VERNICK – LIGHT RAIL STATION/STOP
LOCATION MAPPING AND REPORT)**

A motion was made by Mr. Malandro, seconded by Mr. Fiola, for the adoption of the foregoing Resolution R: 224-09.

Motion carried

RESOLUTION R: 225 - 09

**RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT
AGREEMENT WITH WHITNEY CRESENT LLC**

A motion was made by Ms. Simpson, seconded by Mr. D'Alessandro, for the adoption of the foregoing Resolution R: 225-09.

Motion carried

RESOLUTION R: 226 - 09

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES
ADOPTED BY THE BOROUGH OF GLASSBORO (REMINGTON & VERNICK – AERIAL
AND UPDATED ZONING OVERLAY FOR THE DIGITAL TAX MAP SET)**

A motion was made by Mr. Fiola, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 226-09.

Motion carried

RESOLUTION R: 227 - 09

**RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF GLASSBORO,
IN THE COUNTY OF GLOUCESTER, NEW JERSEY, AUTHORIZING THE ISSUANCE
AND SALE OF UP TO \$4,147,424 OF BOND ANTICIPATION NOTES OF THE BOROUGH;
MAKING CERTAIN COVENANTS TO MAINTAIN THE EXEMPTION OF INTEREST ON
SAID NOTES FROM FEDERAL INCOME TAXATION; AND AUTHORIZING SUCH
FURTHER ACTIONS AND MAKING SUCH DETERMINATION AS MAY BE NECESSARY
OR APPROPRIATE TO EFFECTUATE THE ISSUANCE AND SALE OF THE NOTES**

A motion was made by Mr. Fiola, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 227-09.

Motion carried

COMMENTS BY BOROUGH ADMINISTRATOR

NONE

COMMENTS BY MAYOR

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Mayor McCabe explained the Live Where You Work Program, the work being done on the roadways and reminded those in attendance that Friday, September 4, 2009 is the Annual Cruise Night.

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.

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. Fiola, to open the meeting to the public.

Motion carried

Adam Szyfman, 24 W. High Street, came forward. He asked questions and had concerns regarding Student Housing and the status of the Hotel.

There being no further comments, a motion was made by Mr. Fiola, seconded by Mr. Cabezas, 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- 12, dated 07/28/2009)

CLOSING COMMENTS

Ms. Simpson thanked the parents and the Interns for staying until the end of the meeting.

ADJOURNMENT

A motion was made by Mr. Fiola, seconded by Mr. Malandro, that the meeting be adjourned at 8:30 P.M.

Motion carried

The next regular meeting will be held on Tuesday, August 25, 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.