

TOWN OF PHILLIPSBURG  
Council Meeting Minutes  
December 15, 2015

The Phillipsburg Town Council conducted its regular meeting on Tuesday, December 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, Tersigni, Stettner

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

APPROVAL OF MINUTES Approval of meeting minutes  
Were submitted for approval:  
Council Meeting 12-01-2015  
Executive Session 12-01-2015

Motion

Councilman Tersigni moved for approval of the Council Meeting minutes. The motion was seconded by Councilman Fey.

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

NAYS: None

**APPROVAL OF BILLS**

SUMMARY

CURRENT FUND	\$1,052,836.18
STATE & FEDERAL GRANTS	2,595.15
SEWAGE UTILITY FUND	167,202.02
CAPITAL FUND	9,333.70
PLANNING BOARD TRUST	5,305.70
OPUS INVESTMENTS	14,125.85
REVOLVING LOAN FUND	500.00
<b>Total regular bills list December 15, 2015</b>	<b>\$1,251,898.60</b>
SECTION 8 RENT PAYMENTS December 15, 2015	\$134,380.00
PRE- PAID BILL LIST AS OF December 15, 2015	
CURRENT FUND	\$ 3,040.00
State & Federal Grants	\$ 45,480.00
SEWER UTILITY FUND	\$ 623.28
<b>TOTAL PRE PAID BILL LIST</b>	<b>\$ 49,143.28</b>
<b>GRAND TOTAL OF ALL FUNDS</b>	<b>\$1,435,421.88</b>

Motion

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

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

NAYS: None

## MAYORS REPORT

Mayor Wyant stated he had the pleasure and privilege to serve the Town of Phillipsburg.

OLD BUSINESS            NONE

## PUBLIC DISCUSSION ON AGENDA ITEMS

Joe Meyner, 392 South Main Street, Questioned Ordinance 2015-23 what tax exemption are we talking about, the term the number of years.

Attorney Wenner stated that upon completion of the phases and a C/O is complete on the site the planning board will trigger the PILOT program

Joe Meyner questioned if they will pay fill taxes up until then?

Attorney Wenner stated the max term is 35 years

Council President Lynn stated the PILOT refers to the improvements the taxes on the land stay the same

Attorney Wenner stated that when they close on all properties on April 25<sup>th</sup> as to Phillipsburg the close and the full taxes and improvements as they develop the property as each building gets the C/O

Joe Meyner what is the nature of the PILOT

Attorney Wenner stated 4.5 cents/sq. ft. base PILOT on the numbers we needed to be attractive and competitive with rates in PA

Mayor Wyant stated it will increase 2% each year

Joe Baumann 1.2 million dollars

Joe Meyner stated cover municipal expenses

Mayor Wyant replied yes.

Joe Meyner questioned Resolution 2015-197 –Attorney Wenner stated they are non-re-course bonds on the Town.

Peter Mulshine questioned how many jobs, and are they going to use robots in place of people

Attorney Wenner stated 2800 people

## ORDINANCES

O: 2015-22 (Second and Final Reading)

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, NEW JERSEY APPROVING THE SALE OF THE 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, AND BLOCK 3301, LOTS 1, 2, 4, 4.01, 5 AND 6 ON THE TAX MAP OF THE TOWN TO OPUS INVESTMENTS LIMITED LIABILITY COMPANY 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 Piazza.

**ROLL CALL**

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

O: 2015-23 (Second and Final)

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, NEW JERSEY APPROVING AN APPLICATION FOR A LONG TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR A TAX EXEMPTION FOR AN URBAN RENEWAL PROJECT WITH RESPECT TO 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 ON THE TAX MAP OF THE TOWN 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			

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 O: 2015-24 (Second and Final)

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY, PROVIDING FOR THE SPECIAL ASSESSMENT OF THE COST OF CERTAIN ROADWAY AND OTHER INFRASTRUCTURE IMPROVEMENTS IN THE REDEVELOPMENT AREA CONSISTING OF BLOCK 3201, LOTS 7.01 – 7.13 AND BLOCK 3301, LOTS 1, 2, 4, 4.01, 5 AND 6 ON THE TAX MAP OF THE TOWN AND APPROVING AGREEMENTS IN CONNECTION THEREWITH 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 Piazza.

**ROLL CALL**

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

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O: 2015-25 (Second and Final Reading)

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 464, *RENTAL PROPERTY*, AND CHAPTER 530, *SOLID WASTE; RECYCLING*, OF THE CODE OF THE TOWN OF PHILLIPSBURG IN ORDER TO ADD CONTROLS REGARDING BED BUGS 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.

Discussion: Council Vice President stated that he declared first the war on garbage and having full cooperation from the inspectors and council this needs to be done. Councilmen Fey stated he knows there is a big problem; I want to thank Council Vice President Tersigni and Mayor Wyant for putting this together and rectifying this issue.

Sandra Morrisette of 5 Fairview Heights, How do they expose, sect. 8 people can't afford that?

Council President Lynn Stated that they need to be bagged and sealed for it to be taken away.

Sandra Morrisette questioned how much will it cost, I have stood behind people who can't by medicine

Council President Lynn stated its exposure of infestation to the employees and the public as a whole

Sandra Morrisette but if they bag and seal it is ok

Council President Lynn stated the bag breaks open in the hopper of the truck

Robert Fulper stated section 8 would be issue, it can happen to anyone Sandra Morrisette my concern is with the poor

Councilman Fey stated if they had an issue they should contact the clerk to dispose of it properly

Mayor Wyant stated I would caution Council – once you pick up for one – I would institute policy, our employee went home with bed bugs, that is not fair to him or his family

**ROLL CALL**

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

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 O: 2015-26 (Second and Final)

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE PRIVATE SALE OF MUNICIPAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE TO THE PHILLIPSBURG HOUSING AND NEIGHBORHOOD DEVELOPMENT CORPORATION IN ACCORDANCE WITH N.J.S.A. 40A:12-3 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.

Discussion: Councilman Fey Thank you to Wells Fargo for the donation to PHNDC

**ROLL CALL**

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

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**RESOLUTIONS**

R: 2015-192

RESOLUTION OF THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY, MAKING APPLICATION TO THE LOCAL FINANCE BOARD SEEKING AUTHORIZATION FOR NOT TO EXCEED \$2,500,000 REDEVELOPMENT AREA BONDS TO FINANCE THE CONSTRUCTION AND INSTALLATION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS WITHIN A PORTION OF THE PHILLIPSBURG COMMERCE PARK REDEVELOPMENT AREA PURSUANT TO N.J.S.A. 40A:12A-29(A)(3) AND N.J.S.A. 40A:12A-67 was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Fey.

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

NAYS: None

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R: 2015-193

A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE P.B.A. LOCAL NO. 56 (SOA) was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Fey.

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

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R: 2015-194

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 Fey.

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

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R: 2015-195

A RESOLUTION TO PROVIDE FOR INTERFUND TRANSFERS was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Stettner.

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

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R: 2015-196

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

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

R: 2015 - 197

RESOLUTION OF THE TOWN OF PHILLIPSBURG IN THE COUNTY OF WARREN, NEW JERSEY, AUTHORIZING CERTAIN ACTIONS NECESSARY IN CONNECTION WITH THE SALE AND ISSUANCE OF NOT

TO EXCEED \$2,500,000 AGGREGATE PRINCIPAL AMOUNT OF REDEVELOPMENT AREA BONDS AND AUTHORIZING THE APPROPRIATE OFFICIALS TO DO ALL ACTS AND THINGS DEEMED NECESSARY AND ADVISABLE IN CONNECTION WITH THE SALE, ISSUANCE AND DELIVERY OF SAID BONDS was introduced by Councilman Fey who moved for its adoption. The motion was seconded by Councilman Tersigni.

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

NAYS: None

### NEW BUSBUSINESS

Council Vice President Tersigni stated to amend Ordinance 2015-20 the salary increase for the Mayor to 65,000.00

Councilman Fey made a motion to amend. Councilman Tersigni seconded the motion. The motion carried and 5-0 vote.

Attorney Wenner stated you would have Ordinance 2015-27 amending Ordinance 20 and a special meeting.

### PUBLIC PETITIONS

Peter Mulshine, 23 Hudson Street questioned the Towns use of pesticide.

### OPEN TIME

Councilmembers received awards for Time of Service/ an award was awarded to Mayor Wyant for his 16 plus years of service and dedication to the Town.

Mayor Wyant wished everyone the best of luck

### MOTIONS

Application for Active Duty – Joseph J. Burger, Jr. – Jersey Hose Co. No 2, Councilman Tersigni made a motion to approve application for active duty. The motion was seconded by Councilman Fey. The motion carried a 5-0 vote  
Councilmen Thanked Mr. Burger

### EXECUTIVE MEETING

NONE

### ADJOURNMENT

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

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

NAYS: None