

TOWN OF PHILLIPSBURG  
Council Meeting Minutes  
February 18, 2014

The Phillipsburg Town Council conducted its regular meeting on Tuesday, February 18, 2014 at 7:00 pm in the Council Chambers of the Municipal Building located at 675 Corliss Avenue.

The required Open Public Meeting Act Statement was read by Councilman Lynn.

INVOCATION by Councilman Lynn

PLEDGE by the Assembly

ROLL CALL

PRESENT: Council President Tersigni  
Council Members: Fey, Lynn, Stettner, Piazza

TOWN OFFICIALS PRESENT: Mayor Wyant, Acting Clerk  
Kleiner, Attorney Wenner

APPROVAL OF MINUTES Approval of meeting minutes  
Were submitted for approval:

**Regular Meeting-02-04-14**

No discussion

Motion

Councilman Lynn moved for approval of minutes. The motion was seconded by Councilman Stettner.

VOTE: YEAS: Fey, Lynn, Tersigni, Piazza, Stettner

NAYS: None

APPROVAL OF BILLS:

SUMMARY

CURRENT FUND	\$830,346.62
STATE & FEDERAL GRANTS	2,846.96
<b>Total regular bills list February 18, 2014</b>	<b>\$833,193.58</b>
Section 8 Rent Payments	127,786.50
<b>Grand total of all funds:</b>	<b>\$960,980.08</b>

Motion

Councilman Fey moved for approval of bills. The motion was seconded by Councilman Stettner.

VOTE: YEAS: Piazza, Stettner, Tersigni, Fey, Lynn

NAYS: None

**Presentation** by Karen Cassano of Big Brothers Big Sisters, Executive Director of Hunterdon, Somerset and Warren Counties speaks about her annual bowling event. She has worked with the program for the last 30 years and Phillipsburg has a lot of single family kids. We have three different programs in Phillipsburg, we have the Big Brother Little Brother, and school based part at Green Street and Andover Morris where you eat lunch at school which Linde Gas has just joined us. We also have the High School Bigs where High School students in the Reach program have a one on one after school program we have 57 kids in the Phillipsburg area. Overall in three counties we have 337 children it provides great benefits increased self-esteem, less substance abuse. We recently had a match that's been together for over 10 years that child is now starting college and the Big helped her choose that path it is a rewarding opportunity. This child will be the first in her family to go to college. We have a clothing donation program we get income from that. We have a bowl for kids' sake event we would love to have a team from Phillipsburg at Oakwood Lanes on Saturday the 5<sup>th</sup>, we need volunteers.

Council President Tersigni state Thanks for coming in we appreciate your efforts.

**Presentation for Jahmir Wallace**, a Green Street School student who is a musician, Joe Little from the Performing Arts Organization of Phillipsburg (PAPA) spoke about Jahmir Wallace. (See attachment). Joe Little received unsolicited donations pouring in to them. Mayor Wyant, Councilmen Piazza, Councilmen Stettner, Gloria Decker, Denise Curzi, Helene Meisner, Council President Tersigni, Bob Yale, and myself.

Joe Little Presented Jahmir Wallace with a brand new trumpet, spoke of his positive attitude, instilled virtue, certificate of award.

In addition in Honor of Jahmir Wallace we have a \$600.00 gift certificate for you (Denise Curzi) to help the instrument program at Green Street School.

Denise Curzi (Music Teacher) – Jahmir touched the world. Thank you.

## OLD BUSINESS

Council President Tersigni said that in the past 7 – 10 days he has had several calls from seniors to get the meetings on TV, we need to get this up and running I contacted Council Vice President Lynn and we had a productive meeting with the help of Keith Maxwell. I serve on the committee we are going to get this done in the next 30 days.

Council Vice President Lynn stated that we need to get the software installed and get it running.

## MAYOR'S REPORT

Mayor Wyant stated how it is always great to have a presentation like this tonight with Jahmir. We need to look through the community for individuals who could be recognized. Council President seek out and let's give them recognition once televised all the community can share in the presentations.

The Mayor stated we are in the process of snow removal, in house as well as hiring contractors; South Main Street was done today. Arlington, Tuttle and Gate Street will be next then Bullman St. We are pushing back the corners and bus stops that's the plan. We have busted the budget this year, we still have salt we are fortunate. We also have had numerous complaints but we are doing the best we can DPW has done a fantastic job, with lots of OT, lack of sleep, not only the Town of Phillipsburg but other communities as well. Garbage collection will be Saturday, there is still a lot buried beneath the snow, we can't risk hurting the men to get the garbage out of the snow, ice and slip sliding it has been difficult to get it done safely. We had to put more money in the budget; you'll see a line item for \$40,000.00 for snow removal. We are asking residents to be patient the weather is warming up. We will get it done as Bobby Mantone said we don't have Patton's Army to get it done, some equipment can't get down the Streets.

## **POLICE CHIEF**

Chief Faulborn January 168 Community Policing hours, we had wrong way vehicles, speeding, we issued 403 summons, 53 crash investigations, 4 temporary

restraining orders, 2 DWI, 51 arrests, 36 domestic violence calls, 460 criminal. The ACO had 4 dog calls, 12 other animals, 6 summons issued.

We have assisted DPW with the street clearing; the residents have to bear with us.

Mayor Wyant said this year we have had more snow emergencies declared this year.

Councilmen Lynn stated that he has seen a vehicle go the wrong way every day since he has been home with his knee surgery, the same vehicle.

Councilmen Piazza asked is it a common time

Councilmen Lynn stated 3 – 5 pm

Chief stated he will get a man posted there

Council President Tersigni stated based off the Mayors report he has received a lot of calls. The Mayor responded right away – from every neighborhood. Thank you.

Mayor Wyant introduced Anthony Pannella from the Bond Counsel.

Anthony Pannella spoke about the proposed loan terms – Sewer project is a lot of stress for the Clerk and CFO. It is a 20 year loan, 1/3 of the rate if we financed through bonds. The engineers have done a lot of work; if you miss a deadline it will delay the closing by one (1) year. We have met all the requirements and we are certain were closing in May. I brought the projected – mathematics of the redevelopment. (See attached sheets)

We will go through them line by line.

1. Pg. 2 is year by year the laws are persnickety – the financial requirements ordinances we introduce at the last meeting, 30 year arrangement (annual service charges)
2. Residential rental/ residential for sale - estimated year one reflected in the chart, \$1,000.00 floor any unites completed.
3. 3% increase January 1

4. Annual Service charge Allocations County – Statutory, Town is negotiable 71.25%, Redevelopment 23.75% (not payment development keeps allocation of service charge in respect to the RAVS (redevelopment area bonds) financing plan.

5. No allocation

6. Projected chart, calendar year, projected portion of allocation, project sale allocation, County share rental / sale, Town (tax to municipal). Construction the developer could show you 2015 when the chart is a conservative way 2016 taxes. The back end of the 35 year cycle some units will have been completed the 30 year. Depiction of revenues will collect and regular property taxes on the back end.

Anthony Pannella stated that in this economic environment you did well for your tax payers, you have a build in 3 % escalator rents won't be fixed by 30 years. \$800,000.00 – 2045 will have doubled where it's started estimates are made to be wrong this form is a reasonable economic depiction.

Attorney Wenner stated the developer writes a report to justify amount the Town receives, it is sent to the auditors, pledge RAVS.

Joe Bauman stated let me clear the RAVS up for you not on your debt service statement, it's the gap between the capital and equity, service charge fills the gap of infrastructure cost.

Councilmen Lynn – total rental annual service charge is based on 312 units, Joe Bauman with 10% vacancy rate audit sees revenues 10% increase.

Attorney Wenner asked what the Urban Renewal criteria process is

Joe Bauman said the urban renewal limited dividend limits amount of profits, 167 page financial applications would remain vacant – need for more people and 1000 people to shopping, Towns lost 4000 people it will make a difference in this area and we couldn't get started without this redevelopment agreement.

## PUBLIC DISCUSSION ON AGENDA ITEMS

Joe Meyner, So. Main Street, you said 312 rental one and two bedrooms, what's the break down.

Joe Bachman stated 106 one bedroom units, and 206 two bedroom units.

NEW BUSINESS:

NONE

ORDINANCES

O: 2014-05

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, NEW JERSEY APPROVING THE APPLICATION AND FINANCIAL AGREEMENT FOR TAX EXEMPTION OF PHILLIPSBURG RIVERVIEW URBAN RENEWAL, LLC FOR THE CONSTRUCTION OF A REDEVELOPMENT PROJECT LOCATED IN THE RIVERVIEW REDEVELOPMENT AREA was introduced for a second reading by Councilman Stettner and there being no errors corrections or objections, Councilman Stettner moved that the ordinance be adopted according to law. The motion was seconded by Councilman Fey.

Discussion: None

VOTE: YEAS: Piazza, Stettner, Tersigni, Fey, Lynn

NAYS: None

O: 2014-06 (First Reading)

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG,  
COUNTY OF WARREN, STATE OF NEW JERSEY,  
AMENDING SECTION 570 OF THE CODE OF THE TOWN OF  
PHILLIPSBURG RELATIVE TO SHORT TERM TAX ABATEMENT IN  
ORDER TO EXTEND THE ABATEMENT PROGRAM FOR  
IMPROVEMENTS was introduced for a first reading by Councilman Piazza  
who moved that the ordinance be properly advertised. The motion was  
seconded by Councilman Fey.

Discussion: Councilmen Stettner this ordinance extended to facilities like  
we did in the 70's. Councilmen Fey stated that was before his time he was 5  
years old. Council President Tersigni said it is community friendly.

VOTE: YEAS: Fey, Lynn, Piazza, Stettner, Tersigni

NAYS: None

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## RESOLUTIONS

R: 2014 - 35

A RESOLUTION DESIGNATING HANDICAP PARKING  
SPACES WITHIN THE TOWN OF PHILLIPSBURG was  
introduced by Councilman Piazza who moved for its adoption. The  
motion was seconded by Councilman Fey.

VOTE: YEAS: Fey, Lynn, Piazza, Stettner, Tersigni

NAYS: None

R: 2014-36

A RESOLUTION OF THE TOWN OF PHILLIPSBURG,  
COUNTY OF WARREN, STATE OF NEW JERSEY,  
AWARDING CONTRACT TO BLOOMING GLEN  
CONTRACTORS, INC. IN THE AMOUNT OF \$38,635.00 was  
introduced by Councilman Piazza who moved for its adoption. The  
motion was seconded by Councilman Stettner.

VOTE: YEAS: Fey, Lynn, Piazza, Stettner, Tersigni

NAYS: None

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R: 2014-37

A RESOLUTION OF THE TOWN OF PHILLIPSBURG,  
COUNTY OF WARREN, STATE OF NEW JERSEY,  
AUTHORIZING THE EXECUTION OF AN AMENDED CONTRACT  
BETWEEN THE TOWN OF PHILLIPSBURG  
AND MUNICIPAL MANAGEMENT PARTNERS, LLC was  
introduced by Councilman Piazza who moved for its adoption. The  
motion was seconded by Councilman Fey.

VOTE: YEAS: Fey, Lynn, Piazza, Stettner, Tersigni

NAYS: None

R: 2014-38

A RESOLUTION OF THE TOWN OF PHILLIPSBURG,  
COUNTY OF WARREN, STATE OF NEW JERSEY,  
AUTHORIZING MEMBERSHIP IN A MUTUAL AID  
AND ASSISTANCE AGREEMENT WITH PARTICIPATING  
UNITS was introduced by Councilman Piazza who moved for its  
adoption. The motion was seconded by Councilman Stettner.

VOTE: YEAS: Fey, Lynn, Piazza, Stettner, Tersigni

NAYS: None

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#### PUBLIC PETITIONS

None

#### OPENTIME

Councilmen Stettner asked that maybe we can revise the Ordinance that restricts out of the area – nonresidents; Steele Hill was asked by Alpha till they get back on their feet if we can do a shared service with recreation so they don't have kids sit and wait not playing for a year. We would have use of their facilities.

Councilmen Fey in support of that I agree with Councilmen Stettner the added space in the wrestling room, and for basketball are beneficial and cost effective, we should take it into consideration

## MOTIONS

Application for Active Duty –Richard A. Watson, Jr. – Warren Chemical Councilman Stettner moved to adopt the motion. The motion was seconded by Councilman Lynn. THANK YOU!

VOTE: YEAS: Piazza, Stettner, Tersigni, Lynn, Fey

NAYS: None

## ADJOURNMENT

Councilman Piazza moved to adjourn the meeting. The motion was seconded by Councilman Lynn. Motion was carried with a 5 – 0 vote.