

TOWN OF PHILLIPSBURG
Council Meeting Minutes
August 18, 2015

The Phillipsburg Town Council conducted its regular meeting on Tuesday, August 18, 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.

Council Vice President has a moment of silence for the passing of John Lynn, Sr. our Council Presidents father.

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 08-04-15

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	\$ 72,755.77
STATE & FEDERAL GRANTS	15,810.07
CAPITAL FUND	18,414.76
SEWAGE UTILITY FUND	142,140.54
OPUS INVESTMENTS	2,745.00
COMMERCE PARK REDEVELOPMENT	1,820.00
REVOLVING LOAN FUND	810.00
Total regular bills list August 18, 2015	\$254,496.14
SECTION 8 RENT PAYMENTS September 01, 2015	\$130,909.16
PRE- PAID BILL LIST AS OF August 18, 2015	
CURRENT FUND	\$ 3,290.17

AGENCY FUND	\$	150,340.86
TOTAL PRE PAID BILL LIST	\$	153,631.03
GRAND TOTAL OF ALL FUNDS	\$	539,036.33

Discussion: None

Motion

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

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

MAYORS REPORT

Mayor Wyant mentioned the Resolution changes for R: 2015-129,130 the Mayor asked Stan Schrek to speak about these and the local aid.

Stan Schrek- Town Engineer, spoke about phase 6 and phase 7 – funding under local aid and the additional grant money for Center Street. What happened is that the Thomas the Train and the traffic ended phase 6, we couldn't pave. So, we decreased the scope of work on phase 6 and increased the scope of work on phase 7. Which means some of the paving that was scheduled in phase 6 will be done in phase 7.

Mayor Wyant asked the Council if they understood what the Engineer was explaining. Councilmembers responded yes.

Stan Schrek added that the concrete work is completed and the paving is going to take place Friday we have been lucky with the weather, and the Mayor wanted it completed prior to school opening.

Mayor Wyant stated that they will close that section – Saw Mill to Center Street. Stan Schrek stated Lock Street to Green most of the day Friday it is the best we can do. We spoke to McWane Ductile (Atlantic States) limit the truck traffic. Pro-build will have a short day Friday.

Council President Lynn stated the trucks will be going up the hill
Mayor Wyant stated yes, it is the only way. Mayor mentioned a fix on McKeen Street with the paving
Stan Schrek stated that the repair will be a concrete repair, and it will have a week to cure.

CHIEFS REPORT

Chief hands out his stats, and stated he will be brief. There was a 149 hours of community policing, no complaints in zone 1, some juveniles out past curfew on Davis street and in Walters park. A few nights there were numerous amounts of unlocked cars that were broken into in zone 3. No complaints in zone 4.
At the National Night Out you met our two new officers they are on patrol and getting field training for the next three to four weeks.
Council President Lynn asked about the Chaplain training
The Chief stated that went well we had lots to train
Council President Lynn stated it is a good program
Chief stated we had good participation and plan on going to a County level with that.
Thanks Chief

COMMERCE PARK REDEVELOPMENT – OPUS INVESTMENTS GROUP

Joe Bauman, Attorney for the Opus Group addresses the Council. Mr. Bauman stated that he has had the pleasure of working with Council and he is going to bring everyone up to date. Tonight Council is going to see the general development plan, and then the redevelopment plan will go to the planning board. We almost have the redevelopment agreement complete I have been working with Attorney Wenner on this. Tonight we are here to get this board's approval and then give the planning board direction. We have done a lot of work, the environmental remediation, jobs, economic analysis, and retailables, public amenities, the traffic properly counted for. Let me have Tom McGrath speak about these.

Attorney Wenner stated that OPUS is looking for this meeting is with Council's approval. They are recommending the General Development Plan (GDP) once complete and approved for site plan will be received by the Planning Board.

Greg Ploussas and Tom McGrath – will speak about the plan. Greg Ploussas in keeping consistent with the redevelopment ordinance, 3.14 lists of permitted uses, logistics, and assembly and design criteria, we have three million plus logistic space in Phillipsburg.

Tom McGrath stated that he is responsible for the plan – he made copies of his power point to hand out to follow along.

#1 is the aerial shot, how it sits currently in a recent photo, there are 382 acres, Phillipsburg has 280, and Lopatcong has 101 acres. North (left) is Conrail and Rt. 22, West – is Roseberry, Center Street and Valley View. South, - Residential, and Lopatcong brook, East – Rt. 22 Lock Street and Lopat Creek. We have an overlay panel, colored version, the General Development Plan (GDP) to give an idea of what we are looking to do.

#2 Buildings 1,2,3,4,5 (3.4 Million Sq.) 7 buildings in Phillipsburg Buildings 8 (1 Million Sq.Ft.) 1 building in Lopatcong, this is the general layout.

#3 the colors show who owns the properties. Blue - The Town of Phillipsburg owns, Yellow – Phillipsburg Associates, Brown- Lopatcong Piece.

#5 (skip slide#4) shows the phasing plan, there are four phases. Phillipsburg building 3, and Lopatcong building 1, and the collector road in place along with a left turn land are part of phase 1.

A phase 2, is the building in the center, take down and used the crushed material of the buildings on site and not truck it away. Traffic back to 78, upgrade the 3rd street bridges load 13 tons, make a four lane bridge and traffic control, away from Roseberry.

Part 1 also the rail road spur to move product in and out on rail service, proposal of rail station and segment as phases come on portion building phase one, section at a time.

Phase 1 – interconnecting the water, main Rt. 22, back to Center, sanitary sewer – gravity drain to trunk line on Roseberry, the Lopatcong piece- injector put in that building – because of the grade change. All draining and infrastructure that requires and upgrade and existing basins.

Councilman Stettner stated the egress on Rt. 22, double left turn Grass Island – shifts to Lopatcong parcel with an additional lane.

Tom McGrath stated the ramp leads off to acceleration land to 78, proposed lane into the sight

Council President Lynn questioned it would be similar to the Phillipsburg Mall

Councilman Stettner, stated engineering with DOT – center lane approval

Council Vice President Tersigni questions how the negotiations, are they moving forward

Tom McGrath stated yes it is

Joe Bauman stated that the Town of Phillipsburg, Lopatcong Township, Situs, Phillipsburg Associates, all progressing better than ever.

Gary Brown is here to give an overview of the property.

Councilman Fey stated the railroad they are very hard to get a hold of.

Dan Gorel stated IR, real estate division is wonderful, all going same way, signatures and approvals. Contractually we own it. The train, well it is slow, the marketing department loves it. The Development department is silent; we are meeting with the DOT on September 01, 2015. NJTBA wants the business and were drilling down on them now.

Councilman Fey stated once it progresses it will bring revenue for them like any business, we have reached out and not much response.

Gary Brown from RT Environmental speaks to Council

Gary Brown stated that he has had a lot of corporation the DEP, has another revision but, calling the DEP to see what is being approved, the site development in pieces. The Center Campus is 8% occupied. There is a twenty five million dollar loss here. So, the entrance coming into the other side keeps away from the houses. Foundry area is clean, there are a few places, and the Situs group – bankruptcy – sells this to IR. Access on Rt. 22 shifted and has gotten DEP's attention. There are three things – the Cameron area (fire in '89) concrete is not good, - the ground water contamination – is active they are checking and there are wells around. The Tank – ('70 – '90') Powerhouse in 2001 closed there is an oil plume – limestone controlled long term, the wells – tanks, new plan. Reports 2004 – it is stuck in the caverns, nothing to worry about. The big one is the new plan from the DEP, there has been nothing in nine (9) years. We are putting some major heat on the DEP, going to a higher level. It is localized areas of contamination, some solvent baths from the old rail yard, and where the air craft carries were. Not ground water and localized, not tear down and remove, keep building covered, in the back found sand compacting, keep the slabs and keep saves money and majority of the caps are still good, there is one cap not too good. We will have the DOT plan in 2-4 weeks, it is the first time in 11 years there is a reasonable sequence most of my recommendations have been followed.

Three areas IR is pushing a good plan, In the past the oil plume- sites getting recapped – not useful purpose, no trucks, no docks, only rail, the no loading docks was the biggest disadvantage for a company looking, but for us we can remove the buildings and use the current foundation that already exists.

Joe Bauman asked if Council had any questions

Council President Lynn asked if Dan Gorel had anything else to share.

Councilman Piazza in regards to the rail, local distribution point for rail

Tom McGrath said the buffer and grade – meant a lot of cutting and making the community rail station.

Joe Bauman what about the public amenities

Tom McGrath stated in the fourth phase – in the green color there will be a small parking area, playground, rest room facility, nature trail into Lopatcong piece and the playground area will be mirrored.

Councilman Piazza stated that the nature trails is parallel to the Morris Canal Greenway

Council President Lynn stated the property will be pedestrian friendly

Joe Bauman that's more for the site plan

Council President Lynn asked the Town Engineer Stan Schrek if he had any questions

Stan Schrek stated that he has been working very close with the developer, CPL and their engineer. The next step revised redevelopment plan certain parameters, the General Development (GD) of the General Development Plan (GDP) and the municipal land use laws. Circulation of the bulk requirements, constructability, grading tweaked from time to time a plan that could advance it is in the best interest of the Town.

Joe Bauman stated the remediation, retables, jobs, structural improvements, traffic, time, all align themselves, and the interest rates stay low.

MOTION

Council Vice President Tersigni made a motion to approve the General Development concept plan tonight. Councilman Fey seconded the motion.

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

NAYS: None

OLD BUSINESS NONE

PUBLIC DISCUSSION ON AGENDA ITEMS NONE

ORDINANCES NONE

RESOLUTIONS

R: 2015-129

RESOLUTION AUTHORIZING A SCOPE MODIFICATION OF THE 2014 LOCAL AID PROJECT FOR THE IMPROVEMENTS TO SOUTH MAIN STREET PHASE 7 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: 2015-130

RESOLUTION AUTHORIZING A SCOPE MODIFICATION OF THE 2013 LOCAL AID PROJECT FOR THE IMPROVEMENTS TO SOUTH MAIN STREET PHASE 6 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: 2015-131

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

Discussion: Councilman Stettner stated they cutting everyone's lawn

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

NEW BUSINESS Council President Lynn stated that we took bids on a note sale on August 11, 2015, and TD bank was the winning bid. At 0.74 % the issuance date is August 18, 2015, and maturity date of August 17, 2016.

PUBLIC PETITIONS None

OPEN TIME Council President Lynn thanked the Planning Board members that were in attendance for the OPUS Investments Groups General Development Plan.

Councilman Piazza Thanked the Citizens for a Clean Community group for help cleaning the cemetery on Bowhay – and I also want to thank Blaine Fehley for use of his dump truck, we have much more work to do. Thank you.

MOTIONS

Approval for Raffle License No. RL: 1219 issued to the St. Lukes Episcopal Church for an on premise Tricky Tray raffle on September 26, 2015 from 5:00 PM - 9:30 PM Councilman Tersigni moved to adopt the motion. The motion was seconded by Councilman Fey.

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

Approval for Raffle License No. RL: 1220 issued to the St. Lukes Episcopal Church for on premise 50/50 raffle on September 26, 2015 from 5:00 PM-9:30PM Councilman Tersigni moved to adopt the motion. The motion was seconded by Councilman Fey.

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

EXECUTIVE MEETING None

ADJOURNMENT

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

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

NAYS: None