

TOWN OF PHILLIPSBURG  
Council Meeting Minutes  
July 07, 2015

The Phillipsburg Town Council conducted its regular meeting on Tuesday, July 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

Piazza, Stettner, Tersigni

Absent

Fey

**TOWN OFFICIALS PRESENT:**

Mayor Wyant, Clerk Kleiner,  
Attorney Wenner

**APPROVAL OF MINUTES**

Approval of meeting minutes  
Were submitted for approval:

Wk. Session Mtg. 06-09-2015  
Council Meeting 06-16-2015

Motion

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

VOTE: YEAS: Tersigni, Lynn, Piazza, Stettner

NAYS: None

ABSENT: Fey

**APPROVAL OF BILLS**

## SUMMARY

CURRENT FUND	\$ 967,142.66
STATE & FEDERAL GRANTS	9,528.63
CAPITAL FUND	338,714.57
SEWAGE UTILITY FUND	17,915.20
SEWAGE CAPITAL FUND	224,920.00
PLANNING BOARD TRUST FUND	1,918.50
SECTION 8	114.45
GENERAL TRUST FUND	2,053.41
<b>Total regular bills list July 07, 2015</b>	<b>\$ 1,562,307.42</b>
SECTION 8 RENT PAYMENTS July 2015	\$ 0
PRE- PAID BILL LIST AS OF July 07, 2015	
CURRENT FUND	\$ 3,000
AGENCY FUND	\$ 218,845.39

<b>TOTAL PRE PAID BILL LIST</b>	<b>\$</b>	<b>221,845.39</b>
<b>GRAND TOTAL OF ALL FUNDS</b>	<b>\$</b>	<b>1,784,152.81</b>

Discussion: None

Motion

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

VOTE: YEAS: Piazza, Lynn, Tersigni, Stettner

NAYS: None

ABSENT: Fey

**CERTIFICATES** - Rich Hay our Emergency Management Coordinator (EMC), spoke about the 13<sup>th</sup> Community Emergency Response Team Training (CERT) class. It is an eight (8) week class, Mable Cook is our CERT Team Coordinator, I want to recognize her for all her hard work, and she is a great asset to the community and to me. I also want to recognize William Hunt from the County. The Mayor handed our certificates with Mabel Cook to the following people:

Cert Graduates

Asha Alston	Rhonnon Piperata
George Ann Alston	Melenie Stanlick
Brandi Burrell	Christine H. Wenzel
Bonnie Gieske	Kim Lorenc
Bert Joiner	

Re-Certifications

Ruth Cahill	Chaw Kranich	Phyllis Kranich	Rich Kranich, III
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Fire Safety

Courtney Breese	Tanian Hummer
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**OLD BUSINESS** None

**MAYORS REPORT**

Mayor Wyant spoke about the property we acquired from 16 Limkiln road. The Town closed and it is in our ownership. We are going to turn this property over to PHNDC and offer this to a first time home buyer, Wells Fargo offered the house to us along with \$15,000 towards the rehab. We will set aside the funds and they will travel with the ownership to PHNDC for rehabilitation. This will come up again in the future once it is turned over to PHNDC. PHNDC has done many properties over the 25 years for first time home buyers below the market value.

Council President Lynn asked if it will the cost of the rehabilitation

Mayor Wyant stated that PHNDC is not in the business of making a profit they get it rehabbed and get a first time buyer into the property.

Mayor Wyant on another note received a letter from Construction Official, Kevin Duddy today, regarding the property at 286 Hudson Street, Block 1301 and Lot 11, the fire damaged house where the owner perished in the fire. I would like Council to put this on the blighted property list and ask our professional to send a notice of hearing if no one comes forward we may have to have it demolished. There is another fire damage property Kevin Duddy also spoke about that was 106 Heckman Street, suffered fire damage and the property owner is trying to do something it is a row building in the center or two buildings. If that would have to be demolished it could affect the two other structures.

Council President Lynn questioned 286 Hudson isn't a candidate for the PHNDC program.

Mayor Wyant stated that no heirs have stepped forward at this time.

Attorney Wenner stated that it would have to be placed on the abandoned property list, have a habitability hearing, etc., if not replaceable then it would need to be demolished.

Mayor Wyant spoke about Phase 7 is going to start on Monday, July 13<sup>th</sup>, the sidewalk was demolished, and Center to Saw Mill will be completed, along with the South Main Street restoration.

Phase 6 – the concrete work at Center Street, paving between McKeen to Center Street will be done Friday.

We will get Phase 7 done before schools open no to interfere with bus and traffic at Andover Morris

**PUBLIC DISCUSSION ON AGENDA ITEMS**

Ms. Blanchard, 200 N 7<sup>th</sup> Street, Easton, PA, spoke about O2015-16, The Massage and Body Works Therapists. She had several years training, received a medical license, national certification – in Massage therapy and recovery sports injuries. Currently she has a LLC in Clinton and wants to move to Phillipsburg with her business.

Council Vice President Tersigni stated he spoke to the Mayor today and all your credentials are in order, and I support this for you.

**EXECUTIVE MEETING**

R: 2015-106A

A RESOLUTION TO PROVIDE FOR AN EXECUTIVE MEETING OF THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG FOR THE PURPOSE OF CONSIDERING Attorney/Client privilege

Council Vice President Tersigni makes a motion to go into executive meeting. The motion was seconded by Councilman Piazza

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**ORDINANCES**

O: 2015-10A (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 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.

Discussion: Council Vice President Tersigni stated this is one more step to getting it developed.

**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: 2015-16 (First Reading)

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING CHAPTER 375, *MASSAGE ESTABLISHMENTS*, OF THE CODE OF THE TOWN OF PHILLIPSBURG TO PROVIDE AN EXCEPTION FOR LICENSED MASSAGE AND BODYWORK THERAPISTS was introduced for a first reading by Councilman Tersigni who moved that the ordinance be properly advertised. The motion was seconded by Councilman Piazza for discussion.

**ROLL CALL**

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

**RESOLUTIONS**

R: 2015-104

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

VOTE: YEAS: Piazza, Lynn, Tersigni, Stettner

NAYS: None

ABSENT: Fey

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R: 2015-105

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 Piazza.

VOTE: YEAS: Piazza, Lynn, Tersigni, Stettner

NAYS: None

ABSENT: Fey

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R: 2015-106

A RESOLUTION PROVIDING FOR RENEWAL OF ENTERTAINMENT LICENSE was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Piazza.

VOTE: YEAS: Piazza, Lynn, Tersigni, Stettner

NAYS: None

ABSENT: Fey

R: 2015-107

A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AWARDED CONTRACT TO WORTH & COMPANY, INC. IN THE AMOUNT was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Piazza.

Discussion: Council Vice President Tersigni - Thanked Mr. & Mrs. Brennan for their patience.  
Council President Lynn said the whole neighborhood

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

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R: 2015-108

A RESOLUTION PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) Dept. of Labor and Workforce Development SYF 2016 NEW JERSEY YOUTH CORPS was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Piazza.

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



R: 2015-109

A RESOLUTION AUTHORIZING TOWN ATTORNEY TO PROCEED WITH PUBLIC HEARING NOTIFICATION was introduced by Councilman Tersigni who moved for its adoption. The motion was seconded by Councilman Piazza.

VOTE: YEAS: Piazza, Lynn, Tersigni, Stettner

NAYS: None

ABSENT: Fey

**NEW BUSBUSINESS** Council Vice President Tersigni stated that he spoke to Paul Rummerfield, Executive Director of the Phillipsburg Housing Authority (PHA), and asked if Council would consider reappointing Cecile Franceschino for another five (5) year term. Ms. Franceschino has completed all her NJ Housing Authority Training required by law.

Council Vice President Tersigni made a motion to re-appoint Cecile Franceschino for another five (5) year term to the Philipsburg Housing Authority. Councilman Stettner seconded the motion.

**ROLL CALL VOTE:**

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

Council Vice President Tersigni had a question for Stan Schrek our Town Engineer. In the 15.5 years that Mayor Harry Wyant has been mayor how many square feet has gotten done under his administration.

Stan Schrek stated that he has good data on that with all the special projects I can get that to you.

Council President Lynn asked if Stan Schrek could get that number to Council Vice President Tersigni.

Council Vice President Tersigni stated thank you Mayor Wyant for getting that done.

## **PUBLIC PETITIONS** NONE

## **OPEN TIME**

Council Vice President Tersigni stated it was one week Friday from Ole Town Festival the car show the bands I encourage everyone to come out, I also want to thank the Town Volunteers, Ann Davis, Bobby Fulper and all the people who put this together. Thank you.

Mayor Wyant reminded everyone that we have bands ever Thursday but next week it will be Friday. We have Thomas the Train the next two weekends, there will be some congestion downtown but look forward to all the activity. Come out and enjoy the bands, Movies in the Park start on the 15<sup>th</sup>, weather permitting.

Council President Lynn and the Car show on Tuesdays

Mayor Wyant stated Joes Car shows, and the lot has a pile of millings across from Joes for paving, NORWESCAP contacted a contractor to spread the millings, CDRC, this is not with Town Funds.

Council President Lynn thanked the residence of hillcrest for their patience while we get the bearing fixed.

## **MOTIONS**

Approval for Raffle License No. RL: 1213 issued to The Garnet Boosterettes for a 50/50 on premise raffle to be conducted on:

09-25-2015;10-02-2015;10-16-2015;10-23-2015;11-13-2015;11-20-2015  
between the hours of 5:30-7:30 PM. Councilman Tersigni moved to adopt  
the motion. The motion was seconded by Councilman Piazza.

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

Approval for Raffle License No. RL: 1214 issued to the Garnet Boosterettes  
for a Tricky Tray October 30, 2015 from 6:30-9:00 PM Councilman Piazza  
moved to adopt the motion. The motion was seconded by Councilman  
Tersigni.

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

**EXECUTIVE MEETING** earlier in meeting R2015-106A

**ADJOURNMENT**

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

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