

BOROUGH OF GLASSBORO
REGULAR WORK SESSION MINUTES
APRIL 7, 2011

The regular Work Session Meeting of Mayor and Council of the Borough of Glassboro was held on Thursday, April 7, 2011 at 6:30 P.M., in the Municipal Building, with Joseph A. Brigandi, Jr. presiding.

OPENING STATEMENT

The Municipal 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 2011, which schedule was posted on the Borough Hall Bulletin Board, forwarded to both the Gloucester County Times and the Sentinel of Gloucester County and filed with Borough Clerk on January 6, 2011.

FLAG SALUTE

Mr. Brigandi led the Salute to the Flag.

ROLL CALL

The following persons answered roll call:

Mayor Leo McCabe
Mr. Cabezas
Mr. Cossabone
Mr. D'Alessandro
Mr. Fiola
Mr. Malandro (Absent)
Ms. Simpson
Mr. Brigandi
Mr. Scaffidi, Esq.

A motion was made by Ms. Simpson, seconded by Mr. Cabezas, to adopt Resolution R: 126-11 Resolution Authorizing a Closed Executive Session to discuss Contractual Potential Property Acquisition-Block 29, Lot 17, A/K/A 24-26 North Academy Street, Contractual Potential Property Acquisition-Block 25, Lot 12, A/K/A 1 West High Street, Gloucester County Library Lease Renewal Negotiations and Boys & Girls Club Leasing Negotiations-2 Center Street.

Motion carried

RESOLUTION R: 126 – 11

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

Upon adoption of Resolution R: 126-11 the Governing Body went into Closed Executive Session at 6:45 P.M.

At 7:45 P.M. a motion was made by Mr. Cossabone, seconded by Ms. Simpson, to close the Closed Executive Session and to proceed with the Regular Work Session Meeting.

Motion carried

PROCLAMATIONS

Cliff Meeks

APPROVAL OF MINUTES

A motion was made by Mr. Fiola, seconded by Ms. Simpson, to dispense with the reading of the Minutes of the Work Session Meeting and the Closed Executive Session Meeting of March 3, 2011 and to adopt both Minutes as written.

Motion carried

NEW BUSINESS

NONE

COMMUNICATION

NONE

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DISCUSSION

1. **Street Names** – Mr. Cossabone presented the ordinance that outlines the criteria for street naming.
2. **S.J. Compressed Natural Gas** – There is no new information at this time. This may be discussed at a future meeting.
3. **Health & Housing Department Duties** – Mr. Brigandi advised Mayor and Council that the Code Officer is retiring. There was a discussion about how to best meet the needs of the Borough for a smooth transition period. A variety of issues facing the health and housing office were reviewed.

RESOLUTIONS AND ORDINANCES

Mr. Scaffidi introduced the following Resolutions and/or Ordinances, **by title only**:

RESOLUTION R: 127-11

**APPROVING A BINGO LICENSE AND A RAFFLE LICENSE
FOR THE WOMAN'S CLUB OF MULLICA HILL**

*To approve the applications for a Bingo and Raffle to be held
on Saturday, September 24, 2011 from 5:00 P.M to 10:00 P.M.
at the Glassboro Memorial Hall*

RESOLUTION R: 128-11

**AUTHORIZING CHANGE ORDER NO. 2 FOR REPAINTING
OF THE GREENTREE ROAD ELEVATED WATER TANK
IN THE BOROUGH OF GLASSBORO**

*To reflect a partial deduction in the contingency allowance line item.
This change order will decrease the contract by \$9,655.00.*

RESOLUTION R: 129-11

**AUTHORIZING ESTABLISHMENT OF MAINTENANCE BOND PERIOD
FOR THE GREENTREE ROAD ELEVATED TANK REPAINTING PROJECT
IN THE BOROUGH OF GLASSBORO (VALLEY PAINTING INC.)**

Recommended by Engineer upon final inspection

RESOLUTION R: 130-11

**AUTHORIZING SUBMITTAL OF GLOUCESTER COUNTY
SOIL CONSERVATION DISTRICT APPLICATION
FOR THE BOROUGH OF GLASSBORO
(GLASSBORO WATER TREATMENT CENTER)**

*Requested by Engineer for Sanitary Sewer force main
at the Treatment Plant, in the amount of \$1,705.00*

RESOLUTION R: 131-11

**AUTHORIZING SUBMITTAL OF CONSOLIDATED RAIL CORPORATION (CONRAIL)
APPLICATION FOR THE BOROUGH OF GLASSBORO
(GLASSBORO WATER TREATMENT PLANT)**

*Requested by Engineer for Sanitary Sewer force main
at the Treatment Plant, in the amount of \$750.00*

RESOLUTION R: 132-11

**AUTHORIZING THE BOROUGH TO OPEN A CHECKING ACCOUNT FOR THE PARKING
UTILITY AND AUTHORIZING SIGNATURE CARD FOR THIS ACCOUNT**

To authorize opening appropriate account and signatories

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RESOLUTION R: 133-11

AUTHORIZING EXECUTION OF FORM 8283, NONCASH CHARITABLE CONTRIBUTIONS REGARDING GIFT OF HARRISON AVENUE PROPERTY (BLOCK 459, LOT 6)

To authorize the Borough to sign for transfer of property

RESOLUTION R: 134-11

AUTHORIZING EXECUTION OF APPLICATION FOR THE RENEWAL OF AN OUTDOOR ADVERTISING PERMIT AND LICENSE (BLOCK 33, LOT 26.01)

Annual Renewal Permit for Billboard Sign

RESOLUTION R: 135-11

AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$9,742,164 OF BOND ANTICIPATION NOTES OF THE BOROUGH; MAKING CERTAIN COVENANTS TO MAINTAIN THE EXEMPTION OF INTEREST ON SAID NOTES FROM FEDERAL INCOME TAXATION; AND AUTHORIZING SUCH FURTHER ACTIONS AND MAKING SUCH DETERMINATIONS AS MAY BE NECESSARY OR APPROPRIATE TO EFFECTUATE THE ISSUANCE AND SALE OF THE NOTES

To authorize funding of previous Bond Ordinances

RESOLUTION R: 136-11

RATIFYING CONSENT OF BOROUGH TO ASSIGNMENT AND ASSUMPTION AGREEMENT (PARCEL A-1)

To authorize change of corporate name

RESOLUTION R: 137-11

AUTHORIZING SUBMISSION OF A PERMIT APPLICATION FOR GLOUCESTER COUNTY SOIL CONSERVATION DISTRICT FOR BLOCK 18.02, LOT 1

To allow for a stockpile of soil at Block 18.01, Lot 2 to be utilized during construction

RESOLUTION R: 138-11

**AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES
ADOPTED BY THE BOROUGH OF GLASSBORO
FRANK J. LIBRIZZI, REAL ESTATE APPRAISAL & CONSULTING, LLC
(21 WEST HIGH STREET, BLOCK 25, LOT 14)**

Independent appraisal for Block 25, Lot 14

RESOLUTION R: 139-11

**AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES
ADOPTED BY THE BOROUGH OF GLASSBORO
ROBERT M. SAPIO, REAL ESTATE APPRAISER
(21 WEST HIGH STREET, BLOCK 25, LOT 14)**

Independent appraisal for Block 25, Lot 14

RESOLUTION R: 140-11

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

To include specific Blocks and Lots for expansion of the Rowan Boulevard project

RESOLUTION R: 141-11

APPROVING A RAFFLE LICENSE FOR GLASSBORO MEMORIAL POST 679

To approve the application for a Raffle to be held on Sunday May 1, 2011, from 4:00 P.M. to 7:00 P.M. at the Glassboro Memorial Post

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RESOLUTION R: 142-11

APPROVING A RAFFLE LICENSE FOR GLASSBORO MEMORIAL POST 679

*To approve the application for a Raffle to be held from Sunday May 1, 2011 at 6:00 P.M.
to Saturday, September 10, 2011 at 9:00 P.M. at the Glassboro Memorial Post*

RESOLUTION R: 143-11

**APPROVING THE RECOMMENDATION OF THE GLASSBORO PLANNING BOARD
THAT THE PROPOSED GLASSBORO BUSINESS PARK REDEVELOPMENT AREA
BE DECLARED AN AREA IN NEED OF REDEVELOPMENT**

*Accepting Planning Board's recommendation to designate this area
as a Redevelopment Zone*

A motion was made by Mr. Cossabone, seconded by Mr. Fiola, to adopt the foregoing 17
Resolutions R: 127-11 through R: 143-11.

ROLL CALL

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

Motion carried

ORDINANCE #11 - 13

**ORDINANCE RATIFYING EXECUTION OF AGREEMENT OF SALE
AND AUTHORIZING TRANSFER OF PROPERTY
AND EXECUTION OF ALL OTHER NECESSARY DOCUMENTS
(SORA A-2 URBAN RENEWAL ENTITY LLC)**

To change name from Sora Retail A-2, LLC to Sora A-2 Urban Renewal Entity, LLC

ORDINANCE #11 - 14

**BOND ORDINANCE AUTHORIZING VARIOUS WATER AND
SEWER IMPROVEMENTS IN THE BOROUGH OF
GLASSBORO, COUNTY OF GLOUCESTER, NEW JERSEY;
APPROPRIATING THE SUM OF \$1,185,000 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
\$1,185,000; MAKING CERTAIN DETERMINATIONS AND
COVENANTS; AND AUTHORIZING CERTAIN RELATED
ACTIONS IN CONNECTION WITH THE FOREGOING**

*For various projects including replacing, acquisition and installation of water lines and sewer
mains, as well as improvements to the sewer utility system and various water towers*

ORDINANCE #11 - 15

**ORDINANCE AUTHORIZING SECOND AMENDMENT TO THE
SIXTH AMENDMENT TO THE GLASSBORO CENTRAL BUSINESS
DISTRICT AND NEARBY ENVIRONS REDEVELOPMENT PLAN**

To permit height restriction changes within the Redevelopment Zone

ORDINANCE #11 - 16

**ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR
GLASSBORO BUSINESS PARK REDEVELOPMENT AREA
IN THE BOROUGH OF GLASSBORO**

To designate the area as a Redevelopment Zone (Business Park)

A motion was made by Ms. Simpson, seconded by Mr. Fiola, to adopt the foregoing 4
Ordinances #11-13 through #11-16.

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ROLL CALL

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

Motion carried

PUBLIC PORTION

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. Fiola, to close the public portion.

Motion carried

PAY BILLS

NONE

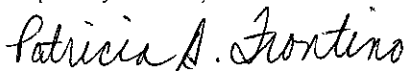
ADJOURNMENT

A motion was made by Ms. Simpson, seconded by Mr. Cabezas, to adjourn the meeting at 8:30 P.M.

Motion carried

The next Regular Work Session will be held on May 5, 2011 at 6:30 P.M.

Respectfully submitted,



Patricia A. Frontino
Municipal Clerk

SINCE THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT, THIS HAS BEEN A CONDENSED TRANSCRIPT OF THE MEETING.