

**BOROUGH OF GLASSBORO  
COUNCIL MEETING MINUTES  
SEPTEMBER 22, 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, September 22, 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 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**

1. Rental Ordinance #09-36 – The Governing Body will hold for a later meeting.

**CLOSED EXECUTIVE SESSION**

NONE

**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, September 22, 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
	Edward Malandro
	Hector Cabezas
Administrator:	Joseph A. Brigandi, Jr.
Solicitor:	Timothy D. Scaffidi, Esq.
Engineer:	Mark Brunermer

**PROCLAMATION/PRESENTATIONS**

**BOROUGH OF GLASSBORO  
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Mayor McCabe read the following Proclamation:

**PROCLAMATION**

**WHEREAS**, the Bethlehem United Church of Christ was established December 28, 1859, in Glassboro, NJ;  
and

**WHEREAS**, the Church was established by German descendants who were glass workers; and

**WHEREAS**, the Bethlehem United Church of Christ has stood at the same location of Main and Union Streets, Glassboro, known as "The Church at the Triangle"; and

**WHEREAS**, the Mission of this Church is to worship God, preach the Gospel of Jesus Christ, celebrate the Sacraments, promote Christian life among its members, to foster Christian fellowship and unity, and to advance the Kingdom of God by all available means, both at home and abroad; and

**WHEREAS**, the Bethlehem United Church of Christ is commemorating 150 years of Service to God and the community.

**NOW, THEREFORE, BE IT PROCLAIMED** that the Mayor and Council of the Borough of Glassboro, in the County of Gloucester and State of New Jersey, commend The Bethlehem United Church of Christ for the outstanding leadership, service, and commitment to their congregation and to Borough of Glassboro.

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

**Motion carried**

**PUBLIC HEARINGS**

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

**ORDINANCE # 09 – 36**

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

**A motion to Table this Ordinance was made by Mr. Fiola, seconded by Mr. Cabezas.**

**Motion carried**

**Mr. D'Alessandro Abstained.**

**ORDINANCE # 09 – 43**

**AN ORDINANCE OF THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, APPROVING THE APPLICATION AND FINANCIAL AGREEMENT FOR BLOCK 18, LOT 1 ON THE OFFICIAL BOROUGH TAX MAP FOR A LONG TERM TAX EXEMPTION**

**Mr. Petroni came forward and reported on the Financial Agreement.**

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

**Motion carried**

Luis Perez, 113 Wright Avenue, came forward. He stated his concerns regarding the tax abatement. Mr. Petroni explained the tax abatement process.

John Ormsbey, 200 Midway Road came forward. He asked about the dollar difference between paying full taxes and the abatement. Mr. Brigandi explained.

Adam Szyfman, 309 Victoria Avenue, came forward. He asked about the actual assessed value of Block 18, Lot 1. Mr. Petroni stated \$8.8 million dollars.

Rita Muse, 135 Victoria Drive, came forward. She will address her concerns at the Public Portion.

Mr. Fiola addressed the audience regarding the Rowan Redevelopment Project.

**There being no further comments, a motion was made by Mr. Fiola, seconded by Mr. Malandro, to close the public hearing and adopt Ordinance 09-43 as written.**

**ROLL CALL**

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

**Against:** NONE

**Motion carried**

**ORDINANCE # 09 – 46**

**BOROUGH OF GLASSBORO  
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**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 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 09-46 as written.

**ROLL CALL**

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

**Against:** NONE

Motion carried

**ORDINANCE # 09 – 48**

**AN ORDINANCE OF THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY ESTABLISHING A PRECIOUS METAL MERCHANTS' PURCHASE RESPONSIBILITIES AND REQUIREMENTS**

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. Fiola, seconded by Ms. Simpson, to close the public hearing and adopt Ordinance 09-48 as written.

**ROLL CALL**

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

**Against:** NONE

Motion carried

**ORDINANCE # 09 – 49**

**AN ORDINANCE AMENDING ORDINANCE # 09-25 FIXING AND ESTABLISHING THE SALARIES AND COMPENSATION OF THE OFFICERS AND EMPLOYEES OF THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY**

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

Motion carried

Luis Perez, 113 Wright Avenue, came forward. He asked, what does this person do. Mr. Brigandi explained the function of the position.

There being no further comments, a motion was made by Mr. Fiola, seconded by Mr. Cabezas, to close the public hearing and adopt Ordinance 09-49 as written.

**ROLL CALL**

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

**Against:** NONE

Motion carried

**ORDINANCE 09 – 50**

**BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS PROPERTIES IN THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER, NEW JERSEY, FOR PUBLIC USE IN FURTHERANCE OF THE BOROUGH'S ROWAN BOULEVARD REDEVELOPMENT PLAN; APPROPRIATING THE SUM OF \$4,725,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$4,725,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

Mr. Scaffidi explained this Ordinance will be re-advertised and public hearing will be October 13, 2009.

**ORDINANCE # 09 – 51**

**BOROUGH OF GLASSBORO  
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**AN ORDINANCE OF THE BOROUGH OF GLASSBORO AUTHORIZING A THIRD AMENDMENT  
TO A CERTAIN TAX ABATEMENT AGREEMENT WITH D'ANASTASIO CORPORATION**

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

**Motion carried**

Luis Perez, 113 Wright Avenue, came forward. He stated his concerns with the above Ordinance. Mr. Scaffidi and Mr. Malandro explained.

Adam Szyfman, 309 Victoria Avenue, came forward. He asked who is the paying taxes on the townhomes on Poplar Street. Mr. Scaffidi explained that the builder is paying the taxes with an abatement for the homeowner.

There being no further comments, a motion was made by Mr. Fiola, seconded by Ms. Simpson, to close the public hearing and adopt Ordinance 09-51 as written.

**ROLL CALL**

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

**Motion carried**

**READING OF THE MINUTES**

NONE

**COMMUNICATIONS**

NONE

**COMMITTEE REPORTS**

Mr. Fiola stated he is in receipt of the Court Clerk's Revenue Report.

Ms. Simpson stated she is in receipt of the Library's Quarterly Report.

Mr. D'Alessandro stated he is in receipt of the Glassboro Police Department Calls for Service Activity Report.

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

**UNFINISHED BUSINESS**

NONE

**NEW BUSINESS**

The Clerk stated she is in receipt of:

**APPLICATION  
BLUE LIGHT PERMIT  
BRIAN KANIA**

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

**Motion carried**

**N.J. STATE FIREMEN'S  
ASSOCIATION  
MEMBERSHIP APPLICATION  
CHRISTOPHER KING**

**N.J. STATE FIREMEN'S  
ASSOCIATION  
MEMBERSHIP APPLICATION  
CODY J. KOLB**

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

**Motion carried**

**RAFFLE APPLICATION  
VFW MEMORIAL POST #679  
VARIOUS DATES FOR REMAINDER OF 2009  
RAFFLE APPLICATION**

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**VFW MEMORIAL POST #679  
CASINO NIGHT OCTOBER 17, 2009**

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

Motion carried

**ENGINEER'S REPORT**

Mr. Brunermer stated Owens's Field Parking Lot is in its final stage of completion. It should be done within the next week or two and it was paid for by a Green Acres Grant.

**SOLICITOR'S REPORT**

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

**RESOLUTION R: 268 – 09**

**REFUND OF OVERPAYMENT OF TAXES ON EXEMPT PROPERTY  
(BLOCK 91, LOT 5)**

A motion was made by Mr. Fiola, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 268-09.

Motion carried

**RESOLUTION R: 269 – 09**

**RESOLUTION AUTHORIZING REFUND OF STREET OPENING  
PERFORMANCE GUARANTEE  
(DWAYNE PATTERSON)**

**RESOLUTION R: 270 – 09**

**RESOLUTION AUTHORIZING REFUND OF STREET OPENING  
PERFORMANCE GUARANTEE  
(ELIZABETH QUAM)**

**RESOLUTION R: 271 - 09**

**RESOLUTION AUTHORIZING REFUND OF STREET OPENING  
PERFORMANCE GUARANTEE  
(WILLIAM JOHNS)**

A motion was made by Mr. Fiola, seconded by Mr. D'Alessandro, for the adoption of the foregoing three Resolutions R: 269-09, R: 270-09 and R: 271-09.

Motion carried

**RESOLUTION R: 272 - 09**

**RESOLUTION AUTHORIZING EXECUTION OF A SETTLEMENT AND RELEASE  
AGREEMENT WITH MNOP, INC. FOR THE ICE HOUSE PROPERTY REDEVELOPMENT**

A motion was made by Ms. Simpson, seconded by Mr. D'Alessandro, for the adoption of the foregoing Resolution R: 272-09.

Motion carried

**RESOLUTION R: 273 - 09**

**RESOLUTION AUTHORIZING WATER & SEWER IMPROVEMENT BOND  
ESTIMATE-BARNES & NOBLE, BLOCK 18, LOT 3.03**

A motion was made by Mr. Cossabone, seconded by Mr. Fiola, for the adoption of the foregoing Resolution R: 273-09.

Motion carried

**RESOLUTION R: 274 - 09**

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**RESOLUTION DENYING PERSON TO PERSON TRANSFER OF LIQUOR LICENSE  
#0806-33-007-004, FROM BARCO, LLC t/a DOWN ON MAIN STREET TO FOR-FIL, LLC**

A motion was made by Mr. Fiola, seconded by Ms. Simpson, for the adoption of the foregoing Resolution R: 274-09.

Motion carried

**RESOLUTION R: 275 - 09**

**RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT  
BETWEEN ROWAN UNIVERSITY, GLASSBORO BOARD OF EDUCATION AND THE  
BOROUGH OF GLASSBORO**

A motion was made by Ms. Simpson, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 275-09.

Motion carried

**RESOLUTION R: 276 - 09**

**RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE IMPROVEMENTS  
OF WELL NO. 4 BY THE BOROUGH OF GLASSBORO  
(A.C. SCHULTES, INC.)**

A motion was made by Mr. Cossabone, seconded by Mr. Fiola, for the adoption of the foregoing Resolution R: 276-09.

Motion carried

**RESOLUTION R: 277 - 09**

**RESOLUTION AUTHORIZING EXECUTION OF PRESERVATION COVENANT  
FOR THE GLASSBORO HISTORIC TRAIN STATION, BLOCK 497, LOT 5B**

A motion was made by Mr. Cossabone, seconded by Mr. Fiola, for the adoption of the foregoing Resolution R: 277-09.

Motion carried

**RESOLUTION R: 278 - 09**

**RESOLUTION IN SUPPORT OF LEGISLATIVE ACTION ON COAH DECISION**

A motion was made by Ms. Simpson, seconded by Mr. Fiola, for the adoption of the foregoing Resolution R: 278-09.

Motion carried

**RESOLUTION R: 279 - 09**

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 ROWAN BOULEVARD  
PROJECT IN THE BOROUGH OF GLASSBORO**

A motion was made by Mr. Fiola, seconded by Mr. Cossabone, for the adoption of the foregoing Resolution R: 279-09.

Motion carried

**RESOLUTION R: 280 - 09**

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL  
SERVICES ADOPTED BY THE BOROUGH OF GLASSBORO  
(Q.E.S. CONSTRUCTION MANAGEMENT LLC-COST ESTIMATING SERVICE FOR  
ROWAN BOULEVARD)**

A motion was made by Mr. Fiola, seconded by Mr. Malandro, for the adoption of the foregoing Resolution R: 280-09.

Motion carried

**RESOLUTION R: 281 - 09**

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**RESOLUTION AUTHORIZING SUBMITTAL OF APPLICATION TO THE  
FRANK H. STEWART TRUST**

A motion was made by Mr. Fiola, seconded by Mr. Cossabone, for the adoption of the foregoing Resolution R: 281-09.

Motion carried

**RESOLUTION R: 282 - 09**

**RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT TO THE  
RETAIL PHASE REDEVELOPMENT AGREEMENT**

A motion was made by Ms. Simpson, seconded by Mr. D'Alessandro, for the adoption of the foregoing Resolution R: 282-09.

Motion carried

**RESOLUTION R: 283 - 09**

**RESOLUTION AUTHORIZING EXECUTION OF SUB-RECIPIENT MUNICIPAL  
AGREEMENT WITH THE COUNTY OF GLOUCESTER  
(COMMUNITY DEVELOPMENT BLOCK GRANT – CDR-09-MP#2)**

**RESOLUTION R: 284 - 09**

**RESOLUTION AUTHORIZING EXECUTION OF SUB-RECIPIENT MUNICIPAL  
AGREEMENT WITH THE COUNTY OF GLOUCESTER  
(COMMUNITY DEVELOPMENT BLOCK GRANT – CDR-09-MP#3)**

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, for the adoption of the foregoing two Resolutions R: 283-09 and 284-09.

Motion carried

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

**ORDINANCE 09 – 52**

**AN ORDINANCE AMENDING CHAPTER 264, ARTICLE III, REIMBURSEMENT FOR SERVICES  
AND MATERIALS PURSUANT TO THE CODE OF THE BOROUGH OF GLASSBORO**

A motion was made by Mr. D'Alessandro, seconded by Mr. Cossabone, to approve the foregoing Ordinance 09-52.

**ROLL CALL**

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

Motion carried

**COMMENTS BY BOROUGH ADMINISTRATOR**

NONE

**COMMENTS BY MAYOR**

Mayor McCabe invited residents to the Glassboro Police Department Crime Prevention Fair that will be held on October 3<sup>rd</sup>, 2009 at the East New Street Park and Unity Day to be held on Saturday, October 10<sup>th</sup>, 2009.

**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.

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

**Motion carried**

Rita Muse, 135 Victory Drive, came forward. She has concerns with the changing of the name of her street. Mr. Cossabone explained why it was changed.

Tracie Sperratore, 124 State Street, came forward. She expressed her concerns regarding tax relief within Glassboro.

Fred Bruynell, 421 Dickinson Road, came forward. He invited the residents to come out and see what is happening on Main Street. He feels various ordinances are not being enforced and there is a safety issue of no sidewalk on Mick Drive. Mr. Scaffidi explained the Borough’s position.

Richard Holland, 31/33 South Academy Street, came forward. He expressed his concerns with handicap accessible parking areas, parking/people at Landmark and rental properties. Mr. Scaffidi and Mr. Fiola explained how the issues will be handled.

Lisa Keller, 102 Silver Avenue, came forward. She has concerns with some of the fraternities and rental properties. Mr. Brigandi asked the Chief of Police to monitor calls in that area and charge them accordingly.

Marie Green, 6 Normal Boulevard, came forward. She has several concerns with trash, safety, excessive parking and under age drinking. Mr. Brigandi asked that she email him with issues.

George Beach, 316 Madison Avenue, came forward. He asked that a study for speed humps on his street. Mayor McCabe asked that he forward a letter requesting speed humps.

Joyce Sherwood, 121 State Street, came forward. She expressed her concerns about the college students and Landmark.

Madeline Schaffer, 140 S. Delsea Drive, came forward. She asked about a flyer at the Glassboro Library regarding Redevelopment project. Mayor McCabe and Mr. Fiola explained it was sponsored by the Glassboro Chamber of Commerce.

Ruth Ghee, 10 Jarrell Avenue, came forward. She asked when the Rowan Police start carrying guns and if they are allowed to carry them off campus. Mr. Scaffidi stated they are trained professional employees and have been carrying guns for 3 to 4 years and can be carried off campus.

Luis Perez, 113 Wright Avenue, came forward. He expressed his concerns regarding salaries, rental properties and students.

The following residents came forward with concerns regarding students and their behavior, parking, rental properties and hiring of more Police. John Sperratore, 124 State Street; Mark Lyons, 403 Deptford Road; Gladys Walford, 206 E. High Street and Leon Walford, 206 E. High Street.

Bill Nelson, Lake Street, Harrisonville, came forward. He spoke on behalf of the committee that is meeting with the Landlords, Governing Body and Police Department to come up with a solution collectively. Mr. Fiola explained his presence.

**There being no further comments, a motion was made by Mr. Fiola, seconded by Malandro, 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- 9, dated 09/22/2009)

**CLOSING COMMENTS**

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NONE

**ADJOURNMENT**

A motion was made by Mr. Cossabone, seconded by Mr. Fiola, that the meeting be adjourned at 8:20 P.M.

**Motion carried**

The next regular meeting will be held on Tuesday, October 13, 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.**