

**BOROUGH OF GLASSBORO
COUNCIL MEETING MINUTES
DECEMBER 8, 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, December 8, 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 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

Mr. Brigandi reminded the Governing Body of the Close Out Meeting December 29th, 5:00 P.M. Work Session and 6:00 P.M. Council Meeting. Ms. Simpson and Mayor McCabe said they will not be in attendance.

CLOSED EXECUTIVE SESSION RESOLUTION R: 354 – 09

**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 R: 354-09 Authorizing a Closed Executive Meeting of the Mayor and Council of the Borough of Glassboro, to discuss Personnel-Police Department Promotions.

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, December 8, 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
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Administrator:	Edward Malandro
Solicitor:	Hector Cabezas
Engineer:	Joseph A. Brigandi, Jr.
	Timothy D. Scaffidi, Esq.
	Mark Brunermer

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

RESOLUTION R: 342-09

RESOLUTION APPOINTING PATROLMEN TO THE GLASSBORO POLICE DEPARTMENT

A motion was by Mr. D'Alessandro, seconded by Mr. Malandro, to approve the appointment of the two Patrolmen.

Motion carried

SWEARING IN OF OFFICERS

**Stephen A. Cavallaro
Dante N. Laspata**

ROLL CALL

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

Motion carried

PROCLAMATION/PRESENTATIONS

Mayor McCabe read the following Proclamation:

PROCLAMATION

WHEREAS, construction began in 1910 for the Chestnut Ridge, the Borough of Glassboro's first planned, single-family residential development; and

WHEREAS, the Ridge property was purchased from the Whitney family estate, the lots were developed by the Pennsylvania Reading Seashore Line, and the first homes were built by local carpenters using native chestnut wood and Whitney Brothers glass; and

WHEREAS, the neighborhood includes approximately 32 blocks from U.S. Route 322 on the north to Deptford Road on the south, and from the West Jersey railway on the east to Lehigh Road on the west, including one block west of Lehigh on University Boulevard; and

WHEREAS, the project began in 1910, was completed in three phases over a span of 50 years 1910 – 1914, 1926, and 1950 – 1958, to produce a variety of well-built homes in architectural styles representative of each period in history; and

WHEREAS, most of the original homes are still in service today; and

WHEREAS, the homes, churches, schools, and the residents of this neighborhood have contributed to the growth and development of the borough for 100 years.

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, that 2010 hereby be declared The Year of the Chestnut Ridge, and that all current and former residents of the Ridge be congratulated on this historic occasion.

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

Motion carried

PUBLIC HEARINGS

NONE

READING OF THE MINUTES

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, that the reading of the Minutes be dispensed with and that the Regular Council Meeting Minutes of November 24, 2009 be adopted as written.

Motion carried

COMMUNICATIONS

NONE

COMMITTEE REPORTS

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

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UNFINISHED BUSINESS

NONE

NEW BUSINESS

NONE

ENGINEER'S REPORT

NONE

SOLICITOR'S REPORT

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

Consent Agenda items are considered to be routine and will be enacted with a single motion; where necessary any items requiring expenditure are supported by a Certification of Availability of Funds; any item requiring discussion will be removed from the Consent Agenda.

The following Resolutions will be voted upon as grouped action items – Consent Agenda

RESOLUTION R: 341 – 09

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER, NEW JERSEY AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW JERSEY LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:2-26

RESOLUTION R: 343 – 09

RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE BOND GUARANTEE AND MAINTENANCE BOND FOR MATT BLATT SHOWROOM, BLOCK 7, LOTS 2, 2.01, 3 & 4 IN THE BOROUGH OF GLASSBORO

RESOLUTION R: 344 – 09

RESOLUTION AUTHORIZING ACCEPTANCE OF HAZARDOUS DISCHARGE SITE REMEDIATION FUND GRANT FROM THE ECONOMIC DEVELOPMENT AUTHORITY OF THE STATE OF NEW JERSEY (LEW'S AUTO SERVICE)

RESOLUTION R: 345 - 09

RESOLUTION AUTHORIZING REFUND OF STREET OPENING PERFORMANCE GUARANTEE (ERCO CEILING AND BLINDS)

RESOLUTION R: 346 – 09

RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE BOND GUARANTEES FOR THE RESERVE AT LAKE OBERST, SECTIONS 1 AND 2, UPON THE POSTING OF A MAINTENANCE BOND IN THE BOROUGH OF GLASSBORO

RESOLUTION R: 347 – 09

RESOLUTION AUTHORIZING EXECUTION OF SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF GLASSBORO AND THE GLASSBORO BOARD OF EDUCATION FOR SALT USAGE

RESOLUTION R: 348 – 09

RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (MUNICIPAL ALLIANCE GRANT)

RESOLUTION R: 349 – 09

RESOLUTION AUTHORIZING EXECUTION OF PARKING AGREEMENT FOR THE BOULEVARD REDEVELOPMENT AREA

RESOLUTION R: 350 – 09

RESOLUTION AUTHORIZING EXECUTION OF THE THIRD AMENDMENT TO THE MASTER REDEVELOPMENT AGREEMENT FOR THE BOULEVARD REDEVELOPMENT AREA

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RESOLUTION R: 351 – 09

**RESOLUTION AUTHORIZING THE EXECUTION OF FUNDING AGREEMENT FOR THE
BOULEVARD REDEVELOPMENT AREA**

RESOLUTION R: 352 – 09

**RESOLUTION AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO THE
STUDENT HOUSING PHASE REDEVELOPMENT AGREEMENT**

RESOLUTION R: 353 – 09

**RESOLUTION AUTHORIZING EXECUTION OF A FIRST AMENDMENT AND
RESTATEMENT OF THE BOOKSTORE PORTION OF THE RETAIL AND OFFICE
PHASE REDEVELOPMENT AGREEMENT**

A motion was made by Mr. Fiola, seconded by Mr. Malandro, for the adoption of the foregoing 12 Resolution R: 341-09 and R: 343 through R: 353-09.

ROLL CALL

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

Motion carried

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

ORDINANCE 09-63

**AN ORDINANCE AMENDING CHAPTER 254, ARTICLE I, B-1 (A, B, C, D, E) OF THE
CODE OF THE BOROUGH OF GLASSBORO (FEES)**

ORDINANCE 09-64

**AN ORDINANCE AMENDING CHAPTER 490, ARTICLE IV, SECTION 22-B (1), (2), (3), (4) & (5)
(LICENSING FEES) OF THE CODE OF THE BOROUGH OF GLASSBORO
(HEALTH RULES AND REGULATIONS)**

A motion was made by Mr. Malandro, seconded by Ms. Simpson, to approve the foregoing two Ordinances 09-63 and 09-64.

ROLL CALL

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

Motion carried

COMMENTS BY BOROUGH ADMINISTRATOR

NONE

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.

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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

There being no comments, a motion was made by Mr. Malandro, seconded by Mr. Fiola, 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- 8 dated 12/8/2009)

A motion was made by Mr. Fiola, seconded by Mr. Malandro, to recess at 8:15 P.M.

Motion carried

RENTAL REVOCATION LICENSE HEARING

The Clerk called the meeting to order at 8:25 P.M.

ROLL CALL

The following answered Roll Call:

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

Mr. D'Alessandro at 8:25 p.m. excused himself from this portion of the meeting.

Jim Rhynard gave a synopsis of the issues regarding rental property 2 Normal Boulevard.

The following residents came forward to express their concerns regarding these tenants: Marie Green, 6 Normal Blvd.; Debbie DiPietro, 5 Normal Blvd.; Lisa Keller, 102 Silver Avenue; Nick Di Stefano, 7 Normal Blvd. and Robert Cleary, 18 Normal Blvd.

Tim Kravitz, President of Greek Life at Rowan, came forward. He has spoken to the Greeks body and apologized for their behavior. He stated his concerns and how Inter Greek Council is working hard to rectify the problems.

Mr. Brigandi thanked the residents for coming out to express their concerns. The Governing Body, residents and Rowan University must work together to solve the problem.

Mr. Scaffidi explained the position of the Governing Body.

A motion was made by Mr. Malandro, seconded by Mr. Fiola, to continue the hearing on January 12, 2010 at 8:30 p.m. The Governing Body wants to see the second notice from the Landlord requesting the tenants to quit and eviction from 2 Normal Blvd.

ROLL CALL

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

Motion carried

Mr. Scaffidi stated at this time the hearing is over and will continue on January 12, 2010 all are welcome to attend.

CLOSING COMMENTS

NONE

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ADJOURNMENT

A motion was made by Mr. Fiola, seconded by Ms. Simpson, that the meeting be adjourned at 9:30 P.M.

Motion carried

The next regular meeting will be held on Tuesday, December 29, 2009, at 6:00 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.**