

**BOROUGH OF GLASSBORO
COUNCIL MEETING MINUTES
AUGUST 25, 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, August 25, 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 |
| | 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. Reject all Façade Bids and Re-Bid – Mr. Brigandi advised Governing Body that bids came in too high. All bids would need to be rejected and the Clerk should advertise to go out to Bid again.
2. FEMA Finding Regulation Adoptions – Mr. Brunermer updated the Governing Body on this correspondence.
3. Road Closure Request – Mr. Brigandi advised Governing Body of this request by the First United Methodist Church.
4. Whitney Crescent Street Name – Mr. Brigandi advised Governing Body of the use of Crescent Court in this development.
5. Block Party on Palmer Court – Mr. Brigandi advised of request from a resident for a Block Party.

CLOSED EXECUTIVE SESSION

A motion was made by Mr. Fiola, seconded by Mr. Malandro, to adopt Resolution R: 235-09 Authorizing a Closed Executive Meeting of the Mayor and Council of the Borough of Glassboro, to discuss Rowan Blvd. Contractual Issues, Regionalized Tax Assessment, PMK Contractual Issues, Glassboro Landfill Potential Litigation, Personnel Issue-Economic Development and Proposed Litigation-COAH.

Motion carried

Upon no further discussion, a motion was made by Mr. Malandro, seconded by Mr. Cabezas, to close the Closed Executive Meeting at 7:45 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, August 25, 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

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The following persons answered roll call:

| | |
|-----------------------|-------------------------|
| Mayor: | Mayor McCabe |
| President of Council: | Anthony Fiola |
| Council Members: | Ingres Simpson |
| | Joseph D=Alessandro |
| | George Cossabone |
| | Edward Malandro |
| | Hector Cabezas |
| Administrator: | Joseph A. Brigandi, Jr. |
| Solicitor: | Timothy Scaffidi, Esq. |
| Engineer: | Mark Brunermer |

PROCLAMATION/PRESENTATIONS

Mayor McCabe commended the Police Department for presenting the Civilian Recognition Award and one such award was presented tonight, to Brian Duffy.

Mr. Brunermer, thanked Mr. Cabezas, Mr. Fiola and Mr. Cossabone for their help and presented Glassboro Park & Recreation Department with a check in the amount of \$6,290.12 from the 20th Annual Golf Outing.

PUBLIC HEARINGS

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

ORDINANCE # 09 – 37

AN ORDINANCE ESTABLISHING A MULTIPLE DWELLING UNIT INSPECTION

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. Cabezas, to close the public hearing and adopt Ordinance 09-37 as written.

ROLL CALL

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

Motion carried

Mr. D'Alessandro Abstained.

ORDINANCE # 09 – 39

**AN ORDINANCE AUTHORIZING TRANSFER OF PROPERTY AND EXECUTION
OF ALL NECESSARY DOCUMENTS
(BARNES & NOBLE)**

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 09-39 as written.

ROLL CALL

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

Motion carried

ORDINANCE # 09 – 40

**AN ORDINANCE OF THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER
AND STATE OF NEW JERSEY AMENDING CHAPTER 231, ARTICLE 1, SECTION 1 OF THE CODE
OF THE BOROUGH OF GLASSBORO (DRUG FREE ZONES)**

A motion was made by Mr. Malandro, 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

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close the public hearing and adopt Ordinance 09-40 as written.

ROLL CALL

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

Motion carried

ORDINANCE # 09 – 41

AN ORDINANCE OF THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY AMENDING CHAPTER 254, ARTICLE 1, SECTION 1 (A) (6) OF THE CODE OF THE BOROUGH OF GLASSBORO (FEES)

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 09-41 as written.

ROLL CALL

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

Motion carried

ORDINANCE # 09 – 42

AN ORDINANCE OF THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY REPEALING CHAPTER 445, SECTION 36 OF THE CODE OF THE BOROUGH OF GLASSBORO (VEHICLES AND TRAFFIC)

A motion was made by Mr. Malandro, 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 09-42 as written.

ROLL CALL

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

Motion carried

ORDINANCE 09-43 AND 09-44 WILL BE PRESENTED FOR PUBLIC HEARING AT THE 09/08/09 COUNCIL MEETING

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 July 28, 2009 as well as the Closed Executive Session Minutes of July 28, 2009 be adopted as written.

Motion carried

Mr. Cossabone Abstained.

COMMUNICATIONS

The Clerk stated she was in receipt of the following:

August 7, 2009

Dear Chief Alex Fanfarillo,

We would like to request assistance in closing our street for a block party that will be held on September 12, 2009, from 3 pm – 9 pm. There will be approximately 150 people attending.

The street we would like blocked off is Palmer Court located in the Pine Hollow Development (this street is a cul-

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de-sac).

We thank you in advance.

Sincerely,
Joe and Holly Tongue

A motion was made by Mr. D'Alessandro, seconded by Mr. Cossabone, to approve Palmer Court Block Party.

Motion carried

COMMITTEE REPORTS

Mr. Fiola stated he is in receipt of the Clerk's Monthly Revenue Report for July.

A motion was made by Mr. Fiola, seconded by Ms. Simpson, to reject all Façade Bids and go out for Re-Bid.

Motion carried

Mr. Malandro stated he is in receipt of the Trash Tonnage Report for July.

UNFINISHED BUSINESS

NONE

NEW BUSINESS

The Clerk stated she is in receipt of:

**RAFFLE APPLICATION
VFW MEMORIAL POST #679
OCTOBER 16, 2009**

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

Motion carried

**N.J. STATE FIREMEN'S
ASSOCIATION
MEMBERSHIP APPLICATION
(BRIAN R. KANIA)**

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

Motion carried

ENGINEER'S REPORT

Mr. Brunermer thanked the residents for their patience during the Construction on Main Street; which will be open on or about September 11, 2009. The parking lot for Owens Field should be done by the end of September.

SOLICITOR'S REPORT

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

RESOLUTION R: 235 – 09

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

A motion was made by Mr. Fiola, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 235-09.

Motion carried

RESOLUTION R: 236 – 09

**RESOLUTION AUTHORIZING PLACE TO PLACE TRANSFER
(EXPANSION OF PREMISES) OF PLENARY RETAIL DISTRIBUTION
LICENSE NO. 0806-44-013-002 ISSUED TO CAMM GOLD, LLC, t/a HOPS & GRAPES
TO 810 NORTH DELSEA DRIVE, LLC t/a HOPS & GRAPES LIQUOR STORE**

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, for the adoption of the foregoing Resolution

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R: 236-09.

Motion carried

RESOLUTION R: 237 – 09

RESOLUTION AUTHORIZING ASSIGNMENT OF REDEVELOPMENT AGREEMENT BY BRYN MAWR INVESTMENTS COMPANY, INC. FOR BLOCK 15, LOTS 1 – 4 WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA TO FIRST MONTGOMERY GROUP

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, for the adoption of the foregoing Resolution R: 237-09.

Motion carried

RESOLUTION R: 238 – 09

RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES ADOPTED BY THE BOROUGH OF GLASSBORO (SICKELS & ASSOCIATES INC. – EAST BOULEVARD WETLANDS VERIFICATION)

A motion was made by Mr. Cossabone, seconded by Ms. Simpson, for the adoption of the foregoing Resolutions R: 238-09.

Motion carried

RESOLUTION R: 239 - 09

RESOLUTION AUTHORIZING CANCELLATION OF PAYROLL CHECKS OVER TWO YEARS OLD FROM THE SALARY ACCOUNT

A motion was made by Mr. Fiola, seconded by Mr. Cossabone, for the adoption of the foregoing Resolutions R: 239-09.

Motion carried

RESOLUTION R: 240 - 09

RESOLUTION TO AMEND THE VALIC PLAN TO ALLOW IN-SERVICE TRANSFERS

A motion was made by Mr. Malandro, seconded by Mr. Fiola, for the adoption of the foregoing Resolutions R: 240-09.

Motion carried

RESOLUTION R: 241 - 09

RESOLUTION AUTHORIZING USE OF PERFORMANCE DEPOSIT FOR STREET OPENING PERMIT TO COMPLETE ROAD IMPROVEMENTS (DOMICILES ACR, INC.)

A motion was made by Ms. Simpson, seconded by Mr. Fiola, for the adoption of the foregoing Resolution R: 241-09.

Motion carried

RESOLUTION R: 242 - 09

RESOLUTION AUTHORIZING SUBMITTAL OF FORM “A” APPLICATION – SANITARY SEWER AND WATER MAIN EXTENSION WHITNEY CRESENT AKA BENTLEY WOODS IN THE BOROUGH OF GLASSBORO

A motion was made by Mr. Cossabone, seconded by Mr. Fiola, for the adoption of the foregoing Resolution R: 242-09.

Motion carried

RESOLUTION R: 243 - 09

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**RESOLUTION AUTHORIZING REFUND OF STREET OPENING
PERFORMANCE GUARANTEE
(MARK BRESANI)**

A motion was made by Mr. Fiola, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 243-09.

Motion carried

RESOLUTION R: 245 - 09

**RESOLUTION ACCEPTING GRANT FUNDING FOR REBUILDING OF
GLASSBORO'S HISTORIC TRAIN STATION**

A motion was made by Ms. Simpson, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 245-09.

Motion carried

RESOLUTION R: 246 - 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**

A motion was made by Mr. Malandro, seconded by Ms. Simpson, for the adoption of the foregoing Resolution R: 246-09.

Motion carried

RESOLUTION R: 247 - 09

**RESOLUTION ACCEPING 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**

A motion was made by Mr. Malandro, seconded by Mr. Cabezas, for the adoption of the foregoing Resolution R: 247-09.

Motion carried

RESOLUTION R: 248 - 09

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL
SERVICES ADOPTED BY THE BOROUGH OF GLASSBORO
(ROBERT M. SAPIO, REAL ESTATE APPRAISAL – 19 NORTH, LLC)**

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, for the adoption of the foregoing Resolution R: 248-09.

Motion carried

RESOLUTION R: 249 - 09

**RESOLUTION AUTHORIZING EXECUTION OF ENROLLMENT FORM AND CONTRACT
WITH ENERGY CURTAILMENT SPECIALISTS, INC.
IN THE BOROUGH OF GLASSBORO**

A motion was made by Mr. Cossabone, seconded by Mr. Cabezas, for the adoption of the foregoing Resolution R: 249-09.

Motion carried

RESOLUTION R: 250 - 09

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL
SERVICES ADOPTED BY THE BOROUGH OF GLASSBORO (SICKELS & ASSOCIATES
INC. – POTABLE WATER MAIN EXTENSION HESTON ROAD)**

A motion was made by Mr. Cossabone, seconded by Mr. Fiola, for the adoption of the foregoing

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Resolution R: 250-09.

Motion carried

RESOLUTION R: 251 – 09

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES
ADOPTED BY THE BOROUGH OF GLASSBORO (PACE & ASSOCIATES, INC. – HDSRF
GRANT PROJECT – GLASSBORO LANDFILL-HIDDEN CREEK)**

A motion was made by Mr. Malandro, seconded by Ms. Simpson, for the adoption of the foregoing Resolution R: 251-09.

Motion carried

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

ORDINANCE 09 – 45

**AN ORDINANCE AMENDING CHAPTER 107 OF THE CODE OF THE BOROUGH OF
GLASSBORO ESTABLISHING A SOLAR ENERGY SYSTEMS SECTION
(UNIFIED DEVELOPMENT)**

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, to approve the foregoing Ordinance 09-45.

ROLL CALL

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

Motion carried

Mr. D'Alessandro Abstained.

ORDINANCE 09 – 46

**AN ORDINANCE AMENDING CHAPTER 357, SECTION 15 (B) “YARD SALES”
OF THE CODE OF THE BOROUGH OF GLASSBORO
(PEDDLERS, SOLICITORS AND TRANSIENT MERCHANTS)**

A motion was made by Ms. Simpson, seconded by Mr. D'Alessandro, to approve the foregoing Ordinance 09-46.

ROLL CALL

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

Motion carried

ORDINANCE 09 – 47

**AN ORDINANCE AMENDING THE FOURTH AMENDMENT TO THE GLASSBORO
CENTRAL BUSINESS DISTRICT AND NEARBY ENVIRONS REDEVELOPMENT PLAN**

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, to approve the foregoing Ordinance 09-47.

ROLL CALL

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

Motion carried

COMMENTS BY BOROUGH ADMINISTRATOR

Mr. Brigandi thanked Randi Woerner and her staff for their work on the HDSRF Grants for the Train Station.

COMMENTS BY MAYOR

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Mayor McCabe mentioned the Veterans Picnic sponsored by the Rotary Club, who presented the Borough with a flag that had flown over Iraq. Additionally, the upcoming 5th Annual Cruise Night being held on September 4, 2009 from 5:00 pm thru 8:00 p.m.; September 18, 2009 the Boys & Girls Club is sponsoring a Beer & Wine Tasting at the VFW, from 7:00 p.m. to 11:00 p.m., tickets are \$40; Glassboro's Unity Day will be held on October 10, 2009 and a dinner will be held in support of the Train Station, on November 7, 2009 the cost is \$30.00 per ticket.

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. Cossabone, to open the meeting to the public.

Motion carried

Fred Bruynell, 421 Dickinson Road, came forward. He expressed his concerns with safety on the corner of Mick Drive and High Street. He also asked what is being done about the vacant property on the same corner. Mr. Scaffidi explained.

Ruth Ghee, 10 Jarrell Avenue, came forward. She expressed her concerns with traffic and speeding on High Street and if a (No Outlet) sign could be placed on Truman, Washington and Harding Avenues. Mayor McCabe explained that with Route 322 construction completed, traffic should slow down. For the signs, Mayor McCabe referred this to Russ Clark, Highway Supervisor.

There being no further 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. Cossabone, to pay all duly authorized bills.

Motion carried

(See attached pages 1- 8, dated 08/25/2009)

CLOSING COMMENTS

NONE

ADJOURNMENT

A motion was made by Mr. Fiola, seconded by Mr. Cossabone, that the meeting be adjourned at 8:40 P.M.

Motion carried

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

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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.**