

Approved as amended Sept. 6, 2022

Meeting Minutes

**TOWN OF PHILLIPSBURG
TOWN COUNCIL MEETING
TUESDAY, August 16, 2022
7:00 P.M.**

(Town Council Meeting to be held in person at PHA Community Bldg., 535 Fisher Ave., Phillipsburg, NJ 08865)

(subject to change pursuant to N.J.S.A. 10:4-8(d)-this agenda is tentative to the extent known at time of posting”

1. CALL TO ORDER - 7:17 PM

2. OPEN PUBLIC MEETING ACT STATEMENT: Read by VP Clark

THIS MEETING IS CALLED PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINGS LAW. THIS MEETING OF August 16, 2022 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 - Led by Cnclman Piazza

4. ROLL CALL Wyant, Clark, Kennedy, Marino, Piazza
Also present – Attorney Wenner, Mayor Tersigni and Acting Clerk Loudenberry

5. APPROVAL OF MINUTES - Town Council Mtg. Mins - June 21, 2022

ROLL CALL

Passed 4-0-1

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy			X			
Councilman Marino			X			
Councilman Piazza		X	X			
Council VP Clark	X		X			
Council President Wyant					X	

6. BILLS LIST –

ROLL CALL

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy			X			
Councilman Marino			X			
Councilman Piazza	X		X			
Council VP Clark		X	X			
Council President Wyant			X			

7. ANNOUNCEMENTS/PRESENTATIONS

PRESENTATION – PERON CONSTRUCTION

Rob DeBeer – Director of Development – Peron Construction

Update on Project on Howard Street – Minor Change

Nationally known cold storage Vendor, by virtue of – need height change from 50’ to 65’, coming before Council to amend height. Also, smaller footprint from 450sq to 300sq. After exhaustive search – gone through due diligence – wants to come into TOP. In order to proceed with Plan – amendment needed. Need to start with Town Council. Met with Fire Chief and Inspections – if emergency, access to roof from inside and outside to get to higher elevation.

Also redesigning site to run short rail – reduces truck traffic. Without rail, truck traffic could be 80 trips, conditional on sub-tenants, but heavy bulk could anticipate as low as 25 truck trips. Two (2) shifts, pay commensurate with difficult work conditions – \$25-\$31/hour. Working with NORWESCAP to tailor a training Program. They always over hire, due to difficult work.

VP Clark – thanked for Presentation, adding Public appreciates. Noted trucks a concern reiterated, rail dependent upon tenants? Asked about jobs.

RDeBeer – Yes. Noted pay \$25-31/hr; which is above industry standard, but not easy work. Always overhire, fatigue can be issue. Committed to partner with NORWESCAP – who will tailor job Training Program.

Cnclman Kennedy – Thanked for Presentation. Stated, not easy to bring Railroad to the table – need an Agreement with railroad to make this happen.

Approved as amended Sept. 6, 2022

R.DeBeer – noted have history – Occupation Agreement with RR from 2007. Already reached out to Kean Burenga and Chris Cotty – they are excited there is a user coming in. From Engineering perspective, because footprint reduced – makes grading happen – (2) spurs. Anticipate more incoming, but outgoing too – can get right on, no waiting.

Cnclman Kennedy – noted there is pending litigation and asked must we wait?

CP Wyant stated, what is being asked tonight is our approval to send to Planning Board.

Attorney Wenner noted Town Council is a necessary stop in amending their Plan. Added Planning Board will review their request. Preliminary investigation by Planning Board to determine consistent with Master Plan.

Cnclman Marino – stated, good Project – Town of Phillipsburg is a Railroad town. Hoping rail spur will reduce truck traffic. Opportunity of good jobs for our Towns people.

Cnclman Piazza – glad to hear they overhire, due to job difficulty. Stated, last year Mr. Cotty in support of Project and brought up exchange with McWane-Ductile. Noted conversation needs to happen.

RDeBeer – logic there.

Cnclman Piazza – noted trails run through this Property – hoping can be negotiated to allow trails.

R.DeBeer – stated when 420sf – trail connections – still making an important component.

MOTION To add **R2022-91** to consent agenda 5-0

Resolution of Town of Phillipsburg, County of Warren, State of New Jersey directing the Phillipsburg Planning Board to Prepare an Amendment to the Riverfront Redevelopment Plan in Order to Permit 65 Foot Building Height (District 5)

AYES: Wyant, Clark, Kennedy, Marino, Piazza

NAYS: None

HABITABILITY HEARINGS

234 Filmore Street – Bl: 1412, Lot: 15

Jack Daniels, Inspector and Chief Rich Hay – given Oath by Attorney Wenner

Jack Daniels gives overview of condition of Property. Started as a Complaint, July 2021. Issued order to terminate. Some movement taken to protect – Roof has tarp over.

Approved as amended Sept. 6, 2022

Roof – infiltration – rear 2nd flr bedroom – sheetrock fallen
Personal effects filling entire space – basement, 1st flr, 2nd flr.
Kitchen – mold
Rodent infestation
Propane tanks – fire safety hazard
Concrete steps – crumbling, pulled away from front entry
Unsafe Structure Notice

Attorney Wenner inquired – secured? What work is needed? Is it a structural danger?

JD noted – secured. A clean and clear out has been done within last month. Continued, structural analysis must be done, structural Engineer needed. Construction – roof, soffit, fascia. Fumigation needed – mold. Utilities - gas is off, not sure of water. Need rodent determination, outside holes – evidence of infestation. Tarp covering roof could be adequate – report needs to be generated or needs to come down.

Engineer Tim O’Brian – Van Cleef Engineering given oath by Attrny Wenner. Asked about reasonable timeframe for structural analysis to be completed. He responded could be done within 45 days.

Cnclman Piazza inquired if having a negative impact on surrounding houses? Questioned fire safety, vermin and mold issues.

JD responded property attached on North side.

Fire Chief Hay spoke regarding 234 Filmore Street. Commented building attached is occupied. Continued other Property is 12’ away. Explained many fires occur at night, experience shows fire well under way before Fire Dept. can arrive. Added heat causes danger and the condition inside is poor. This type of situation kills firefighter’s Nationwide. Noted, great risk – should have protective fence around as deterrent. Added, if can’t be rehabbed – should come down. Noted don’t want to see torn down, in 2017 the Vacant/Abandoned Program had 720 properties now down to 200. Some demolished, some burned, but most rehabbed.

Cnclman Marino stated we are very concerned. If can’t fence within (5) five days – (3) shootings in same neighborhood.

RH noted with cold weather on the way, abandoned properties are a target for drug activity and homeless; which is formula for disaster.

Representative for Mortgage Company – Kiersten Roan – asked Jack Daniels if Safeguard Maintenance Company contacted him 07.14.22 asking if various items had been approved to proceed?

KR – Safeguard will take care of interior/exterior, roof bid, outside debris, repair fascia and out building. A third party will be needed for rodents and engineer for structural analysis. Continued, Safeguard asked, “okay to proceed, received your response – not at this point – legal Council and review at Habitability Hearing.

Approved as amended Sept. 6, 2022

JD explained, “what they could do; which was clean and clear, this would lead to allowing structural analysis.

KR stated 7.22.22 Safeguard asked still holding? 7.26.22 Safeguard asked holding?

JD noted Permits needed to proceed.

KR – Permits? Mike Mulica email – know some permits needed, 3rd party Engineer, then regroup – compliance. Continued, Ari did say, assess post clear out. 7/26 not only foundation, integrity of roof, 2nd flr. Bedroom, steps. Asked JD, if he would agree his correspondence indicates only clear out and structural analysis? Added, reasonable for client to assume – not to move forward.

JD rebutted, not correct, need structural engineer.

KR stated willing to make some remediation – inside/outside until after tonight’s meeting. Did not indicate Permits needed.

JD continued, verbal conversation with Ari.

Attorny Wenner noted – reasonable inference on part of client.

Cnclman Piazza stated intent there, but communication issue. Unsafe structure, attached to another building. No permit needed for fencing, okay to revisit if Council wishes.

CP Wyant noted if they wanted to come in and get Permit for roof?

KR stated client feels advised not to take action. Continued, Safeguard is a nationwide professional company capable of pulling permits – evident were and are able to take action promptly.

VP Clark stated that we all want property to be secured for safety – as quickly as possible. All would rather see as tax ratable, don’t want to demo. Foregoing miscommunication or not.

Attorny Wenner asked if fence permit needed for the temporary type needed?

JD stated, No, like the one used for 312 Lincoln Street where fire occurred. 6’ high – poles or feet weighted down. Issue might be availability of this type of temp fencing.

PM – set a time

Attorny Wenner stated (3) conditions to be met:

1. Structural Analysis Report within 45 days – TOB to J. Daniels
2. Fence
3. Vermin

Approved as amended Sept. 6, 2022

KR noted with regard to coordinating with Engineer – don't want to speculate about schedule. Understand desire of client to comply – fence within a week if possible – client will make priority.

Attrny Wenner noted (5) days to install fence – notify JD if issues getting fence and address Vermin.

CP Wyant stated company called Rent-a-Fence. Wished good luck with company. Structural rep 45 days – somethings immediately, fence, vermin, roof permit.

CP Wyant moved to have structural report within 45 days and revisit on October 4th TC Meeting. Councilman Piazza seconded the motion.

AYES: Wyant, Clark, Kennedy, Marino, Piazza

NAYS: NONE

Attrny Wenner noted he will send revised Notice for October 4th.

293 South Main Street – Bl: 1411, Lot: 85 (Revisiting progress – initial HH 06.21.22)

Attorney Wenner reminded owner Timothy Wynkoop he had been previously sworn in.

Jack Daniels stated in recent weeks Mr. Wynkoop has done what is needed to acquire a partial demo Permit. Added tank in basement, asbestos floor tiles, after 4PM today last piece of info needed came into office. Last 2 weeks, items came bits and pieces, adding tank permit can come later. Received solid waste acct# - proper landfill – Warren County and received signature just tonight. Will issue partial demo permit tomorrow.

CP Wyant, said tomorrow, right.

Tim Wynkoop, owner, noted we can start as soon as Contractor can schedule. Continued, up until tonight, did not have green light. Just a matter of scheduling and equipment.

CP Wyant asked if 30 days would be fair?

Cnclman Piazza thought fair.

JD wanted to make matter of record – payment asbestos removal and tank removal – Contractor Permit.

CP Wyant stated there is motion to have JD and TW back in 30 days – September 20th revisit demo project.

Tim Wynkoop thanked Jack Daniels for his patience and noted appreciated all his help.

Approved as amended Sept. 6, 2022

Cnclman Marino motioned to have back in 30 days. VP Clark seconded the motion.

AYES: Wyant, Clark, Kennedy, Marino, Piazza

NAYS: None

Engineer Tim O'Brien spoke to inform Town Council of request for street opening for 311 Kent Street. Explained possible options:

Explained Elizabethtown Gas submitted Permit for 311 Kent Street for road opening. The road was recently paved in 2020 as such Council approval would be needed. His recommendation is to have Elizabethtown have their contractor resurface curb to curb for the 114' of main extension, due to proximity of existing Town utilities this will need to be open cut the whole way and not with a bullet. He continued, due to increasing cost of asphalt it would be best to have the contractor and Elizabethtown address the resurfacing. Explained Permit Fee: \$292.00 (146 LF of trenching at 2' wide). Inspection Escrow: 3 days DPW @ \$600.00 (2 days install, 1 day paving).

CP Wyant questioned, not just service, but main? Also asked if could go alongside road and not tear road up? Stated just paved in 2020, asked di notices go out then?

Cnclman Piazza asked if other potential home in future? Asked how long in home. Noted wished further into the 5 year Moratorium, but aware of rising cost of oil and would like to help family.

TOB responded, yes, but right now, just this one (1). Added, higher fee requires Town Council approval. He continued either way must cross Kent Street. Continued, could go behind edge of pavement and through grass. If allow open road, they are responsible to resurface. Tim noted when paved in 2020 residents are encouraged at that time to convert then if so desired. Stated seems to be conversion, but not emergency.

Cnclman Marino noted just did Heckman Street and pulled up within a year. Continued, in favor of granting- cost savings for the family. Added, hoped he could be assured gas company would take on expense, not too much faith in them.

CP Wyant noted Heckman would be repaved at the expense of Elizabethtown Gas Company.

TOB noted funds to repave are being held. There is money to resurface.

VP Clark noted his concern – that Gas company resurface should this happen again, letter from another resident.

CP Wyant noted up to Gas Company – main, repave portion they disturb.

TOB can make curb to curb a condition of road opening. Does not have to tell us cost impact to resident. We can state intent must be curb to curb.

CP Wyant noted Council can approve if wishers with stipulation to adhere to Town Code.

Approved as amended Sept. 6, 2022

Councilman Piazza moved to allow road opening with stipulation to adhere to Town Code. The motion was seconded by Councilman Marino.

AYES: Wyant, Clark, Kennedy, Marino, Piazza

NAYS: None

Day out With Thomas – Train Ride – August 12, 13, 14 for more information and future dates visit:

<https://877trainride.com/thomas.htm>

INTERNATIONAL NIGHT CULTURAL CELEBRATION – FRIDAY, AUG. 19 5-7PM AT WALTER'S PARK

This Event is sponsored by NORWESCAP Traditions Family Success Center. This Celebration provides families the opportunity to explore the tapestry of cultures in Our Community. Collaborating with the Police Department and Community Agencies, activities, awards and face painting will be just part of the fun.

OPEN AIR MARKET – SUNDAYS FROM 10AM – 2PM THROUGH OCTOBER 2ND. If interested in being Vendor, please email EVENTS@PHILLIPSBURGNJ.ORG.

MUSIC IN THE PARK CONCERT SERIES – 6PM – 9PM AT SHAPPELL PARK –
August 18 – Timewhy's – please check website for future dates/bands
www.phillipsburgnj.org

CP Wyant asked Cnclman Kennedy how Open Street Market was fairing.

Councilman Kennedy responded, improving week by week. More vendors this past Sunday than in previous Sundays.

8. Mayor's and Administrative Officers

- Superintendent of Recreation, E.J. Tarpey begins employment with TOP – August 22, 2022
- Music in the Park – Dr. Dick at Shappell Park – continues Thursdays through Sept. 29 6-9PM
- Sidewalks completed – Triangle Park
- Aqua replace/upgrade lead service lines
- NORWESCAP received \$1.05 million check from the Federal Government – needed to improve food security in NJ. In attendance, Senator Booker, Warren County Commissioner Kern, Town of Phillipsburg Town Council and NORWESCAP
- Firth Youth Center – completed 5-week Summer Playground Program – Complete Success. Week #4's theme was their favorite: Hero Week! Along

Approved as amended Sept. 6, 2022

with many activities, the kids experienced visits from the PPD, FD and the Emergency Squad. 5th and final week focused on PRIDE. Staff led a park clean-up day and multiple lessons ensued – encouraging pride in their school work, their neighborhood and all they do.

Mayor added, on behalf of TOP thanked the FYC Board of Directors, Kelly Posty-Sheedy and the entire FYC Staff, for working together on such a successful 2022 Playground Program.

Mayor addressed concerns of residents regarding the shooting calls in the past year. He noted these incidents are the number one priority of the PPD and our Town as a whole. Mayor assured residents that all available resources are being used to identify these suspects. He asked the community to assist the PPD in any way possible. By noting anything suspicious and calling the Police Department. He continued if you have cameras and live in the area of Hudson Street and Schultz Avenue or Hudson Street and Pear Alley to please review and contact PD if have any helpful video.

Police Chief Robert Stettner spoke to Public and stated their Safety is the Chief's number one priority. He continued by asking the Public for their help.

CP Wyant stated he appreciated the Chief attending the Council meeting tonight. He continued by asking residents with camera – to forward any video of importance to the PPD to make investigation a success.

Chief Stettner noted this is another reason to register your cameras with the PPD, adding this was done during National Night Out. He continued, if you are in data base, can reach out with phone call if your camera in area of an investigation.

CP Wyant asked Chief Stettner if any plans for more cameras?

Chief Stettner responded , yes more cameras. Noted the world has changed and they are moving toward technology to help solve cases. Currently no suspects nor victims.

CP Wyant asked about repairs for any non-functional cameras. Adding believes if people think they are being watched, less likely to break law.

Councilman Piazza stated cameras only a part and asked if we have a Community Policing program. He continued Public needs Police to educate, become more proactive.

Chief Stettner stated each neighborhood in the Town of Phillipsburg, has an officer assigned to it. They make themselves known to the residents in their neighborhood and develop a connection with the residents. Noted article this weekend in the newspaper regarding Block Party on Reese Court. He continued officer did on his own. Adding the residents call him. Noted this is one example of what they are trying to build within the Community.

Cnclman Piazza asked Chief Stettner if he felt TOP was spreading them too thin as responsible to cover the Boro of Alpha as well? Noting with fewer properties standing

Approved as amended Sept. 6, 2022

vacant, more individuals in TOP. Asked if Chief thought a Neighborhood watch led by Police Dept might help.

Chief Stettner stated, not too thin. Adding went through a lot recently, but new officers being added and on an upward move.

Cnclman Marino stated (3) shootings – feels Police presence is what is needed. Added, saw Police car with lights-on at night rolling up alley; which gave him a good feeling. Would like to see more K-9's, drug dogs. Feels could be more proactive, but added we are behind you. Stated school will be in (2) weeks, Class II Officers needed as well as need drug dogs. Glad to see Police presence, please continue.

Chief Stettner stated, we are working on it.

VP Clark asked if working with surrounding Towns, communities and other Departments? Asked if Chief feels a Regional task force necessary?

Chief Stettner noted , we communicate with all neighboring municipalities/agencies/detectives.

Councilman Kennedy noted glad to hear moving forward with more cameras. Stated worked for NJ Department of Corrections – more cameras equaled fewer fights. Continued, more cameras the sooner the better.

CP Wyant spoke to Chief Stettner, glad here at this meeting and would like to see you at more meetings in future. Assured Chief, Council is supportive of PPD.

9. PUBLIC DISCUSSION ON AGENDA ITEMS

None – closed 9:04PM

10. 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: 2022-182

A RESOLUTION DESIGNATING HANDICAP PARKING SPACES WITHIN THE TOWN OF PHILLIPSBURG

R: 2022-183

RESOLUTION TO APPOINT MATTHEW C. HALL, BUSINESS ADMINISTRATOR, TO ACT AS APPOINTING AUTHORITY AND LIAISON FOR THE TOWN OF PHILLIPSBURG FOR CIVIL SERVICE

Approved as amended Sept. 6, 2022

R: 2022- 184

STATEWIDE INSURANCE FUND RESOLUTION APPOINTING FUND COMMISSIONER

R: 2022-185

A RESOLUTION APPOINTING THE PENSIONS AND BENEFITS CERTIFYING OFFICER AND CERTIFYING SUPERVISOR WITHIN THE TOWN OF PHILLIPSBURG

R:2022-186

A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AWARDING CONTRACT FOR SOFTWARE SERVICES

R2022-187

RESOLUTION OF THE TOWN OF PHILLIPSBURG, AWARDING A CONTRACT FOR THE WARREN STREET SANITARY SEWER REPAIR

R2022-188

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A 40A:4-87 (CHAPTER 159, P.L. 1948) (Youth Corp)

R2022-189

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) (SRO)

R: 2022-190

RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN

ROLL CALL CONSENT AGENDA

Passed 5-0

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy			X			
Councilman Piazza		X	X			
Councilman Marino			X			
Council Vice Clark	X		X			
Council President Wyant			X			

R2022-181 Request pulled for consideration – Cnclman Marino

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING A REFUND IN THE AMOUNT OF \$105.00 TO Sofia Malatos

Approved as amended Sept. 6, 2022

ROLL CALL

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy			X			
Councilman Piazza	X		X			
Councilman Marino		X	X			
Council Vice Clark			X			
Council President Wyant			X			

Councilman Marino stated, contacted Department of Community Affairs regarding Riverside Way Parking Lot – asked if Green Acres? Noted website www.nj.maps2.com. Continued, not a lawyer – is parking lot part of Green Acres? Is Boat Ramp? Are tickets that have been given illegal? Questioned provisions – paid parking permits and refunding of individual R2022-181.

CP Wyant stated Parking Lot purchased privately by UEZ, adding they turned over to TOP. Boat Ramp – through Fish and Game.

Attorney Wenner noted – Boat Ramp – Green Acres encumbered, adding initial opinion it **may** be Green Acres; which would be bad for future redevelopment. Continued we are working with Engineer, Tim O'Brien regarding the history of the parking lot.

Cnclman Piazza questioned, do we sue or remediate. Refund as, would like to reach out to Statewide regarding possible lawsuit confusion. Could that Municipal Parking Pass be used, weigh in on Subject – when someone issued ticket – take lack of information into account. All parties should have been brought up to speed.

VP Clark noted he would support refund as is – refund as simple as that. Paid parking is in TOP.

Cnclman Piazza suggested Statewide be made aware of discrepancy – refund.

11. NEW BUSINESS

Cnclman Piazza spoke to cameras, referring to the need for maintenance contract needed when cameras purchased. Spoke to WWTP – they know the system.

Mayor Tersigni noted there was a Sewer issue on Limekiln and Mayor Sal Panto allowed TOP to borrow camera for Sewer. Noting may not be available next time and asked Council to consider needed equipment during Budget Time.

Cnclman Piazza stated, protective of investment, warranted.

Approved as amended Sept. 6, 2022

Cnclman Marino noted, met with Mayor regarding stop boxes in Union Square to help alleviate Traffic situation. Continued informed Bridge Commission oversees, added if part of State Property have State Police direct the traffic. Pay (3) and eliminate traffic problems.

VP Clark none

Cnclman Kennedy none

12. PUBLIC PETITIONS

Belinda Brey - 190 Filmore Street

Stated lived in property 29 years. Questioned about light to be installed at Hudson/Filmore and camera, maintained?

CP Wyant stated there was money in Budget a couple years ago.

Cnclman Piazza noted he requested maintenance/service Contract on the initial cameras and never received. Adding he couldn't see spending money for new cameras when there was no maintenance contract in place. He continued, the new cameras have a (2) year maintenance contract.

BB asked about cameras on street corners? Adding she would allow TOP to mount cameras on her Property. She continued does not feel safe to sit on front porch. Cautioning, will lose valuable citizens, people will move away from TOP.

Lori Ciesla, Warren County Board of Commissioners

Noted, will be a Health and Wellness Program at the Firth Youth Center on September 30 from 6-8PM. Adding the information is on their Website. All invited, Middle Schoolers, High Schoolers, all services. Big need to share all services available in Warren County. There will be food, games, nitroball with the PPD.

Dan Seyler - 22 South Main Street

Spoke to problem of traffic back-up in Union Square. Noted traffic light on Easton side not green long enough, should be 40 seconds each way. Added, Main turning point, exit road – Bridge Commission – change to permit more to turn off. Spoke to Police Officer agreed – should turn red – (1) minute and green (2) minutes when back up to Bridge Commission.

13. COUNCIL OPEN TIME

Cnclman Marino asked what constitutes a Rental Property and is there a system to register Rental and a fee?

CP Wyant stated, yes there is fee and Registration required. Adding, sometimes takes someone like yourself to inform Inspections of property being rented.

PM suggested getting together students from WCCC – who are interested in government experience/internship to gather data regarding Rentals in Town of Phillipsburg. Continued would solve a lot of problems, cut down on parked cars, crime, etc.

Cnclman Piazza referred to Circulation Plan – had 2nd mtg. last Thursday – 2004 Master Plan. Needing to update any goals started on 2004 MP. Trails suggested – doing a walkability audit. Requires (3) routes thru major sections. Will ask public to walk along with them – Saturday, October 4, 2022 – get them out there. Adding routes may not work, need to find out. Next meeting will discuss trail systems.

Cnclman Kennedy – noted had a sold out weekend for Thomas the Train. Questioned empty storefronts downtown making Union Square appear rundown. Adding, less than encouraging to out of Town visitors. Wondered if Vacant/Abandoned properties program applies to more than residential and if so get Inspections involved.

CP Wyant responded there is something on the books. Noted Union Square Hotel is in disrepair, added Jim Guerra's Carriage House, Al's Liquor Store, continued all buildings have potential. Noted, windows could be dressed up – repair facades – doesn't have to look vacant.

RP questioned Vacancy fines?

Attorney Wenner noted there is something on the books, aesthetics should be addressed.

CP Wyant stated, must go further – buildings at very entrance to TOP.

Mayor Tersigni noted when he was on Town Council – there was a building; which had been damaged by a MVA, and took owner a long time to repair. There were habitability hearings – need to get tougher. Noted it needs to be addressed – cooperation – Inspections on it.

Approved as amended Sept. 6, 2022

14. MOTIONS

INTERNATIONAL NIGHT CULTURAL CELEBRATION – FRIDAY, AUG. 19 5-7PM AT WALTER’S PARK

This Event is sponsored by NORWESCAP Traditions Family Success Center.

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy			X			
Councilman Piazza	X		X			
Councilman Marino		X	X			
Council Vice Clark			X			
Council President Wyant			X			

Seeking active membership in the Fire Department – Austin J. Strausser

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy			X			
Councilman Piazza	X		X			
Councilman Marino			X			
Council Vice Clark		X	X			
Council President Wyant			X			

Approved as amended Sept. 6, 2022

15. EXECUTIVE SESSION -

R: 2022- 192

A RESOLUTION TO PROVIDE FOR AN EXECUTIVE MEETING OF THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG FOR THE PURPOSE OF CONSIDERING redevelopment, potential litigation. No Action to Be Taken.

16. ADJOURNMENT - 9:47 PM

VP Clark moved to adjourn the meeting.

AYES: Wyant, Clark, Kennedy, Marino, Piazza