

**BOROUGH OF GLASSBORO  
COUNCIL MEETING MINUTES  
DECEMBER 28, 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 5:00 P.M. on Tuesday, December 28, 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 (Absent)
Council Members:	Hector Cabezas
	George Cossabone
	Joseph D'Alessandro
	Anthony Fiola
	Edward Malandro
	Ingres Simpson
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. Boards and Commissions – Mr. Brigandi advised all vacancies have been filled.
2. CFO Report on Bond Anticipation Notes – Ms. Myers updated the Governing Body on the rate.
3. Rowan Martin Luther King Breakfast – The Governing Body would like to attend.

**CLOSED EXECUTIVE SESSION**

**RESOLUTION R: 379 – 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 Ms. Simpson, at 5:50 P.M. to adopt Resolution 379-10 Authorizing a Closed Executive Meeting of the Mayor and Council of the Borough of Glassboro, to discuss Red Light Camera Potential Litigation and RFQ's for 2011 Professional Services Appointments.

Motion carried

Upon no further discussion, a motion was made by Mr. Fiola, seconded by Mr. Malandro, to close the Closed Executive Meeting at 6:00 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 6:00 P.M. on Tuesday, December 28, 2010 in the Municipal Building, with Mr. Fiola, 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.

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**SALUTE TO THE FLAG**

Mr. Fiola led the Salute to the Flag

**OPENING PRAYER**

Rev. Ronald Tucker from the Mt. Olive Christian Care Center of Glassboro gave the opening prayer.

**ROLL CALL**

The following persons answered roll call:

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

**PROCLAMATION/PRESENTATIONS**

NONE

**PUBLIC HEARINGS**

**ORDINANCE #10 - 42**

**AN ORDINANCE AMENDING CHAPTER 254-1, SECTION C (TAX DEPARTMENT)  
OF THE CODE OF THE BOROUGH OF GLASSBORO (FEES ENUMERATED)**

*Requested by Tax Collector for duplicate calculation of redemption certificate  
and tax lien redemption amount*

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 10-42 as written.

**ROLL CALL**

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

Motion carried

**ORDINANCE #10 - 43**

**AN ORDINANCE AMENDING CHAPTER 445, SECTION 54.1(A) (4) OF THE CODE  
OF THE BOROUGH OF GLASSBORO (VEHICLES AND TRAFFIC)**

*To amend ordinance as it relates to parking on Borough streets*

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

Motion carried

Luis Perez, 113 Wright Avenue came forward. Mr. Perez asked that the Ordinance be explained and the difference. Mr. Scaffidi explained the Ordinance.

There being no further comments, a motion was made by Mr. Malandro, seconded by Ms. Simpson, to close the public hearing and adopt Ordinance 10-43 as written.

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**ROLL CALL**

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

Motion carried

**ORDINANCE #10 - 44**

**AN ORDINANCE OF THE BOROUGH OF GLASSBORO, COUNTY OF  
GLOUCESTER, STATE OF NEW JERSEY, APPROVING THE APPLICATION  
AND FINANCIAL AGREEMENT FOR BLOCK 18.01, LOT 1 ON THE OFFICIAL  
BOROUGH TAX MAP FOR A LONG TERM TAX EXEMPTION**

*To specify the terms of the PILOT Agreement for Whitney Center*

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

Motion carried

There being no comments, a motion was made by Ms. Simpson, seconded by Mr. Cabezas, to close the public hearing and adopt Ordinance 10-44 as written.

**ROLL CALL**

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

Motion carried

**ORDINANCE #10 - 45**

**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**

*To specify the terms of the PILOT Agreement for the Hotel*

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

Motion carried

Dana DiSilvio, 601 Morris Avenue came forward. Ms. DiSilvio asked if the Ordinance could be explained. Mr. Brigandi explained the process of the PILOT program.

Luis Perez, 113 Wright Avenue came forward. Mr. Perez asked if the tax abatement program is just for the Rowan Blvd. projects. Mr. Fiola answered no.

Gary Quam, 316 W. High Street came forward. Mr. Quam commented on taxes, services, and calls for services.

There being no further comments, a motion was made by Mr. Malandro, seconded by Ms. Simpson, to close the public hearing and adopt Ordinance 10-45 as written.

**ROLL CALL**

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

Motion carried

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**ORDINANCE #10 - 46**

**AN ORDINANCE AMENDING CHAPTER 445, SECTION 16(F) OF THE CODE OF THE  
BOROUGH OF GLASSBORO (VEHICLES AND TRAFFIC)**

*To allow for 2 hour parking limit on Rowan Boulevard*

**A motion was made by Mr. Malandro, 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. Cabezas, to close the public hearing and adopt Ordinance 10-46 as written.**

**ROLL CALL**

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

**Motion carried**

**ORDINANCE #10 - 47**

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

*To allow Abatement to continue for 16' units (existing only)*

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

**Motion carried**

Dana DiSilvio, 601 Morris Avenue, came forward. Ms. Di Silvio asked that this Ordinance be explained and how many units have been sold. Mr. Brigandi explained that the current abatement is being extended. Mr. Scaffidi explained that there are various abatements that are available.

**There being no further comments, a motion was made by Mr. Malandro, seconded by Mr. Cossabone, to close the public hearing and adopt Ordinance 10-47 as written.**

**ROLL CALL**

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

**Motion carried**

**ORDINANCE #10 - 48**

**AN ORDINANCE AMENDING CHAPTER 330, ARTICLE 1 "CHARGE FOR  
EXCESSIVE POLICE SERVICES", SECTIONS 3, 4 (B) (3), 5 (A) & (C), AND 6 OF  
THE CODE OF THE BOROUGH OF GLASSBORO (NUISANCES)**

*To amend the guidelines of this chapter of the Code*

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

**Motion carried**

Adam Szyfman, 309 Victoria Street, came forward. Mr. Szyfman asked is the Ordinance could be explained in detail. Mr. Scaffidi explained the Ordinance giving specific wording of excessive nuisance as specified by Police Department.

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Luis Perez, 113 Wright Avenue, came forward. Mr. Perez commented that he feels the Landlords' are being targeted and that the Ordinance should be put on hold.

Gary Quam, 316 W. High Street, came forward. Mr. Quam commented that the Landlord should not be held responsible for their tenants. Mr. Scaffidi, explained that there is a 90 day notice after three calls with a chance to be heard. Chief of Police also explained details.

Dana DiSilvio, 601 Morris Avenue, came forward. Ms. DiSilvio expressed her concerns regarding this Ordinance. Mr. Fiola explained the basis for this Ordinance.

Elizabeth Quam, 520 DeMoss Court came forward. Ms. Quam asked why this Ordinance was not brought up at the last meeting of students, landlords and tenants. Mr. Scaffidi explained that this Ordinance is being amended and that additional amendments can be made in the future.

June Longley, 1305 Glen Lake Blvd., came forward. Ms. Longley expressed her concerns regarding fines, nuisance calls to police, and tenants.

**There being no further comments, a motion was made by Mr. Malandro, seconded by Mr. Cossabone, to close the public hearing and adopt Ordinance 10-48 as written.**

**ROLL CALL**

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

**Motion carried**

**Mr. D'Alessandro Abstained.**

**ORDINANCE #10 - 49**

**AN ORDINANCE AMENDING CHAPTER 254, ARTICLE 1, SECTION 1(F)(2) OF THE  
CODE OF THE BOROUGH GLASSBORO (FFES)**

*To comply with recently enacted State statute for copies*

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

**Motion carried**

**There being no comments, a motion was made by Mr. Cossabone, seconded by Mr. Malandro, to close the public hearing and adopt Ordinance 10-49 as written.**

**ROLL CALL**

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

**Motion carried**

**ORDINANCE #10 - 50**

**AN ORDINANCE AMENDING ORDINANCE #10-20 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**

*To reflect true salaries as of 12/31/10, eliminate any longevity percentage increases and eliminate longevity for all present and future employees as of 1/1/11.*

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

**Motion carried**

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Gary Quam, 316 W. High Street, came forward. Mr. Quam asked how this effected employees and their pension. Mr. Brigandi explained how this will be implemented and that there will be no longevity for current and future employees.

Luis Perez, 113 Wright Avenue, came forward. He asked for clarifications. Mr. Brigandi reiterated this process.

**There being no additional comments, a motion was made by Mr. Cossabone, seconded by Mr. Cabezas, to close the public hearing and adopt Ordinance 10-50 as written.**

**ROLL CALL**

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

**Motion carried**

**READING OF THE MINUTES**

**A motion was made by Mr. Cossabone, seconded by Mr. D'Alessandro, that the reading of the Minutes be dispensed with and that the Minutes of the Regular Council Meeting Minutes of December 14, 2010 be adopted as written.**

**Motion carried**

**Mr. Malandro Abstained**

**COMMUNICATIONS**

**NONE**

**COMMITTEE REPORTS**

**A motion was made by Mr. D'Alessandro, seconded by Mr. Cossabone to approve reward program offered by Prosecutor's Office.**

**Motion carried**

**UNFINISHED BUSINESS**

**NONE**

**NEW BUSINESS**

The Clerk stated she was in receipt of the following:

**RAFFLE APPLICATION  
CHURCH OF ST. BRIDGET  
MARCH 6, 2011**

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

**Motion carried**

**BINGO APPLICATION  
PEOPLE TO PEOPLE FOUNDATION  
JANUARY 29, 2011**

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

**Motion carried**

**Mr. Fiola Abstained.**

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**ENGINEER'S REPORT**

Mr. Brunermer stated the following:

1. Greentree Road water tower - Painting completed, punch list work underway, awaiting paint curing time period and disinfection process to place tower back into operation.
2. Taco Bell - Preconstruction Meeting held on 12/13/2010, site improvements underway. Currently delayed due to winter conditions.
3. Well 5/RO - plant construction continues, pace of improvements slowed due to weather.
4. Whitney Crescent Development - site improvements continue to be installed in Phases 1 and 2. Currently delayed due to winter conditions.
5. Camelot Phase 2 Development - site improvements continue. Currently delayed due to winter conditions.
6. Rowan Boulevard - improvements completed, processing change order documents with Contractor and County.

**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: 374 – 10**

**PULLED FROM AGENDA**

**RESOLUTION R: 380 – 10**

**RESOLUTION REMOVE TAX BILLING DUE TO PILOT**

*Requested by the Tax Collector*

**RESOLUTION R: 381 – 10**

**RESOLUTION REQUEST FOR REFUND OF OVERPAYMENT FOR TOTALLY  
DISABLED VETERAN (BLOCK 411.15, LOT 26)**

*Requested by the Tax Collector*

**RESOLUTION R: 382 – 10**

**RESOLUTION AUTHORIZING REQUEST FOR REFUND OF DUPLICATE  
TAX PAYMENT (BLOCK 49.01, LOT 1)**

*Requested by the Tax Collector*

**RESOLUTION R: 383 – 10**

**RESOLUTION COMMEMORATING THE GLOUCESTER, SALEM, CUMBERLAND  
COUNTIES MUNICIPAL JOINT INSURANCE FUND'S 20<sup>TH</sup> ANNIVERSARY**

*Requested by TRICOJIF*

**RESOLUTION R: 384 – 10**

**RESOLUTION CALLING ON THE STATE LEGISLATURE AND THE GOVERNOR  
TO EXEMPT THE RESERVE FOR UNCOLLECTED TAXES FROM THE 2% CAP**

*Recommended by League of Municipalities*

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**RESOLUTION R: 385 - 10**

**RESOLUTION AUTHORIZING PLACE-TO-PLACE TRANSFER (EXPANSION OF PREMISES) OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0806-33-003-005 ISSUED TO DINNER BEL INC. T/A PB DINER**

*To allow for licensed premises expansion to include the patio area*

**RESOLUTION R: 386 - 10**

**RESOLUTION AUTHORIZING EXECUTION OF ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT REBATE PROGRAM APPLICATION FORM**

*To authorize the Borough to apply for grants*

**RESOLUTION R: 387 - 10**

**RESOLUTION CANCELLING SMALL DELINQUENT TAX & UTILITY BALANCES (UNDER \$10.00)**

*Requested by Tax Collector*

**RESOLUTION R: 388 - 10**

**RESOLUTION AUTHORIZING CANCELLATION OF TAXES ON EXEMPT PROPERTY (BLOCK 408.03, LOT 18)**

*Requested by Tax Collector*

**RESOLUTION R: 389 - 10**

**RESOLUTION WAIVING LOCAL PERMIT FEES FOR INSTALLATION OF SOLAR PANELS ON MUNICIPALLY OWNED BUILDINGS PURSUANT TO CONTRACT AWARDED TO SWAN CREEK GBS LLC**

*To assist the Borough in proceeding with this cost-cutting measure*

**Mr. Fiola Abstained.**

**RESOLUTION R: 390 - 10**

**RESOLUTION AUTHORIZING TRANSFERS WITHIN THE ACCOUNTS OF THE 2010 MUNICIPAL BUDGET OF THE BOROUGH OF GLASSBORO FOR THE YEAR OF 2010**

*To appropriate funds between line items*

**RESOLUTION R: 391 - 10**

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES ADOPTED BY THE BOROUGH OF GLASSBORO (NUNC PRO TUNC)**

*For computer services*

A motion was made by Mr. Malandro, seconded by Mr. Cabezas, for the adoption of the foregoing Resolutions R: 380-10 through R: 391-10, excluding R: 374-10.

**ROLL CALL**

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

**Motion carried**

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**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. Cossabone, seconded by Ms. Simpson, to open the meeting to the public.

**Motion carried**

Luis Perez, 113 Wright Avenue, came forward. Mr. Perez expressed his concerns with the Boroughs need for Assistant Administrators.

Dana Di Silvio, 601 Morris Avenue, came forward. Ms. Di Silvio expressed her concerns regarding information being available to residents.

Gary Quam, 316 W. High Street, came forward. Mr. Quam expressed his concerns with Solar Energy.

June Longley, 1305 Glen Lake Blvd. came forward. Ms. Longley expressed her concerns with tax abatements. Mr. Brigandi explained.

Elizabeth Quam, 520 De Moss Court, came forward. Ms. Quam expressed her concerns regarding the Agenda being accessible to the public. Ms. Frontino explained the Agenda is available for review on the Borough website prior to the meeting.

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

**Motion carried**

**APPROVAL OF BILLS**

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

**Motion carried**

(See attached pages 1- 7 dated 12/28/10)

**CLOSING COMMENTS FROM MAYOR/COUNCIL/ADMINISTRATOR**

Mr. Brigandi thanked Mr. Sawyer for a great job on the Solar program.

**ADJOURNMENT**

A motion was made by Mr. Cossabone, seconded by Ms. Simpson, that the meeting be adjourned at 7:30 P.M.

**Motion carried**

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The next regular meeting will be held on Tuesday, January 11, 2011 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.**