

**TOWN OF PHILLIPSBURG  
TOWN COUNCIL MEETING  
TUESDAY, March 16, 2021  
via ZOOM  
7:00 P.M.**

Join Zoom Meeting

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Meeting ID: 874 1328 6946

Passcode: Pburg

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1. **CALL TO ORDER** **CP McVey called to order 7:03 PM**

2. **OPEN PUBLIC MEETING ACT STATEMENT:** **read by VP Fulper**

**THIS MEETING IS CALLED PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINGS LAW. THIS MEETING OF March 16, 2021 WAS INCLUDED IN A NOTICE SENT TO NEWSPAPERS OF RECORD AND POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND HAS REMAINED CONTINUOUSLY POSTED AS THE REQUIRED NOTICES UNDER THE STATUTE. IN ADDITION, A COPY OF THIS NOTICE HAS BEEN AVAILABLE TO THE PUBLIC AND IS ON FILE IN THE OFFICE OF THE MUNICIPAL CLERK**

3. **INVOCATION AND FLAG SALUTE**

Council Vice President Fulper

4. **ROLL CALL** **ALL PRESENT**

Council President McVey, Council Vice President Fulper, Councilwoman DeGerolamo, Councilman Piazza, Councilman Wyant

5. **APPROVAL OF MINUTES** - January 19, 2021

**ROLL CALL**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Wyant			X			
Councilman Piazza	X		X			
Councilwoman DeGerolamo			X			
Council Vice President Fulper		X	X			
Council President McVey			X			

6. **BILLS LIST -**

ROLL CALL – Councilman Wyant abstained from 7014.

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Wyant			X			
Councilman Piazza		X	X			
Councilwoman DeGerolamo	X		X			
Council Vice President Fulper			X			
Council President McVey			X			

Discussion – None

7. **ANNOUNCEMENTS** CP McVey noted both Dan Boyce and Lester Coleman have been involved in Community Events, Santa Claus/Easter Bunny bringing joy to children. Proclamations would be presented at a later date.

Proclamations: Dan Boyce  
Lester Coleman

March 15, 2021 – Opening of County Library

March 19, 2021 – Ribbon Cutting for Platinum Star Cleaning Service at noon hosted by the Lehigh Valley Chamber of Commerce

8. **OLD BUSINESS**

None

9. **MAYOR’S AND ADMINISTRATIVE OFFICERS**

None received at this time from Mayor Tersigni. CP McVey asked any Council members wished to update regarding their Committees.

Councilman Randy Piazza - announced NPP funds were potentially being reinstated; which would be of great help to TOP. Also announced the 3<sup>rd</sup> Annual NORWESCAP – COMMUNITY BEAUTIFICATION would take place on April 24 – meeting at Walter’s Park at 8:30 am with kickoff at 9:00 and wrap-up at 11:00 am. Hoping all turn out to volunteer time to beautify our Town.

Council President McVey – Noted met with principals regarding Redevelopment. Flew in from Chicago, partner from Philadelphia, along with Councilman Piazza, encouraged them to drive to TOP. Their reaction, “Beautiful Here”. Principals extremely communicative – listen to residents regarding Master Plan. Thanked Councilman Lutz for laying groundwork with developers while serving on last Council.

**10. PUBLIC DISCUSSION ON AGENDA ITEMS**

Joe Meyner – 392 South Main Street  
Stateliner R2021-76 – Plan blocks view of Old Main St, further reference pgs. 22 & 24 numbers on 75. Page 24 – No Municipal Bldg. – repair beauty on Pg. 7. Pg. 55 – Parking need exceeds what is given. Where is Municipal Parking/Police Cars. The congestion will be unbearable, alternately merge. Phillipsburg Bond rating own our own Parking Lot – debt service will be ours – revenue bar – debt service. We’ve heard only accolades from Business organizations, efficiencies and low units. The architecture is ugly as sin.

David Morrisette – 5 Fairview Avenue  
Noted did not see Agenda until 1 hr. prior to meeting. Questioned R2021-77 – questioned letter of intent. Asked if Town does not own?

Attorney Wenner responded, the Letter of Intent identifies only Town owned properties. Sub-Area 1 – LOI addresses only Town owned properties – affirmation to come to terms with in a 60 day period.

DM – intending to proceed.

**11. ORDINANCES — FIRST READING**

**O: 2021-11 (First Reading 03.16.2021)**

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING CHAPTER 67-21, SCHEDULE V, ONE WAY STREETS, OF THE CODE OF THE TOWN OF PHILLIPSBURG IN ORDER TO CHANGE THE DESIGNATION OF A CERTAIN TWO-WAY STREET ROLL CALL

**ROLL CALL** **Passes 5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Wyant			X			
Councilman Piazza		X	X			
Councilwoman DeGerolamo	X		X			
Council Vice President Fulper			X			
Council President McVey			X			

**Discussion**

**Councilwoman DeGerolamo** – Questioned reason for this Ordinance, noted did not see a report from Engineer. Asked about expansion?

CP McVey – noted cars getting dinged frequently, tight area – hoping this will be solution.

DD – Asked to have R2021-77 pulled from consent Agenda had some questions. Noted some owned (by others) adding that doesn’t mean we have to buy, does it?

Attrny Wenner – state only have power to convey what we own.

DD – if just what we own today, then good.

**12. ORDINANCES – SECOND READING -**

**O: 2021-10 (First Reading 03-02-2021 Second Reading 03.16.2021)**

BOND ORDINANCE PROVIDING FOR THE PURCHASE OF BODY WORN CAMERAS AND MOBILE VIDEO RECORDERS FOR THE POLICE DEPARTMENT, BY AND IN THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY (THE “TOWN”); APPROPRIATING \$79,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$75,050 BONDS OR NOTES OF THE TOWN TO FINANCE PART OF THE COSTS THEREOF

**ROLL CALL**

**Passes 5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Wyant		X	X			
Councilman Piazza			X			
Councilwoman DeGerolamo			X			
Council Vice President Fulper	X		X			
Council President McVey			X			

Discussion – Public – None

Discussion – Council

CP McVey noted the Body Worn Cameras are much needed and recommended by the Attorney General’s Office.

**13. RESOLUTIONS - CONSENT AGENDA \*Matters listed on the Consent Agenda Resolution are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item to be removed for consideration.**

R: 2021-71

A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING A CHANGE ORDER DECREASE TO TOPLINE CONSTRUCTION INC. IN THE AMOUNT OF \$31,261.50

R: 2021-72

RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY APPROVING THE PURCHASE OF SPORTING GOODS FOR THE TOWN OF PHILLIPSBURG RECREATION DEPARTMENT IN THE AMOUNT OF \$3,219.34

R: 2021-73

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

R: 2021-74

A RESOLUTION TO PROVIDE FOR RENEWAL OF LIMOUSINE OPERATOR’S LICENSE FOR AKAB, INC.

R: 2021-75

A RESOLUTION TO PROVIDE FOR RENEWAL OF TAXI OPERATOR’S LICENSE FOR EDDY CHERISME

R: 2021-76

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG AUTHORIZING THE EXECUTION OF AN ESCROW AGREEMENT WITH USW, LLC

R: 2021-78

A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY REQUESTING THE GOVERNOR AND COMMISSIONER OF HEALTH OF THE STATE OF NEW JERSEY TO MAKE COVID-19 VACCINE AVAILABLE TO THE TEACHERS AND STAFF OF PHILLIPSBURG SCHOOLS

R: 2021-79

RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE BOND OF TOP LINE CONSTRUCTION CORP. AND ACCEPTANCE OF MAINTENANCE BOND OF TOP LINE CONSTRUCTION

R: 2021-80

RESOLUTION AUTHORIZING THE TOWN OF PHILLIPSBURG TO EXECUTE A SHARED SERVICE AGREEMENT BETWEEN THE COUNTY OF WARREN AND THE TOWN OF PHILLIPSBURG FOR SHARING PUBLIC WORKS EQUIPMENT

R: 2021- 81

RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY TO ISSUE A REFUND FOR AN OVERPAYMENT FOR POLICE THIRD PARTY OVERTIME TO TOP LINE

R-2021-82

RESOLUTION AWARING BID FOR WALTERS PARK POOL PROJECT TO ALL STATE TECHNOLOGY INC.

**CONSENT AGENDA**

**March 16, 2021**

**ROLL CALL**

**Passes 5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Wyant			X			
Councilman Piazza			X			
Councilwoman DeGerolamo		X	X			
Council Vice President Fulper	X		X			
Council President McVey			X			

R: 2021-77

RESOLUTION AUTHORIZING THE EXECUTION OF A LETTER OF INTENT FOR THE SALE OF BLOCK 901, LOTS 1,2 & 3 AND BLOCK 902, LOTS 1,2,3,4,5,6,7,8 & 9 (REDEVELOPMENT DISTRICT NO. 2 (UNION SQUARE)-SUB-AREA 1 – WATERFRONT-NORTH) AND BLOCK 917, LOTS 25, 26, 27, 29 & 31 (REDEVELOPMENT DISTRICT NO. 2 (UNION SQUARE) – SUB-AREA 2- WATERFRONT-SOUTH) TO USW, LLC

**ROLL CALL**

**Passes 5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Wyant			X			
Councilman Piazza	X		X			
Councilwoman DeGerolamo			X			
Council Vice President Fulper		X	X			
Council President McVey			X			

**Discussion**

DD – Asked to have R2021-77 pulled from consent Agenda had some questions. Noted some owned (by others) adding that doesn't mean we have to buy, does it?

Attrny Wenner – state only have power to convey what we own.

DD – if just what we own today, then good.

**14. NEW BUSINESS**

**Council Vice President** – stated he had meeting with NJ Chapter of NAAPC regarding inclusion/diversity. Would like to create a citizen panel – all residents to be represented fairly.

DD – asked who, exploratory?

VP Fulper – exploratory – but by law a sub-committee. VP and President can be on committee – if any other Council members interested let him know, then he will present full committee.

DD – sounds good, Melvin great guy.

MOTION TO FORM Sub-Committee

ROLL CALL

Passes 5-0

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Wyant	X		X			
Councilman Piazza		X	X			
Councilwoman DeGerolamo		X	X			
Council Vice President Fulper	X		X			
Council President McVey			X			

VP Fulper – asks Mayor Tersigni to define Community Policing.

Mayor Tersigni noted consists of Police, being seen/a presence in our Neighborhoods. Door to door, flyers with contact information, certain Officers designated to certain neighborhoods allowing contact with our residents, answering their questions.

VP F – asked Mayor if he supported the idea of Community Policing?

Myr T – Noted he did, past, present and future.

VP F – Stated Police order – #200-003 from October 8, 2020 reads to All Department Personnel from Police Chief Stettner, no department members shall communicate with Public Officials in reference to Police/Town Matters without the Chief of Police’s permission. Continued, If solicited by a Public Official about Police or Town Business you shall professionally remove yourself from the conversation and report the incident to your immediate supervisor. If you are unable to remove yourself from the conversation you shall contact your immediate supervisor for assistance. He asked Mayor if he authorized that general order?

Myr T – noted we talked about this the other day, I did not, sir.

VPF – asked if since talking with Cncl VP – did he receive any complaints of officials interfering with official Police Department business or aware of any issues.

VP Fulper noted this directive; which the Mayor, who is his direct Supervisor, was unaware of, restricts the Constitutional rights of both our Police Officers, Public Officials and our Mayor.

VPF – noted on March 2, 2021 he was contacted by PBA Attorney Daniel Z in reference to an internal investigation being conducted into one of our Police Officers for violating General Order #200-003, about which VP Fulper was allegedly a witness to, but had no idea of this General Order at the time and inquired about it. Noted Attorney continued this particular order is illegal and cause for concern.

Stated officer being investigated attended a Town function after having received permission from his supervisor, in the community were he acts as a community Police officer. Did nothing wrong, yet investigated.

Attrny Wenner interjected caution to VP Fulper to talk generally, not delve in to an ongoing personnel matter.

VP Fulper noted we want our Officers to be eager to participate in our Town’s Community Policing Program, but we can understand their hesitation when we learn of General Orders like these. Noted Faulkner Act – strong Mayor/Council government – reads the Council, in addition to such powers and duties as may be conferred upon it by this Charter or otherwise by general law may be required, or may require any municipal officer in its discretion to prepare and submit sworn statements regarding official duties and the performance thereof and otherwise, to investigate the conduct of an office or agency of the Municipal Government and with that being said, I will choose to make such a request to this Council and exercise the right provided to us by the law and motion to form an ad hoc committee to investigate police, the police department, Chief Robert Stettner and his conduct.

**MOTION** TO TABLE establishing Ad Hoc committee

**ROLL CALL** **Passes 5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Wyant			X			
Councilman Piazza		X	X			
Councilwoman DeGerolamo			X			
Council Vice President Fulper	X		X			
Council President McVey			X			

**Discussion**

DD – Noted, can this be tabled until the Mayor can have some discussion and we can have personnel discussion. Not comfortable diving into something without more information.

HW – Concurred should be discussed in Executive Session.

**Council President McVey** – noted advertisement on our Website announcing PHA position open. Received letter of interest and Resume from (1) applicant, asked if Council members had enough time to review.

**Motion**

Nominate Dustin Pierce for Council Appointed Vacancy on PHA Board

**ROLL CALL** **Passes 4-0-1**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Wyant			X			
Councilman Piazza			X			
Councilwoman DeGerolamo					X	
Council Vice President Fulper		X	X			
Council President McVey	X		X			

**Discussion**

**Council President McVey** – noted advertisement on our Website announcing PHA position open. Received letter of interest and Resume from (1) applicant, asked if Council members had enough time to review – HW noted did not see till late, CP McVey allowed HW to review

CP McVey – Wished Dustin Pierce good luck adding great responsibility. Directed Deputy Clerk Loudenberry to get information/correspondence to PHA regarding the appointment.

**RENT CONTROL** to be introduced by CP McVey

CP McVey stated tried to introduce a Rent Control ordinance in 2019, very disappointed when Vetoeed. Noting Pandemic has created job loss, Small Businesses are suffering, desperate situation for many, would like to reintroduce Rent Control Ordinance. Adding Phillipsburg is becoming an expensive place for housing, would like to have a 3% cap on Rent. Stated former Councilman Josh Davis was instrumental in creating the original Rent Control ordinance and should be proud. Adding it did pass, subsequently went to Veto by the former Administration, came back and fell on a 3-2 Vote.

Continued Council is working hard for all residents, homeowners/renters alike to ensure best quality of life which can be afforded them. Working hard to maintain flat tax rate for the fourth straight year, unheard of.

**MOTION** To Authorize Attorney Wenner to revise O2019-24 Rent Control

**ROLL CALL**

**Passes 5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Wyant			X			
Councilman Piazza			X			
Councilwoman DeGerolamo			X			
Council Vice President Fulper		X	X			
Council President McVey	X		X			

**Discussion**

VP Fulper – noted felt Rent Control Ordinance created by former Councilman J. Davis fair to Landlord/Tenant adding they placed a (3) year expiration in event it failed. Not costly, would have helped many. Recently received calls from tenants with no pay raises, but the rent has gone up. In confurring with Attrny Wenner noted can not focus on out of Town Landlords – can only exclude new. Residents are in need of our help, adding Mayor speaks to our people knows their needs, ready to try again.

Councilman Piazza – the scale of hardcore where there is restriction on any type of increase, against that but in favor of Rent Stabilization not necessarily the idea of Rent Control. Willing to listen. Noted has also received calls about rents rising; which doesn’t necessarily coincide with improvements – just migration – the rent is raised without improvements, just another circumstance of the Pandemic.

CP McVey – posed question to Attrny Wenner – wording stabilization instead of control – revamp old ordinance.

CP McVey – Introduced the Resolution, dealt with the Sale of Town Owned Property at a Private Sale of Non-Conforming Lots to Adjacent Property Owners, adding that if the bid is deemed substantially below fair market value the Town reserves the right to reject.

**R2021-83  
RESOLUTION TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE SALE OF TOWN OWNED PROPERTY AT PRIVATE SALE OF NON-CONFORMING LOTS TO ADJACENT PROPERTY OWNERS**

**With Amendment to add lot not originally on Resolution (Lincoln Street Bl:1115 Lot 18)  
ROLL CALL Passes 5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Wyant		X	X			
Councilman Piazza			X			
Councilwoman DeGerolamo			X			
Council Vice President Fulper			X			
Council President McVey	X		X			

Discussion

HW – asked if these had been offered before?

Attny Wenner responded yes. Adding it is required to offer to adjacent property owners first. Also that Tax Collector S. Callery has been urging for these parcels to be sold and being it is recommended by Mayor/Tax Collector it was being introduced.

DD – questioned whether the 1105-1107 S. Main St. address was near Ice House – Agway Feed Mill? Also Asked if adjacent properties were under foreclosure or due for demolition. Adding prefer not to sell and create more conflict, but noted if no concern she would defer to the Tax Collector.

**15. PUBLIC PETITIONS**

**Joe Meyner – 392 South Main Street**

Noted on October 18, 2019 – Rent Control Ordinance defeated, at that time wrote something, share excerpts with Council tonight. Want to solicit good Landlords/Tenants – should not be able to raise rent without Certificate of Occupancy. Fiscally responsible, even DD will like. 10.18.2019 – Public Record. Tenants rent should not have to be paid w/o current CO. Complaints can be made anonymously to Inspections, should have current leases – Inspectors will be aware of complaints. Penalty of fine – return to resident.

David Morrisette – 5 Fairview Heights

1. Urge Council to condemn attach on Capitol
2. Need 765k to fully fund the Library
3. Should not vote for Budget w/o fully funding the Library

Asked CP Fulper if the Developer would come under the new Rent Control and asked who the principals are and if he had seen their financials.

Attorney Wenner commented the 25k is initial escrow, once it drops down to \$5,000 it is replenished back up to \$20,000. This mirrors the escrow amounts that were posted by Bridgepoint 78 Redevelopment Project. So we don't ask for \$200k in escrow up front, we ask for an amount that is sufficient to begin work on the Town side and work will stop if the escrow gets depleted and not replenished, so it is a rolling balance that is maintained. Adding Stateliner United provided organizations documents.

VP Fulper – Stated Redevelopment is new. The Rent Control Ordinance was written (3) years ago, this developer was not on map (3) years ago. Short answer does exclude Stateliner and any other new rentals. Should you have further questions please email me directly.

Nicole Timberman – 112 N. Riverview Rd.

Any way to add to Rent Control Ord. to reflect value of houses. Residents can't afford to buy and Landlords charge rents at Market Value – will drop reflect percentage of Market Value

VP Fulper – asked if CP McVey could defer response to Attorney Wenner; whereas he could then draft up her proposition and send it to us.

NT – doesn't Town want homeowners not renters.

VP F – noted if the Ordinance has desired effect you will see more homes for sale and more homeowners.

NT – Want to see it benefit all.

## **16. DISCUSSION**

CP McVey - Thanked the Public for their comments. No discussion scheduled for this evening.

## **17. COUNCIL OPEN TIME**

Councilman Wyant – Good

Councilwoman DeGerolamo – Attended Crime Reduction Grant Meeting through NORWESCAP. DJ Kophazy in attendance, he heard alot of same feedback as last year. The Grant's focus is to reduce crime in areas with highest crime rate, known to be our Downtown area. She noted there is a Survey out, please participate, results help determine the perception of the Downtown and where the Grant Funding can best be used. The last Survey indicated Delaware River park must have better lighting as well as Main Street, for safety. Cultural diversity, again big topic – not enough. Needing a centralized place to get information, not enough info on Town website. Need better communication with School District, Town – so people have one place to get other info. Traffic/unsupervised children. Also, a lot of truck traffic downtown is a concern./complaint. Homeschool parents, children with disabilities, concerns there, difficult time. Congratulated NORWESCAP being recognized by Gov. Murphy's Office – their work with South Main Street Alliance, has become a model for what other Town's can do with NPP Grant. Local businesses were highlighted, Frank Garrity's, Graphic Action being one.

Less positive note, called by media regarding issue with one of our elected officials. Backnote – for the record testified on a work group on harassment and misogyny and politics in NJ. Shared personal

stories/struggles – you will never see my name on Ballot again in NJ. Voluntarily it's a consensus group for Women, elected officials only and we were very non-partisan group, Republicans, we were Democrats and one thing very clear, on issue of zero tolerance. Decided anything she receive at this point in time, goes straight to the Police Department. Adding, we've all received media accounts, encrypted emails, private messenger services, fake accounts that look like it's coming from us that isn't. Altered text messages attacks on social media. Not only one, rampant in NJ politics. We're told how to vote or else, we're told to stop asking so many questions at Public Meetings. Not elected to go with the flow, stand down or stay in my lane. Strong female, proud of it, Miss Chapman feel free to call me anytime you see fit, can be that voice, maybe you need to hear, and would like to listen to any of your concerns regarding our Town. You deserve to be heard. Found incident to be inexcusable, responsible for what we say, reflects poorly on all of us. Stated how we handle and conduct ourselves is how we will be remembered.

Councilman Piazza – Over the weekend fire at parents home. Very windy, very dry, it was a high fire alert, it was in backyard, drove over and was walking around. Didn't damage any houses, put out pretty quick, but while walking around thanking firemen, walked up to Police Officers present, was greeted and asked how I was, everything Okay. Police officers stated "can't talk to you". Happened five different times, so after listening to VP Fulper's motion tonight, makes more sense. Everybody was very professional this weekend and made sure all was Okay and if help was needed, but after that told could not speak to me. There is something very wrong with that, not sure why enacted, what is it's purpose. Police part of our Community, if any resident participated in small talk with Officer, would be afforded that, I am an elected official, putting in my personal time, should be afforded same. Want to know why?

VP Fulper – reserve my comments for the next meeting, defer to Council President McVey.

Council President McVey – shout out to 400 block of South Main Street, noted great improvements, brighter, facades are looking much better, fantastic restaurant down there. Kudos to all those making improvements.

Thanked Deputy Clerk Loudensberry, large Agenda, a lot going on in Phillipsburg. Thanked Council – all their hard work, lastly looking forward to Budget Meeting – introducing Budget hope to remain flat tax rate. Three years in a row, a fourth year would be unprecedented since 1961. That's really what matters, to provide services to residents, quality of life and keep taxes down.

No motions at this time. Executive Session based on Resolution 2021-64, possible action to be taken.

Attorney Wenner – noted the need for clarification, the R2021-83 Motion – adjacent lots.

**18. MOTIONS**

None

**19. EXECUTIVE SESSION - R2021-83A**

R: 2021-64

Apprvd. 04.20.2021

Firth Youth Center – Easement  
AFSCME – Contract  
Attrny/Client Personnel undertake Action discuss

Executive – 1<sup>st</sup> Fulper

**Possible action to be taken**

RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF  
NEW JERSEY APPROVING A MEMORANDUM OF AGREEMENT BETWEEN THE  
TOWN AND AFSCME COUNCIL NO. 73

CONTRACTUAL MATTERS TO BE DISCUSSED **Action may be taken**

**20. ADJOURNMENT**

VP Fulper moved to adjourn. Adjourned 9:35 PM

Apprvd. 04.20.2021