

**TOWN OF PHILLIPSBURG**  
**COUNCIL MEETING MINUTES**

**June 20, 2023 — 7:00 P.M.**

1. **CALL TO ORDER 7:03 pm** **By CP Wyant**
2. **OPEN PUBLIC MEETING ACT STATEMENT** **Read by CVP Clark**
3. **PLEDGE OF ALLEGIANCE** **All**
4. **INVOCATION** **Led by Councilman Piazza**
5. **ROLL CALL – Present - Wyant, Clark, Piazza, Marino, Kennedy**

-Also in attendance: Mayor Tersigni (departed at 7:20 PM), Business Administrator Hall, Attorney Wenner, Deputy Clerk Turner.

6. **APPROVAL OF MINUTES – June 6, 2023 Public Session Minutes and Executive Session Minutes**

**ROLL CALL**

	<b>Motion Carries</b>				<b>5-0</b>	
Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Piazza	X		X			
Councilman Marino		X	X			
Councilman Kennedy			X			
Council VP Clark			X			
Council President Wyant			X			

**7. BILLS LIST**

**ROLL CALL**

	<b>Motion Carries</b>				<b>5-0</b>	
Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Piazza			X			
Councilman Marino			X			
Councilman Kennedy			X			
Council VP Clark			X			
Council President Wyant			X			

**8. ANNOUNCEMENTS/PRESENTATIONS**

Mayor Tersigni read a Notice of Special Recognition for Kaneia Cooper  
 On May 24, 2023 at approximately 7:42 p.m., The Phillipsburg Police Department was dispatched to 9 Lewis Street on a report of a 1-year-old child who was unconscious and not breathing. Upon arrival, the

child was found to be alert and conscious. The Phillipsburg Emergency Squad transported the child to St. Luke’s Hospital Warren Campus for medical treatment. The child was ultimately released after being evaluated.

Family members explained that the child began choking while eating, resulting in a medical emergency. When the child became unresponsive, one of the family members immediately alerted next-door neighbor Ms. Kaneia Cooper to request assistance as it was known to the family that Ms. Cooper works in the medical field and could possibly assist with this incident.

Without hesitation or delay, Ms. Cooper ran to the aid of the child. Ms. Cooper assessed the child and began chest compressions and rescue breaths. A short time later, the child regained consciousness and began crying. Her quick actions and basic lifesaving skills directly contributed to the child’s life being saved.

Ms. Cooper exemplifies our community’s care and compassion for one another. To put it simply, Ms. Cooper answered the call from a child in distress, saving a life and bringing great credit to herself, her family, and our community. There is no greater deed than to save the life of another.

Mayor Tersigni read a Proclamation (attached) for Raymond C Patt.

## **9. MAYOR’S REPORT/ADMINISTRATIVE OFFICERS**

### **MAYOR'S REPORT**

This past weekend we celebrated a number of significant events in our Town that were emblematic of the community spirit and alive and well in the Town of Phillipsburg beginning with the grand reopening of our historic train station and the kickoff of our downtown walking history tour. The community engagement continued through Saturday with our Ole Town Festival in Walters Park which featured our beautiful new Walters Park Pool and ended with a spectacular fireworks show Saturday evening. On Sunday we kicked off our Open Air Market which will be bigger and better than ever this year. I’d like to thank our staff, our volunteers, and all of the community groups who worked diligently to make these great events happen for our residents. Most of all I’d like to thank our residents for coming out to support these important community events. We look forward to the kickoff of music in the park every Thursday.

On this evening’s agenda we have a number of important items including further improvements to Walters Park, application for NJDOT local aid grants to fund road repaving and reconstruction, acceptance of the grant funds into our budget, the sale of tax foreclosed properties which will put land back into productive use, returning it to the tax rolls, appointment of a new Tax Collector and last but not least, awarding a contract for the remediation of asbestos and mold at 675 Corliss Avenue.

Finally, I’d like to take a moment to recognize the heroic efforts of Ms. Kaneia Cooper, who on May 24, 2023 saved the life of a 1-year-old child here in the Town of Phillipsburg.

Respectfully Submitted, Todd M. Tersigni, Mayor

## **10. HABITABILITY HEARINGS**

Motion to Open Habitability Hearing – 475 South Main Street

### **ROLL CALL**

**Motion Carries**

**5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Piazza			X			

Councilman Marino			X			
Councilman Kennedy	X		X			
Council VP Clark		X	X			
Council President Wyant			X			

- 475 South Main Street – Attorney Wenner stated this is a continuation of the habitability hearing held April 18, 2023. Pat Kays, Construction Code Official, stated he spoke with the property owner who cannot attend the hearing. Mr. Kays stated the owner received 2 quotes from contractors to repair the roof. Both contactors stated it was not necessary to replace the entire roof. The owner applied for a demolition permit and has cleaned out the entire structure. The door was not replaced but has been secured better. The owner has not installed smoke detectors. The roof soffits have not been fully enclosed, the sides are open but the framing to enclose them has been done. Attorney Wenner recommended a continuation of this hearing in one month. Councilman Piazza stated it is very important that the smoke detectors be installed.

Motion to Continue Habitability Hearing for 475 South Main Street at the July 18, 2023 meeting.

**ROLL CALL**

**Motion Carries**

**5-0**

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

Motion to Open Habitability Hearing – 65 Sitgreaves Street

**ROLL CALL**

**Motion Carries**

**5-0**

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

- 65 Sitgreaves Street – Attorney Wenner stated this is a continuation of the habitability hearing held April 18, 2023. Richard Messano the owner of Sitgreaves 93 LLC, the property owner, stated all of the items listed at the previous hearing have been addressed. All permits have been filed/applied for. Mr. Kays noted the only issue is that workers inside the building leave the windows open when they

leave the premises. Mr. Wenner recommended discharging the habitability complaint. His office will notify the County office.

- Motion to discharge the habitability complaint for 65 Sitgreaves Street.

**ROLL CALL**

**Motion Carries**

**5-0**

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

**11. PUBLIC DISCUSSION ON AGENDA ITEMS**

Joe Meyner, 392 South Main Street, Phillipsburg – Mr. Meyner stated the selling price of Town properties sold at auction were too low and Council should not approve the contracts. He also spoke on Resolutions 2023-115 and -118 that the Town should invest in computer programming to handle revenue streams.

Meliss Paulus, 26A Glenn Ave, Phillipsburg – Ms. Paulus asked about the process for handicapped parking spaces and was told the application goes to the engineer and, once approved, goes to the DPW who forwards the request to council via a Resolution. Ms. Paulus stated there are residences with off-street parking that have obtained handicapped parking spaces and that is against the town ordinance.

Joan Pierce, Prospect St, Phillipsburg - Ms. Pierce stated that \$330,205 for improvements at Walter’s Park is a lot of money for tennis courts. The money could be put to better use for the kids in town. She asked Council to review this again before voting on it.

**Public Discussion Session closed.**

- 12. ORDINANCES FOR 2<sup>ND</sup> READING – No Ordinances for 2<sup>nd</sup> Reading**

- 13. ORDINANCES FOR 1<sup>ST</sup> READING –  
**O2023- 11 ORDINANCE APPROVING THE TERMS AND AUTHORIZING THE EXECUTION OF FIRST AMENDMENT TO THE AMENDED FINANCIAL AGREEMENT BETWEEN THE TOWN OF PHILLIPSBURG AND PR BRIDGE I78 PHASE II OWNER URBAN RENWAL, LLC (ASSIGNEE OF I-78 LOGISTICS PARK II PHILLIPSBURG URBAN RENEWAL, LLC)****

**ROLL CALL**

**Motion Carries**

**4-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Piazza			X			
Councilman Marino			X			
Councilman Kennedy	X		X			

Council VP Clark		X	X			
Council President Wyant			X			

Attorney Wenner clarified that the current financial agreement produces a certain amount of revenue based on square footage. Changes to the original plan reduced the total square footage. The amendment to the financial agreement would keep the revenue amount the same despite the lower square footage.

**14. RESOLUTIONS \*\* CONSENT AGENDA \*\***

**R2023-100** RESOLUTION AUTHORIZING A REFUND OF ESCROW IN THE AMOUNT OF \$541.00 TO JOSE REYNOSO

**R2023-101** RESOLUTION DESIGNATING HANDICAP PARKING SPACES WITHIN THE TOWN OF PHILLIPSBURG

**R2023-102-RESOLUTION** AWARDING A CONTRACT FOR VARIOUS IMPROVEMENTS TO WALTERS PARK

**R2023-103-RESOLUTION** AUTHORIZING A REFUND OF PAVILION RENTAL FEES IN THE AMOUNT OF \$129.05 TO FRANK THOMPSON

**R2023-105-RESOLUTION** PROVIDING FOR RENEWAL OF ENTERTAINMENT LICENSES

**R2023-106** APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE HUDSON STREET PHASE 3 PROJECT

**R2023-107-A** RESOLUTION PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)

**R2023-108-A** RESOLUTION PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)

**R2023-109-** A RESOLUTION PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)

**R2023-110-** A RESOLUTION PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)

**R2023-111-** RESOLUTION AUTHORIZING THE SALE OF PROPERTIES IN CONFORMANCE WITH N.J.S.A. 40A:12-13

**R2023-112-RESOLUTION** AUTHORIZING ACCEPTANCE OF \$297,000.00 FROM THE NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY FOR THE PURPOSES OF ACQUIRING AND INSTALLING GUNSHOT DETECTION SYSTEMS

**R2023-114- RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR ARCHEALOGICAL SURVEY SERVICES ASSOCIATED WITH THE RIVERSIDE WAY PUMP STATION PROJECT WITH HUNTER RESEARCH, INC.**

**R2023-115-RESOLUTION SEEKING THE PHYSICAL CLOSURE OF ROUTE 22 MEDIAN CROSSOVER/MEDIAN U-TURN LANE AND FINAL AUTHORIZATION ON DESIGNATION OF SELECT ROADS AS ONE-WAY ROADS**

**R2023-116-RESOLUTION APPOINTING DANIELLE LATTIG, CTC AS TAX COLLECTOR FOR THE TOWN OF PHILLIPSBURG**

**R2023-117-RESOLUTION AUTHORIZING AN INTERIM AGREEMENT WITH NATURAL SYSTEMS UTILITIES FOR THE OPERATION AND MAINTENANCE OF THE PHILLIPSBURG WASTEWATER TREATMENT PLANT PENDING FINAL CONTRACT NEGOTIATIONS**

**R2023-118 – RESOLUTION AUTHORIZING A REVISED CASH MANAGEMENT PLAN FOR THE TOWN OF PHILLIPSBURG**

**R2023-119 APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE PHILLIPSBURG CURB RAMP PHASE 1 PROJECT**

**R2023-120 RESOLUTION AUTHORIZING AN FY2023 LOCAL ECREATION IMPROVEMENT GRANT**

**R2023-121 RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 TO A CONTRACT IN THE AMOUNT OF \$1,508,505.03 AWARDED TO MONTANA CONSTRUCTION, INC. FOR THE 2022 ROAD PROGRAM AND SEWER REPAIRS REDUCING THE AMOUNT OF THE CONTRACT IN THE AMOUNT OF \$27,878.97**

**R2023-122 RESOLUTION TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY APPROVING PERSON TO PERSON AND PLACE TO PLACE TRANSFER OF LIQUOR LICENSE FOR PLENARY RETAIL CONSUMPTION**

**R2023-123 RESOLUTION TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY APPROVING PERSON TO PERSON AND PLACE TO PLACE TRANSFER OF LIQUOR LICENSE FOR PLENARY RETAIL CONSUMPTION**

**R2023-124 RESOLUTION TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY APPROVING PERSON TO PERSON AND PLACE TO PLACE TRANSFER OF LIQUOR LICENSE FOR PLENARY RETAIL CONSUMPTION**

*Matters listed on the Consent Agenda Resolutions 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.*

**ROLL CALL**

**Motion Carries**

**5-0**

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

**Pulled from the Consent Agenda by Councilman Marino**

**R2023-104-RESOLUTION APPROVING 2023-2024 LIQUOR LICENSES WITHIN TOWN OF PHILLIPSBURG**

Councilman Marino questioned why Hilltop Cafe was on the renewal list since it is closed. Matt Hall stated that an establishment can maintain the license even if it is not open. The NJ ABC regulates the licenses and owners must renew with the state prior to renewing with the municipality. Attorney Wenner noted that if a license is not renewed it can be “lost”. No new/additional liquor licenses are being issued by the state.

**ROLL CALL**

**Motion Carries**

**5-0**

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

**Pulled from the Consent Agenda by Councilman Piazza**

**\*\*Tabled from 6/6/23\*\***

**\*\*R2023-97 RESOLUTION OF THE TOWN OF PHILLIPSBURG, APPROVING A PAYMENT IN THE AMOUNT OF \$423,727.20 TO ALL STATE TECHNOLOGY, INC FOR THE WALTERS PARK POOL PROJECT**

Councilman Piazza asked if the filtration system, which had a maintenance issue, was under warranty. Matt Hall stated there is a maintenance bond and the project is still under the performance bond. He also stated the filter system issue was due to a structural piece that was not secured tightly which in turn caused the filter frame to come loose. They were fixed by simply tightening the pieces. No damage occurred.

**ROLL CALL****Motion Carries****5-0**

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

**Pulled from the Consent Agenda by Councilman Piazza**

**R2023-113-RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR ASBESTOS AND MOLD REMEDIATION SERVICES AT 675 CORLISS AVENUE**

Councilman Piazza stated it is important to prepare for the next steps/stages for use of the building while the mold remediation is being done, instead of waiting until this stage is done. He would like this fast-tracked since it has taken so long to get to this point. CP Wyant would like to know what has to be done to the building first and how much it will cost.

**ROLL CALL****Motion Carries****5-0**

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

**15. OLD BUSINESS – No Old Business**

**16. NEW BUSINESS – No New Business**

**17. MOTIONS – Fire Department Application – Brandon Leshner**

Motion to Approve the Fire Department Application for Brandon Leshner

**ROLL CALL****Motion Carries****5-0**

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



**18. PUBLIC PETITIONS**

Joe Meyner, 392 South Main Street, Phillipsburg – Mr. Meyner stated the town threw away a quarter million dollars accepting the auction sale contracts of the town properties. Regarding Resolution 2023-118, why not hire a programmer to modernize billing and set up automatic flows to the proper accounts?

Dave Morrisette, 55 Fairview Heights, Phillipsburg – Residents in the triangle between North Main and Morris told him a person involved in the redevelopment discussions told them their buildings were going to be demolished. CP Wyant stated that the Council has not received any information about that occurring.

**Public Petitions closed.**

**19. COUNCIL OPEN TIME**

Councilman Piazza – has items he intended for New Business – He stated an updated rental property roster showing property owners/landlords and tenants/occupants would allow for the town to make sure renters were safe and in good homes. Councilman Piazza would like to see a Social Media Policy brought up again. The lack of a policy/guidelines doesn't allow the town to properly oversee postings. Our Insurance Company does have guidelines the town can use.

Councilman Marino – The town will be receiving grant money for walkways. He would like the town to establish a committee, appoint bipartisan members with expertise in the area and use the money to do something good for the area. Councilman Marino asked if there are any outstanding grants for which the town put down money up front but has not been paid/matched. Matt Hall will look into this. Councilman Marino stated he likes that the town honors residents. Mike Burke has done a lot for the town and Council should consider issuing him a proclamation.

Councilman Kennedy – noted that during Public Petitions many residents bring up negative occurrences and issues that overshadow the positive things happening in town such as: The Gunshot Detection system will have a positive impact on crime. The ribbon cutting was held for the new town pool. The Walking Tour along South Main Street where QR codes on the light poles allow visitors to learn about places of interest. The rehab of Union Station and the opening of the museum. The Ole Town Festival that just took place. The Open Air Market with new ideas and more vendors every Sunday. Tuesday night Cruise Nights at Joe's Steak Shop. The Concert in the Park Series on Thursdays starting next month in Shappell Park, The Railroad Festival in September, and The Pork Roll Palooza in October. We need to make residents and people outside of town aware of all these events. Phillipsburg has a lot going on and it is moving in a positive direction.

Council Vice President Clark – agreed with Councilman Kennedy and stated that all these positives help residents and developers see what is going on, they help improve the moods of residents, and help promote more good things. Council VP Clark added that the Library is holding its 100 year celebration tomorrow from 4:30 to 7:00 pm with lots of activities, and they will be holding a summer reading program. He thanked everyone who participated in the Little Liners Pie to the Face contest.

Council President Wyant – Phillipsburg had a great weekend with a lot of positive things happening and he is proud of all that is being done. It is important to focus on the positive, not the negative.

**20. EXECUTIVE SESSION**

Topics to be discussed as stated by Attorney Wenner are the Sewer Utility and Attorney/Client Privilege – No action will be taken.

**Motion to enter Executive Session 8:05 PM**  
**ROLL CALL**

**Motion Carries 5-0**

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

**Motion to resume Open Public Session 8:57 PM**  
**ROLL CALL**

**Motion Carries 5-0**

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

**20. ADJOURNMENT - 8:58 PM**

Councilman Piazza moved to adjourn. Seconded by Councilman Kennedy.

Ayes: 5

Nays: 0

Absent: 0

**PROCLAMATION**

Whereas: Raymond C. Patt, a resident of Phillipsburg for 36 years and a 1998 graduate of Phillipsburg High School, has worked at ShopRite of Phillipsburg since its opening in 1997.

Whereas: Raymond has dedicated many years to local youth sports teams, being a Team Manager for the Phillipsburg High School Football team, the Wrestling squad, and the Softball team since 1995.

Whereas: Raymond has also been an Assistant Coach for the Steele Hill Bulldogs Midget Football team since 2008 and served as an Umpire for youth baseball games since 2003.

Whereas: Every year during the football, wrestling and softball seasons, Raymond trains for

the Special Olympics of New Jersey at Burley's Gym where Erin Meyers, Jon Gregory, Jewel Gonzalez, Luke Grassi and Lisa Klinger-Morales assist with his training.

Whereas: Raymond is a multiple Champion in Area 3 of the Special Olympics of New Jersey Regionals.

Whereas: Raymond has won 7 Silver medals and 7 Bronze medals in the Special Olympics of New Jersey State Championships.

Whereas: Raymond has won 27 Gold Medals in the 400 Meter Run, the 400 Meter Walk, the 100 Meter Run, the 100 Meter Walk, and the 4X100 Meter Relay in the Special Olympics of New Jersey State Championships.

Whereas: Raymond was awarded his 26th and 27th Gold Medal at the Special Olympics of New Jersey State Championships held on June 10, 2023 at the College of New Jersey in Ewing Township by finishing the 400 Meter Walk in 2 minutes 46.07 seconds and finishing the 100 Meter Walk in 30.33 seconds.

LET IT BE KNOWN, On Tuesday, June 20, 2023 the Governing Body of the Town of Phillipsburg recognizes Raymond C. Patt for his outstanding achievements competing in the Special Olympics of New Jersey and for his dedication to the young athletes of the Town of Phillipsburg.

Todd M. Tersigni, Mayor