

TOWN OF PHILLIPSBURG
Council Meeting Minutes
April 07, 2015

The Phillipsburg Town Council conducted its regular meeting on Tuesday, April 07, 2015 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 Council Vice President Tersigni.

INVOCATION

by Council Vice President Tersigni

PLEDGE

by the Assembly

ROLL CALL

PRESENT:

Council President	Lynn
Council Members	Fey, Stettner, Lynn
Absent	Piazza

TOWN OFFICIALS PRESENT:

Mayor Wyant, Acting Clerk Kleiner,
Attorney Wenner

APPROVAL OF MINUTES

Approval of meeting minutes
Were submitted for approval:

Regular Mtg.-03-17-2015

Motion

Councilman Tersigni moved for approval of the regular meeting minutes. The motion was seconded by Councilman Fey.

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

NAYS: None

MAYORS REPORT

Mayor Wyant introduced Scott Wolfe and Ayn Carey from St. Lukes Warren Hospital Campus.

Mr. Wolfe stated he was here last week and met with the Mayor to speak about the IR tract and congratulate him on this great development coming to Phillipsburg.

Mr. Wolfe explained that when the Hospital was asking for help and out of cash we were there with letters and petitions in support of the hospital plan, since we have taken over, we have had an immediate decrease in our debt by 40%. We have put ten million dollars into new digital mammogram, CT scans and outpatient services, and bringing special Doctor Services and family care in. We are opening a New Bone and Joint Institute, tomorrow night is the open house at the Hillcrest Plaza. We have a first class acute care for the community, a new Intensive care and Infusion Center for Chemo treatments, and Mental and Behavioral Health expanding into Hillcrest Plaza. Helping with community partners, supporting those in the community, the Trustees of St. Lukes Warren Hospital want to help with the baby pool upgrades and we are going to make a \$50,000.00 donation. It will bring exercise and health to the community. Thank you

Council Vice President started this initiative you gave us \$10,000 a year that is a total of \$80,000 I can't express your commitment to the Families and Children of Phillipsburg. Mayor Wyant was a big part of this process, \$80,000 over the four years to keep the pool open from the bottom of my heart thank you.

Mayor Wyant will let the engineer Stan Schrek to speak on the redevelopment since he was just getting back from the dentist.

Stan Schrek we have adequate buffering in the residential and high way area. They have made a request for height variance.

Attorney Wenner stated that backed off the proposed, because not counted against the height is it discretionary, 50 Feet height.

Stan Schrek stated that they are talking about solar panels on the roof that will be up to the planning board, there is a set back on the roof and some minor changes no much difference that last time.

Attorney Wenner said there was LED (leadership Energy Design) standards and Greet Street

Stan Schrek mentioned different levels Bronze, Silver, Black and Green some pre requests some planning board and whatever will make the best use of the water, is use and conservation.

Attorney Wenner said first reading, revision not object able, we will discuss at a work shop meeting, with the planner, the proposed redevelopment request changes. Council takes the changes, and we have due diligence, the redeveloper and Council wants to remain open and transparent in the process and talk at the works shop meeting.

Council President Lynn said they're ok to wait.

Attorney Wenner we don't want to go forward recklessly, we can have first reading on the 21st.

Councilman Fey we want to work with the developer – clients are going to want certain things, maybe a rigging system.

Stan Schrek said there are certain parameters and they may

Councilman Fey stated we don't want them to limit themselves and revise two or three times.

Stan Schrek stated we will need to take a step back and get the parameters

Mayor Wyant asked since he was not available for the pre-construction meeting on South Main Phase 6 could you tell us about it.

Stan Schrek phase 6 McKeen Street to Center, we had good feedback on Your Way Construction, they should start the first week of May, and there are no brick pavers as accents here. We are meeting Thursday regarding some upgrades from Z Brothers.

Council President Lynn questioned only difference is the pavers

Stan Schrek stated trees, and Z Brothers, will be back to continue construction on Washington Street and stay till the project is finished.

Stan Schrek stated that next week we will be bidding the Admin Project at the Sewer Plant. We also have been working on the Flood Hazard Mitigation Plan, it is not funded and it takes a LOT of time. I just sent it to Attorney Wenner to look over it is mandated by the County.

Councilman Tersigni asked when both of these projected be completed, South Main Street and Washington Street?

Stan Schrek stated in two months, (60 Days)

Mayor Wyant requested a short executive meeting to discuss OPUS Group contractual, action may be taken.

PUBLIC DISCUSSION ON AGENDA ITEMS

Joe Meyner, 392 South Main Street, 2015-09 "1C" favoritism over all residents, I hope JP Stettner can speak on this about the Veterans, I think you should table it and redo it.

2015-10 A I support what you're doing with IR but I can't see the exhibit A, I think a broad and liberal allowance should be added.

Bill Timmon 230 South Main Street, will IR have a potential tax benefit brought to the Town from this project.

Council President Lynn not sure

Mayor Wyant, haven't determined it's a concept plan. 4.6 Million Square Feet absolutely increase our ratable base and affect our taxes in a positive way. Sale of the property alone will increase the tax base.

Bill Timmons Will they have a State Tax incentive – in the construction phase Mayor Wyant not sure exactly what benefits they will be taking; PILOT municipal taxes will increase by thousands.

Paul Dorman, 57 Mercer Street, is the paving companies going to come back, the brick crosswalks are very lumpy.

Mayor Wyant stated that they were not left that way and we had a two year warranty on the construction they way they were constructed and conceived was not a good process, we will have to fix them.

Paul Dorman, can't you make them come back.

Mr. Meyner asked when the Council will answer his questions.
 Council didn't realize Mr. Meyner asked questions sounded like a statement.
 Councilman Stettner stated that Phillipsburg is Civil Service and we have to meet the CSC requirements. Resident, County, State.

Mayor Wyant stated you can't jump a Veteran to go to another person.
 Councilman Stettner stated they need to do background check
 Attorney Wenner stated he quoted it per the Statute.
 Ord. 10 A was tabled.

ORDINANCES

O: 2015-06 (Second and Final Reading)

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING CHAPTER 67-17, SCHEDULE I, NO PARKING, OF THE CODE OF THE TOWN OF PHILLIPSBURG was introduced for a second reading by Councilman Tersigni and there being no errors corrections or objections, Councilman Tersigni moved that the ordinance be adopted according to law. The motion was seconded by Councilman Stettner.

ROLL CALL

Councilmen	First	Second	Yea	Nay	Abstain	Absent
Fey			x			
Piazza						x
Stettner		x	x			
Tersigni	x		x			
Lynn			x			

O: 2015-07

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14) was introduced for a second reading by Councilman Tersigni and there being no errors corrections or objections, Councilman Tersigni moved that the ordinance be adopted according to law. The motion was seconded by Councilman Fey.

ROLL CALL

Councilmen	First	Second	Yea	Nay	Abstain	Absent
Fey		x	x			
Piazza						x
Stettner			x			
Tersigni	x		x			
Lynn			x			

O: 2015 - 08

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE ACCEPTANCE OF THE DONATION OF LAND LOCATED AT 16 LIMEKILM ROAD, PHILLIPSBURG, NEW JERSEY 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 Tersigni.

Discussion: Council President Lynn said it is nice to see a bank give the property.

ROLL CALL

Councilmen	First	Second	Yea	Nay	Abstain	Absent
Fey			x			
Piazza						x
Stettner	x		x			
Tersigni		x	x			
Lynn			x			

O: 2015 – 09 (Second and Final)

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 105-6 OF THE CODE OF THE TOWN OF PHILLIPSBURG RELATING TO RESIDENCY REQUIREMENTS FOR POLICE OFFICERS 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 Tersigni.

ROLL CALL

Councilmen	First	Second	Yea	Nay	Abstain	Absent
Fey			x			
Piazza						x
Stettner	x		x			
Tersigni		x	x			
Lynn			x			

O: 2015-10A (First Reading) ***TABLED***

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, NEW JERSEY ADOPTING AMENDMENTS TO THE REVISED PHILLIPSBURG COMMERCE PARK REDEVELOPMENT PLAN FOR THE FORMER INGERSOLL RAND PROPERTY COMMONLY KNOWN AS BLOCK 3201, LOTS 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12 AND 7.13, BLOCK 3301, LOTS 1, 2, 4, 4.01, 5 AND 6.

Councilman Tersigni made a motion to table the Ordinance 2015-10A. The motion was seconded by Councilman Fey. The Council will discuss at a work session.

ROLL CALL

Councilmen	First	Second	Yea	Nay	Abstain	Absent
Fey		x	x			
Piazza						x
Stettner			x			
Tersigni	x		x			
Lynn			x			

 O: 2015-11 (First Reading)

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE SALE OF MUNICIPAL LAND KNOWN AS BLOCK 2009 LOT 22 NO LONGER NEEDED FOR PUBLIC USE BY PRIVATE AUCTION PURSUANT TO N.J.S.A. 40A:12-13(b)(5) was introduced for a first reading by Councilman Fey who moved that the ordinance be properly advertised. The motion was seconded by Councilman Stettner for discussion.

ROLL CALL

Councilmen	First	Second	Yea	Nay	Abstain	Absent
Fey	x		x			
Piazza						x
Stettner		x	x			
Tersigni			x			
Lynn			x			

PUBLIC HEARING ON THE BUDGET

Council President Lynn Opens the Public Hearing on the introduced budget, Council had no comments.

Council President asked if there are any comments from the public.

Joe Meyner, 392 South Main, my request would be to put money in the budget to transcribe the minutes.

Council President Lynn asked if there are any other public comments.

Council President Lynn closed the Public Hearing.

13. **RESOLUTIONS**

R: 2015-59

A RESOLUTION PROVIDING FOR THE ADOPTION OF THE 2015 MUNICIPAL BUDGET FOR THE TOWN OF PHILLIPSBURG was introduced by Councilman Fey who moved for its adoption. The motion was seconded by Councilman Stettner.

Discussion: Council President Lynn stated that he supports the budget and the CFO for such hard work, and thank you to the department heads keeping their requests to a minimum. Doing the same work and minimal increases for each department congratulate them.

Council Vice President Tersigni stated I would like to reiterate the increase of less than 1 % - keeping the services intact over the last six budgets. This is the best budget in the last six years.

Mayor Wyant it is a great budget, Bob worked hard for this and this is the trend for the future.

Council President Lynn stated what is on the table now and what is to come.

ROLL CALL

Councilmen	First	Second	Yea	Nay	Abstain	Absent
Fey			x			
Piazza						x
Stettner	x		x			
Tersigni		x	x			
Lynn			x			

R: 2015-60

RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING REFUND OF TAX OVER PAYMENT was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Stettner.

VOTE: YEAS: Fey, Lynn, Tersigni, Stettner

NAYS: None

ABSENT: Piazza

R: 2015-61

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

VOTE: YEAS: Fey, Lynn, Tersigni, Stettner
NAYS: None
ABSENT: Piazza

R: 2015-62

A RESOLUTION APPROVING THE ISSUANCE OF A SPECIAL PERMIT FOR A SOCIAL AFFAIR TO SAINTS PHILIP & JAMES SCHOOL was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Fey.

Councilman Stettner said hope it doesn't rain

VOTE: YEAS: Fey, Lynn, Tersigni, Stettner
NAYS: None
ABSENT: Piazza

R: 2015-63

A RESOLUTION IMPOSING LIEN FOR MUNICIPAL SERVICES was introduced by Councilman Fey who moved for its adoption. The motion was seconded by Councilman Stettner.

VOTE: YEAS: Fey, Lynn, Tersigni, Stettner
NAYS: None
ABSENT: Piazza

R: 2015-64

A RESOLUTION AUTHORIZING THE CLOSING OF STREETS was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Fey.

Council President Lynn stated for a good cause

VOTE: YEAS: Fey, Lynn, Tersigni, Stettner
NAYS: None
ABSENT: Piazza

R: 2015-65

RESOLUTION AUTHORIZING THE CANCELLATION OF CERTAIN LOANS RELATIVE TO THE SMALL CITIES COMMUNITY DEVELOPMENT ECONOMIC REVOLVING LOAN PROGRAM FOR PURPOSES OF AUDITOR COMPLIANCE was introduced by Councilman Fey who moved for its adoption. The motion was seconded by Councilman Tersigni.

VOTE: YEAS: Fey, Lynn, Tersigni, Stettner

NAYS: None

ABSENT: Piazza

R-2015-66

RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, COMMENDING NORTHEAST NJ COMMUNITY ACTION PARTNERSHIP, INC. (NORWESCAP) UPON THE OCCASION OF CELEBRATING THE 50TH ANNIVERSARY OF COMMUNITY ACTION was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Fey.

Discussion: Council Vice President Tersigni stated Thank You. Council President Lynn also stated Thank you NORWESCAP and Georgine Trinkle.

VOTE: YEAS: Fey, Lynn, Tersigni, Stettner

NAYS: None

ABSENT: Piazza

R: 2015-67

A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, FINDING AND DECLARING AN EMERGENCY FOR PURPOSES OF N.J.S.A. 40A:11-6 AND N.J.A.C. 5:34-6.1 was introduced by Councilman Fey who moved for its adoption. The motion was seconded by Councilman Tersigni.

VOTE: YEAS: Fey, Lynn, Tersigni, Stettner

NAYS: None

ABSENT: Piazza

NEW BUSINESS Councilman Fey stated that the residents need an update of the development of the new school. I had would like to request that the school board come in and talk about their plans, 2015 is on schedule so were more aware. Council President Lynn stated he would reach out to George Chando to come in.

PUBLIC PETITIONS

Bill Timmon, 230 South Main Street, I wanted to see if there could be put a tax on the train tickets so that the Town can get something back to help out like the State Theater does in Easton to offset some municipal costs in the area and to help reduce taxes.

Council President Lynn stated we looked at this before

Councilman Stettner said he thought that it went along with the ABC establishment; we tried for 1 % for out of Town and the Government shot it down. Attorney Wenner stated we can look at

Mr. Timmon, entertainment venue has no regard to Town and Mark Portnoy and the fund, supplied port a potties and tents. It is annoying that people come in and leave and it doesn't benefit the Town at all, there should be some way to capitalize on the revenue flow.

Mayor Wyant stated they donate, and pay for the trolley, Fire Police and bringing people in does have an ancillary benefit, not buying a lot but some restaurants are packed. Parking is a problem and that's a good problem. Shopping and so forth build up downtown.

Council President Lynn, I believe that people coming into the Phillipsburg area. We are marketing the Town people are coming from all over, MA, VA.

Mr. Timmon we will take it into consideration.

Georgine Trinkle, thanks for passing the resolution on NORWESCAP. There is a lot going on. On April 11th from 1-4 we have the reading room and TAZ will be there this weekend.

We have the annual Open House on April 25th from 10-12 to meet the officers, crime scene techniques, and interact with officer and questions/

Council Vice President Tersigni lots of people here, we have packed room, you are model citizens.

Georgine Trinkle the history of the Police Department and to learn about its features builds bridges.

OPEN TIME

Council President Tersigni stated thank again to St Lukes Warren Hospital for their generous contribution.

MOTIONS NONE

EXECUTIVE MEETING

R: 2015-68

A RESOLUTION TO PROVIDE FOR AN EXECUTIVE MEETING OF THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG FOR THE PURPOSE OF CONSIDERING property acquisition.

Councilman Tersigni made a motion to enter an executive meeting. The motion was seconded by Councilman Stettner.

VOTE: YEAS: Lynn, Fey, Tersigni, Stettner

NAYS: None

ABSENT: Piazza

Councilman Stettner made a motion to reconvene. The motion was seconded by Councilman Tersigni.

VOTE: YEAS: Lynn, Fey, Tersigni, Stettner

NAYS: None

ABSENT: Piazza

Attorney Wenner read the letter of intent from OPUS group. A motion was made from Councilman Tersigni for the Mayor to enter into agreement with the Opus Group. A seconded by Councilman Stettner.

VOTE: YEAS: Lynn, Fey, Tersigni, Stettner

NAYS: None

ABSENT: Piazza

Mr. Meyner questioned the 120 days of changes
Council President Lynn stated we received escrow in the amount of \$20,000.
Mayor Wyant stated the escrow was posted to the Town of Phillipsburg \$10,000 for engineering and \$10,000 for Legal, it did not go into the pockets.
Mr. Meyner said it was broad and there is a lot still being developed.
Mayor Wyant explained that we are going to get \$12,500 /acre price of the property.
Mr. Meyner for 200+ acres IR will be getting?
Mayor Wyant we own the property.
Council President Lynn thanked Attorney Wenner for reading that.

ADJOURNMENT

Councilman Tersigni moved to adjourn the meeting. The motion was seconded by Councilman Fey.

VOTE: YEAS: Fey, Lynn, Tersigni, Stettner

NAYS: None

ABSENT: Piazza