

**BOROUGH OF GLASSBORO  
COUNCIL MEETING MINUTES  
DECEMBER 14, 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 7:00 P.M. on Tuesday, December 14, 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
Council Members:	Hector Cabezas
	George Cossabone
	Joseph D'Alessandro
	Anthony Fiola
	Edward Malandro (Absent)
	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. Speed Humps and Signs for South Delsea Park – Mr. Clark looked at two areas for installation in the Spring. 10 MPH speed limit signs have already been installed.
2. Fees for Marriage/Civil Union Ceremonies - Mayor McCabe stated he would like to donate a portion of the fee. Mr. Brigandi advised the Salary Ordinance would need to be amended to permit this.
3. Boards and Commissions – The Governing Body received resumes of applicants for the Historic Commission.

**CLOSED EXECUTIVE SESSION**

**RESOLUTION R: 370 – 10**

**REMOVED FROM AGENDA**

**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 14, 2010 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 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.

**SALUTE TO THE FLAG**

Mayor McCabe led the Salute to the Flag.

**OPENING PRAYER**

Rev. Karl Kraft from the First United Methodist Church of Glassboro gave the opening prayer.

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**ROLL CALL**

The following persons answered roll call:

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

**PROCLAMATION/PRESENTATIONS**

NONE

**PUBLIC HEARINGS**

**ORDINANCE #10 - 40**

**ORDINANCE AUTHORIZING TRANSFER OF PROPERTY AND EXECUTION  
OF ALL NECESSARY DOCUMENTS (BLOCK 18, LOT 1)**

*For the Sale of the Hotel site \$866,395.00*

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 10-40 as written.

**ROLL CALL**

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

**Motion carried**

**ORDINANCE #10 - 41**

**ORDINANCE OF THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER,  
STATE OF NEW JERSEY, APPROVING THE APPLICATION AND FINANCIAL  
AGREEMENT FOR BLOCK 18, LOT 3.03 ON THE OFFICIAL BOROUGH TAX  
MAP FOR A LONG TERM TAX EXEMPTION**

*For Barnes & Noble property*

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

**Motion carried**

There being no comments, a motion was made by Mr. Fiola, seconded by Mr. Cossabone, to close the public hearing and adopt Ordinance 10-41 as written.

**ROLL CALL**

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

**Motion carried**

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**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 Minutes for the Special Meeting of November 23, 2010 and Regular Council Meeting Minutes of November 23, 2010 be adopted as written.

Motion carried

**COMMUNICATIONS**

NONE

**COMMITTEE REPORTS**

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

**UNFINISHED BUSINESS**

NONE

**NEW BUSINESS**

The Clerk stated she was in receipt of the following:

**APPLICATION FOR PARADE PERMIT  
CHURCH OF ST. BRIDGET**

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

Motion carried

**ENGINEER'S REPORT**

Mr. Brunermer stated the following:

1. Greentree Road water tower painting is completed; punch list work underway and awaiting curing time period.
2. Taco Bell – Preconstruction Meeting held on 12/13/2010, construction to start on 12/16/10.
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.
5. Camelot Phase 2 developments – site improvements continue.
6. Rowan Boulevard – Improvements completed, processing close out payments with contractor and County.
7. Whitney Center – Construction continues, completion scheduled for July/August 2010.

**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: 371 – 10**

**RESOLUTION AUTHORIZING REFUND OF STREET OPENING PERFORMANCE  
GUARANTEE (AW DAVENPORT, LLC #9-028)**

*Requested by Highway Superintendent, upon final inspection*

**RESOLUTION R: 372 – 10**

**RESOLUTION AUTHORIZING REFUND OF STREET OPENING PERFORMANCE  
GUARANTEE (GIUSEPPE CELANO #9-031)**

*Requested by Highway Superintendent, upon final inspection*

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**RESOLUTION R: 373 – 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: 374 – 10**

**PULLED FROM AGENDA**

**RESOLUTION R: 375 – 10**

**RESOLUTION AUTHORIZING ACCEPTANCE OF AWARD OF COMMUNITY  
DEVELOPMENT BLOCK GRANT – CD-10-MP#3 BY THE BOROUGH OF GLASSBORO  
(ADA COMPLIANCE CURB CUTS)**

*To install ADA compliant curb cuts at each corner of seven intersections throughout the  
borough's eligible census tracts, with Grant in the amount of \$25,000.00*

**RESOLUTION R: 376 – 10**

**RESOLUTION AUTHORIZING ACCEPTANCE OF AWARD OF COMMUNITY  
DEVELOPMENT BLOCK GRANT – CD-10-MP#3 BY THE BOROUGH OF GLASSBORO  
(ROAD PROJECT)**

*To address and reconstruct the deteriorating road condition on E. New Street from Main Street  
to Delsea Drive, with Grant in the amount \$22,484.00*

**RESOLUTION R: 377 - 10**

**RESOLUTION AUTHORIZING CHANGE ORDER NO.1 FOR REPAINTING OF THE  
GREENTREE ROAD ELEVATED WATER TANK IN THE BOROUGH OF GLASSBORO**

*To extend completion time by 25 days, to January 9, 2011*

**RESOLUTION R: 378 - 10**

**RESOLUTION AUTHORIZING RELEASE OF INSPECTION ESCROW ACCOUNT FOR  
GLASSBORO PROPERTIES FOR DOUBLETREE COMMERCIAL II IN THE  
BOROUGH OF GLASSBORO**

*Recommended by Engineer, upon final inspection*

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, for the adoption of the  
foregoing Resolutions R: 371-10 through R: 378-10, excluding R: 374-10.

**ROLL CALL**

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

**Motion carried**

**ORDINANCE #10 – 42**

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

*Request by Tax Collection for duplicate calculation of redemption certificate and tax lien  
redemption amount*

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**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*

**ORDINANCE #10 – 44**

**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*

**ORDINANCE #10 – 45**

**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*

**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*

**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*

**ORDINANCE #10 – 48**

**AN ORDINANCE AMENDING CHAPTER 330, ARTICLE I "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*

**ORDINANCE #10 – 49**

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

*To comply with recently enacted State statute for copies*

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**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 GLOUCESTER,  
STATE OF NEW JERSEY 2010**

*To reflect true salaries and eliminate longevity for future employees*

A motion was made by Mr. Fiola, seconded by Mr. Cabezas, for the adoption of the foregoing Ordinances #10-42 through Ordinance #10-50.

**ROLL CALL**

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

**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.

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

**Motion carried**

Justin Corvacchiolli, 603 New York Road, came forward. He stated his concerns regarding taxes.

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. Cabezas, to pay all duly authorized bills.

**Motion carried**

(See attached pages 1- 9 dated 12/14/10)

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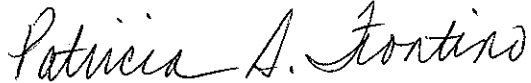
**ADJOURNMENT**

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, December 28, 2010 at 8:00 P.M.

**Respectfully Submitted,**



**Patricia A. Fontino  
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.**