

TOWN OF PHILLIPSBURG
Council Meeting Minutes
September 15, 2015

The Phillipsburg Town Council conducted its regular meeting on Tuesday, September 15, 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, Piazza, Stettner, Tersigni

TOWN OFFICIALS PRESENT:

Mayor Wyant, Clerk Kleiner,
Attorney Wenner

APPROVAL OF MINUTES

Approval of meeting minutes
Were submitted for approval:

Council Meeting 09-01-2015

Executive Session 09-01-2015

Motion

Councilman Tersigni moved for approval of both the Council Meeting minutes and Executive Session minutes. The motion was seconded by Councilman Stettner.

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

NAYS: None

APPROVAL OF BILLS

SUMMARY

CURRENT FUND	\$ 211,024.42
STATE & FEDERAL GRANTS	108,418.76
CAPITAL FUND	86,971.00
SEWAGE UTILITY FUND	191,723.90
PLANNING BOARD TRUST	231.32
OPUS INVESTMENTS	2,92.50
COMMERCE PARK REDEVELOPMENT	90.00
Total regular bills list September 15, 2015	\$600,751.90
SECTION 8 RENT PAYMENTS October 01, 2015	133,111.16
PRE- PAID BILL LIST AS OF September 01, 2015	
CURRENT FUND	\$ 476.26
STATE & FEDERAL GRANTS	\$ 58,240.00
AGENCY FUND	\$ 1,388.34

TOTAL PRE PAID BILL LIST	\$ 60,104.60
GRAND TOTAL OF ALL FUNDS	\$ 793,967.66

Clerk Kleiner asked to Council to add a payment for the Squad for the AED machines. The amount **added** is **\$14,640.32**. That makes the Pre-paid bills list **\$74,744.92**. Grand Total of all funds changes to **\$808,607.98**

Motion

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

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

NAYS: None

MAYORS REPORT

The Mayor stated for those whom didn't read in the paper we had the signing of the redevelopment agreement, but the Express wasn't here. The redevelopment agreement agrees to the sale of 200 plus acres with a sale price of 2.5 million dollars, one hundred thousand dollars is nonrefundable deposit. October 30th this year is the closing. There is a provision of extension of 60 days for another fifty thousand which is also nonrefundable. They may need the extension because of DOT giving their blessing on the interchange on the Lopatcong Township west of the Phillipsburg diner. Unfortunately this was not covered by the Easton Express I guess it wasn't important enough; at least 69 news covered the signing. There is an agreement with Lopatcong, and the center core Situs group purchase note and finish the foreclosure, 600,000 sq. ft. building in the first phase, and 100,000 sq. ft. in Lopatcong, this is going to create 2000 jobs. I am very excited but cautious we have never been this close to development and it will bring in thousands and thousands of dollars in revenue, it is an exciting time to be Mayor.

Mayor Wyant asks for "Smiley" (Ann Fleming) to come up front, Mayor Wyant reads a proclamation recognizing Ann Fleming for her 35 years of service to the citizens and children of Phillipsburg.

CHIEFS REPORT

Chief Faulborn states that there was 146 hours of Community Policing, Area 1 no complaints, Area 2 high school kids hanging out at Freeman School. Area 3 several unlocked vehicles' were entered and arrests have been made, the residents really need to lock their cars. Area 4 no complaints, things have been relatively quiet this month.

Council President Lynn questioned any new projects in the work, like the Dog Park?

Chief stated more next time we have a staff meeting this week.

Council Vice President Tersigni stated that he noticed the Warren Street Crossing Guard and several speeders going down the hill, can we put that speed thing there?

Chief stated I will re address that with the officer in the morning – see if we need the sign.

Councilman Fey stated the ACO is doing a super job we only had two (2) feral cat issues.

Chief said ACO does a tremendous job!

Mayor Wyant stated the sole purpose of the lieutenant now and Community policing

Chief stated staff meeting end of week we are putting progress together

Mayor Wyant stated we have supported you 100 %. We want to be safe and diligent with all that is going on around them we appreciate all they do sincerely.

Chief stated yes, and you have backed it up with actions 100% it is very reassuring, our neighboring communities don't get the support I do here and I am very thankful.

HABITABILITY HEARING 286 Hudson Street.

Attorney Wenner swears in Kevin Duddy – Construction Official.

Attorney Wenner stated that Shawn Adams is here he is handling the foreclosure.

Attorney Wenner introduces the Kevin Duddy – Kevin Duddy speaks of 286 Hudson Street, it is a two story wood frame colonial that had a fire. There was no response so the Town boarded it up, I went in and I placed an unsafe structure. The owner perished in the fire, there have been no heirs stepping forward. Attorney Wenner questioned if it is to be demolished or is it viable to sell? Kevin Duddy stated that he took photos on August 13, 2015 – (Kevin handed the photos for

Council to view). The rear of the building had most of the fire damage, but there is smoke, water damage. There was some construction going on inside, replacing sheet rock; and so on I checked there were no permits taken out. There are two cars in the driveway, a shed in the backyard. It is an unsafe structure it should be demolished or brought to a safe condition.

Attorney Wenner questioned what would bring it to a safe condition Kevin Duddy stated repair the roof, reconstruct the second floor and rafters, new siding, and the windows boarded up. There is broken glass.

Attorney Wenner stated that his office was contacted by Yvette Nunez- advising that Chris Nunez is handling his father's estate. We will reach out there is a variety of repairs; we need to order them to be done by a certain time. In Kevin's opinion it is unsafe.

Council Vice President Tersigni stated that he sided that house and has been in the construction business for 26 years his opinion is to demolish it.

Shawn Adams – from the mortgage company – wants to take responsibility – he has contacted the insurance company but they are slow to get back to him, I need some time for the insurance carrier to speak to them.

Attorney Wenner stated we don't want this to be like the Center Street Property.

Mayor Wyant stated that the fire was in February it is now September, we don't want it to go on and on, I am not opposed to short duration, but we can't go into the dead of winter.

Council President Lynn questioned what Albert Nunez obligation is Shawn Adams stated that I need one month, no response for the family.

Councilman Piazza stated that the house needs to be stabilized, the glass and windows.

Shawn Adams recommends the house be boarded, can't leave it unsafe.

Councilman Fey stated I think we should give them a month to rectify or we take action.

Councilman Stettner stated we should have a resolution ready

Shawn Adams I will be in contact with Rich Wenner

Kevin Duddy stated he will get the specs ready for bid

Councilman Tersigni made a motion to close the hearing, advertise the set of bid specs. The motion was seconded by Councilman Stettner.

OLD BUSINESS NONE

PUBLIC DISCUSSION ON AGENDA ITEMS None

ORDINANCES

O: 2015-17 (Second and Final Reading)

BOND ORDINANCE PROVIDING FOR INSTALLATION OF A NEW TOWN PHONE SYSTEM, BY AND IN THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY; APPROPRIATING \$50,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$47,500 BONDS OR NOTES OF THE TOWN TO FINANCE PART OF THE COST THEREOF was introduced for a second reading by Councilman Piazza and there being no errors corrections or objections, Councilman Piazza moved that the ordinance be adopted according to law. The motion was seconded by Councilman Tersigni.

Discussion: None

ROLL CALL

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

O: 2015-18 (Second and Final Reading)

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. THEREOF

Councilman Tersigni made a motion to table this ordinance until the planning board reviews it. 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 - 19 (First Reading)

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING CHAPTER 58, *FIRE DEPARTMENT*, OF THE CODE OF THE TOWN OF PHILLIPSBURG TO ADD A NEW SECTION ENTITLED *JUNIOR FIREFIGHTERS* was introduced for a first reading by Councilman Tersigni who moved that the ordinance be properly advertised. The motion was seconded by Councilman Fey for discussion.

ROLL CALL

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

RESOLUTIONS

R: 2015-142

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

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

NAYS: None

R: 2015-143

A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE APPOINTMENT OF SPECIAL COUNSEL was introduced by Councilman Fey who moved for its adoption. The motion was seconded by Councilman Tersigni.

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

NAYS: None

R: 2015 - 144

A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE APPLICATION AND EXEUCION OF A GRANT AGREEMENT BETWEEN THE TOWN OF PHILLIPSBURG AND THE STATE OF NEW JERSEY BY AND FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION WHEREIN GRANT IDENTIFIER IS FS-16-094 was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Fey.

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

NAYS: None

R: 2015-145

A RESOLUTION AWARDDING PURCHASES UNDER NEW JERSEY STATE CONTRACT was introduced by Councilman Fey who moved for its adoption. The motion was seconded by Councilman Stettner.

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

NAYS: None

R: 2015-146

RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR PROFESSIONAL SERVICES WITH VAN CLEEF ENGINEERING ASSOCIATES FOR IMPROVEMENTS SHIMER ALLEY was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Fey.

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

NAYS: None

R: 2015 - 147

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: Lynn, Fey, Piazza, Stettner, Tersigni

NAYS: None

R: 2015-148

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. 40:69A-181 AND AUTHORIZING
THE IMMEDIATE ENACTMENT OF ORDINANCE 2015-17
was introduced by Councilman Tersigni who moved for its
adoption. The motion was seconded by Councilman Fey.

Attorney Wenner stated contingent upon Compliance with local bond
laws

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

NAYS: None

R: 2015- 149

A RESOLUTION APPROVING 2015-2016 LIQUOR LICENSES
WITHIN TOWN OF PHILLIPSBURG was introduced by
Councilman Tersigni who moved for its adoption. The motion
was seconded by Councilman Fey.

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

NAYS: None

R: 2015-150

A RESOLUTION OF THE TOWN OF PHILLIPSBURG,
COUNTY OF WARREN, STATE OF NEW JERSEY,
AMENDING RESOLUTION 2015-132 REGARDING
VACATION PAY FOR RICHARD HALLEY was introduced
by Councilman Tersigni who moved for its adoption. The
motion was seconded by Councilman Fey.

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

NAYS: None

NEW BUSINESS None

PUBLIC PETITIONS

Gloria Decker, 161 Pickford Avenue, I was given this and thought that you would want to put it into the collection a Bi Centennial pendant.

Thank you

OPEN TIME

Councilman Fey thanked the Mayor and crew for taking the tree down, the school board should have done it but we acted quickly.

Council President Lynn stated the fall festival is October 24th.

MOTIONS

Approval for Raffle License No. RL: 1222 issued to The Greenwich Township PTO for a 50/50 off premise raffle to be conducted on March 04, 2016 at Marianna's Banquet Center from 7-11 PM . Councilman Tersigni moved to adopt the motion. The motion was seconded by Councilman Fey.

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

NAYS: None

Approval for Raffle License No. RL: 1223 issued to The Greenwich Township PTO for a Casino Night to be conducted on March 04, 2016 at Marianna's Banquet Center, from 7-11 PM Councilman Fey moved to adopt the motion. The motion was seconded by Councilman Tersigni.

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

NAYS: None

NO EXECUTIVE MEETING

ADJOURNMENT

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

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

NAYS: None