

Borough of Roselle Park Meeting of October 19, 2017

Attendee Name	Organization	Title	Status	Arrived
Charlene Storey	Borough of Roselle Park	Councilwoman	P	7:00 PM
Eugene Meola	Borough of Roselle Park	Councilman	P	7:00 PM
Joseph Petrosky	Borough of Roselle Park	Councilman	P	7:00 PM
Thos Shipley	Borough of Roselle Park	Councilman	P	7:00 PM
William Fahoury	Borough of Roselle Park	Councilman	P	7:00 PM
Michael Connelly	Borough of Roselle Park	Councilman	P	7:00 PM
Carl Hokanson	Borough of Roselle Park	Mayor	P	7:00 PM

Mayor Hokanson called the meeting to order at 7:00 p.m. and said it is being held in accordance with the Open Public Meetings Act and adequate notice of this meeting has been provided as required by law.

All contracts awarded by Mayor and Council must comply with the affirmative action requirements of P.L. 1975, C.172. (NJAC 17:27).

As required by the Fire Prevention Code, he indicated the fire exits and the procedure to be followed in case of fire.

A statement was read by the Mayor indicating that use of electronic devices by members of the Governing Body and Borough staff should be limited to Borough business. All communications are subject to the New Jersey Open Public Records Act.

Borough Clerk Casais read a short prayer followed by the Pledge of Allegiance.

PROCLAMATIONS & PRESENTATIONS

- Pop Warner Flag Football Donations
- Business of the Month: Sun Tavern

APPROVAL OF MINUTES

Councilman Shipley approved the following minutes; seconded by Councilman Connelly.

- Special Meeting Open & Closed Session of September 7, 2017

<u>Vote Record – Special Meeting Open & Closed Session of September 7, 2017</u>					
		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/>	Adopted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Adopted as Amended	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Defeated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Storey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meola	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petrosky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fahoury	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Connelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hokanson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MOTION BILLS & PAYROLLS BE NOT READ

MOTION BILLS & PAYROLLS BE PASSED FOR PAYMENT

Councilman Shipley moved that bills and payrolls be not read and passed for payment; seconded by Councilman Connelly, all members present voting Aye, said motion was adopted.

Councilman Shipley made a motion to move the agenda out of order; seconded by Councilwoman Storey, all members present voting Aye, said motion was adopted.

REPORTS OF DEPARTMENTS

Rupen Shah – Director Casano Community Center

- Thanks for all the food donations; but the pantry is still seeking more.
- October 8th was the 2nd Annual European Heritage Festival; thank you to all who participated and helped.
- The Senior Citizen Advisory Committee will be meeting at the Center.
- The Martial Arts classes will begin at the Center for residents on Tuesdays and Thursdays.
- Working on Christmas.

PUBLIC PORTION

Councilman Shipley moved at 7:20 p.m. to open the public comment portion of the meeting on agenda items only; seconded by Councilman Connelly and adopted.

Dave Robertson, 220 West Sumner Avenue

- Asked if Resolution No. 288-17 went out for bid.

Borough Clerk Casais said no, it did not; used an alternate process (Non-Fair and Open).

- Mr. Robertson said it's good to eliminate pro-rating for vacant property fees; banks have been bad actors generally.

Jacob Magiera, 612 Sheridan Avenue

- Asked why Resolution No. 291-17 4th quarter taxes are being extended.

CFO Blum said November 10th the Borough will be closed.

Saul Qersdyn, 150 Berwyn Street

- Asked if Resolution No. 289-17 came in at \$17,500; would it still be a Non-Fair and Open process.

Borough Clerk Casais said the Fair and Open process is new to Roselle Park, but will be used in 2018. McManimon was used because they have been used in the past.

- Mr. Qersdyn asked about Resolution No. 292-17, it says to correct the tabulation.

Borough Clerk Casais said the correct tabulation is \$214,215.17; twenty cents less; an error on the bidder.

- Mr. Qersdyn asked about Resolution No. 293-17; is this the Governing Body's approval of the finding from the Land Use Report.

Borough Clerk Casais said it has been referred to the Governing Body; following protocol; it also helps create a Redevelopment Plan.

Joe DeIorio, 824 Larch Street

- Asked about Resolution No. 289-17 as it pertains to Fair and Open vs Non-Fair and Open. Correct him, if \$17,500 pay to play obligation by the State is specifically a way to award a contract of \$17,500 or more. That's what determines whether this is passed as a resolution or not. Because Roselle Park has their own local pay to play ordinance, the difference between Fair and Open and Non-Fair and Open is that Fair and Open does not require stringent political disclosures requirements that the Non-Fair and Open does. Does the local pay to play trump both. So then it becomes irrelevant. If it was a Fair and Open process, would local pay to play supersede and require the same political limitations.

Borough Clerk Casais said all of our vendors still abide by the more stringent Borough local pay to play.

- Mr. DeIorio said Resolution No. 293-17 prior to the vote, can the Governing Body give a recap of the Planning Board Meeting. Maybe Councilman Petrosky can answer this since he was the liaison on this. This would help the residents be informed and understand how the vote was taken.
- Regarding the mobile app, who will own the rights to the app. Will the municipality own the rights to the technology, or the person who develops it and then sells it to someone else. Will the municipality get credit for it. Things to consider when signing up someone to develop an application.

There being no one else wishing to speak, Councilman Shipley moved at 7:37 p.m. to close the public comment portion of the meeting on agenda items only; seconded by Councilman Connelly and adopted.

PASSAGE OF ORDINANCES

SECOND READING AND PUBLIC HEARING

ORDINANCE NO. 2505

AN ORDINANCE AMENDING AND ABOLISHING CHAPTER V, SECTION 7
OF THE CODE OF THE BOROUGH OF ROSELLE PARK ENTITLED,
"DANCES AND ENTERTAINMENT"

Councilman Shipley moved to open the public hearing on Ordinance No. 2505; seconded by Councilman Connelly and adopted.

Jacob Magiera, 612 Sheridan Avenue

- Can you please explain the extent of dancing and limitations of dancing.

Borough Clerk Casais said this is generally for or was for events where there would be dances; some type of public entertainment. It's a way of licensing and regulating an event that would happen in public. What he told the Governing Body, what's been our practice, is already being regulated in other ways. No one comes in for it. It's a way to clean up the Code Book.

There being no one else wishing to speak, Councilman Shipley moved to close the public hearing on Ordinance No. 2505; seconded by Councilman Connelly and adopted.

Councilman Shipley moved that Ordinance No. 2505 be adopted on second reading and advertised as prescribed by law; seconded by Councilman Connelly.

<input type="checkbox"/> Vote Record – Ordinance No. 2505					
		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/>	Adopted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Adopted as Amended	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Defeated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Storey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meola	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petrosky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fahoury	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Connelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hokanson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ORDINANCE NO. 2506

AN ORDINANCE AMENDING CHAPTER VIII, SECTION 2.2 AND 2.3 OF THE CODE OF THE BOROUGH OF ROSELLE PARK ENTITLED, "LICENSING OF DOGS"

Councilman Shipley moved to open the public hearing on Ordinance No. 2506; seconded by Councilman Connelly and adopted.

Dave Robertson, 220 West Sumner Avenue

- Recommended discount for microchipping.

There being no one else wishing to speak, Councilman Shipley moved to close the public hearing on Ordinance No. 2506; seconded by Councilman Connelly and adopted.

Councilman Shipley moved that Ordinance No. 2506 be adopted on second reading and advertised as prescribed by law; seconded by Councilman Connelly.

<input type="checkbox"/> Vote Record – Ordinance No. 2506					
		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/>	Adopted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Adopted as Amended	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Defeated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Storey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meola	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petrosky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fahoury	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Connelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hokanson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ORDINANCE NO. 2507

AN ORDINANCE AMENDING CHAPTER VIII, SECTION 10.1 OF THE CODE OF THE BOROUGH OF ROSELLE PARK ENTITLED, "LICENSING OF CATS"

Councilman Shipley moved to open the public hearing on Ordinance No. 2507; seconded by Councilman Connelly and adopted.

There being no one wishing to speak, Councilman Shipley moved to close the public hearing on Ordinance No. 2507; seconded by Councilman Connelly and adopted.

Councilman Shipley moved that Ordinance No. 2507 be adopted on second reading and advertised as prescribed by law; seconded by Councilman Connelly.

<input type="checkbox"/> Vote Record – Ordinance No. 2507					
		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/>	Adopted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Adopted as Amended	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Defeated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Storey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meola	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petrosky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fahoury	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Connelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hokanson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTIONS

The following resolutions listed on Consent Agenda were offered by Councilman Shipley; seconded by Councilman Connelly.

RESOLUTION NO. 288-17

WHEREAS, N.J.S.40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget, and

WHEREAS, the Director may also approve the insertion of any item of appropriation for equal amount, and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Roselle Park, County of Union, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2017 in the sum of \$3,231.73 which item is now available as a revenue from the Body Armor Grant pursuant to the provisions of statute, and

BE IT FURTHER RESOLVED, that the like sum of \$3,231.73 is hereby appropriated under the caption of the Body Armor Grant, and

BE IT FURTHER RESOLVED, that the Borough Clerk forward a certified copy of this resolution with enclosures to the Chief Financial Officer to submit the resolution electronically to the Director of the Division of Local Government Services.

RESOLUTION NO. 289-17

WHEREAS, the Borough of Roselle Park has a need to acquire Special Redevelopment Counsel as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5 as appropriate; and,

WHEREAS, the Chief Financial Officer has submitted a Determination of Value and thereby certified in writing that the value of the acquisition will exceed \$17,500; and,

WHEREAS, the anticipated term of this contract is one (1) year and may be subject to extension to effectuate the completion the terms; and,

WHEREAS, McManimon, Scotland, Baumann, LLC has submitted a proposal dated October 16, 2017 indicating they will provide Special Redevelopment Counsel Services for Block 506, Lots 2, 3, 4 and 5 (commonly known as Hunter Building Supply) with the following general price structure in addition to reimbursement costs:

<u>Direct Client Billing</u>	<u>Developer-Funded Escrow Billing</u>
\$225.00 per hour for attorneys	\$350.00 per hour for attorneys
\$135 per hour for paralegals	\$190.00 per hour for legal assistants

WHEREAS, McManimon, Scotland, Baumann, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that McManimon, Scotland, Baumann, LLC has not made any reportable contributions to a political or candidate committee in the Borough of Roselle Park in the previous one year, and that the contract will prohibit McManimon, Scotland, Baumann, LLC from making any reportable contributions through the term of the contract; and,

WHEREAS, the Chief Financial Officer has certified on this Resolution as the availability of funds to effectuate the execution of the agreement.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Roselle Park, County of Union, State of New Jersey hereby award a contract to McManimon, Scotland, Baumann, LLC for Special Redevelopment Counsel Services for Block 506, Lots 2, 3, 4 and 5 in an amount not to exceed eighteen-thousand dollars and zero cents (\$18,000.00) and authorize the Mayor and Borough Clerk to enter into a contract with McManimon, Scotland, Baumann, LLC on behalf of the Borough as described herein; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and,

BE IT FURTHER RESOLVED that notice of award of this Professional Services Contract be published in accordance with the law.

RESOLUTION NO. 290-17

BE IT RESOLVED by the Mayor and Council of the Borough of Roselle Park, County of Union, State of New Jersey that the Tax Collector hereby authorizes the Treasurer to issue one check totaling \$5,985.66 payable to one (1) lien holder on one (1) property; and,

BOROUGH OF ROSELLE PARK TAX COLLECTOR ANALYSIS OF LIEN REDEMPTIONS 10/19/2017																
	TSC #	BLOCK	LOT	QUAL.	PREMIUM	TOTAL AMOUNT REDEEMED	CERTIFICATE AMOUNT	REDEMPTION PENALTY PERCENTAGE	INTEREST ON CERTIFICATE DATE 10/19/2017	SEARCH FEE	RECORDING FEE	SUBSEQUENT TAXES PAID	INTEREST ON SUBSEQUENTS TO 10/19/2017	6% INTEREST PENALTY	LEGAL FEES	
MAS CAPITAL	16-047	901	29		\$ 2,300.00	\$ 5,985.66	\$ 1,139.00	\$ 22.78		\$ 12.00	\$ 43.00	\$ 4,510.60	\$ 258.28			
						\$ -										
						\$ -										
						\$ -										
						\$ -										
						\$ -										
						\$ -										
						\$ -										
TOTAL					\$ 2,300.00	\$ 5,985.66	\$ 1,139.00	\$ 22.78	\$ -	\$ 12.00	\$ 43.00	\$ 4,510.60	\$ 258.28	\$ -	\$ -	\$ -

BE IT FURTHER RESOLVED that one check shall be issued in the amount of \$2,300.00 from the Tax Collector's Premium Account on one property.

RESOLUTION NO. 291-17

BE IT RESOLVED that the Mayor and Council of the Borough of Roselle Park, County of Union, State of New Jersey, hereby authorize the extension of the grace period for the payment of 4h quarter taxes for the year 2017 until November 13, 2017.

RESOLUTION NO. 292-17

WHEREAS, the Borough Clerk received sealed bids at 2:00 p.m. on Thursday, September 14, 2017 for the project: East Colfax Avenue Improvements; and,

WHEREAS, multiple bids were received in connection with the aforementioned project where, thereafter receipt, American Asphalt & Milling Services, LLC of 96 Midland Ave, Kearny, NJ 07032 was determined to be the lowest responsive responsible bidder and awarded a contract in Resolution 257-17; and,

WHEREAS, upon submission of Resolution 257-17 and supporting bid documentation to the New Jersey Department of Transportation, it was found that the bid tabulation as submitted by American Asphalt & Milling Services, LLC included the incorrect sum; and,

WHEREAS, the contract amount awarded in Resolution 257-17 was determined to be higher than the actual bid tabulation in the total amount of twenty cents (\$0.20); and,

WHEREAS, the governing body, at the recommendation of the Borough Engineer, and in compliance with the provisions set forth by the New Jersey Department of Transportation, wishes to amend Resolution 257-17 to reflect the correct bid tabulation and amount of award for the project: East Colfax Avenue Improvements, submitted by American Asphalt & Milling Services, LLC who remains the lowest responsive responsible bidder.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Roselle Park, County of Union, State of New Jersey do hereby amend Resolution 257-17 upon the recommendation of the Borough Engineer, Michael J. Neglia, and confirm award a contract to American Asphalt & Milling Services, LLC of 96 Midland Ave, Kearny, NJ 07032 pursuant to the advertised specifications for the project: Improvements to East Colfax Avenue Improvements in the corrected amount of not to exceed two-hundred fourteen thousand two-hundred fifteen dollars and seventeen cents (\$214,215.17); and,

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption, approval of the New Jersey Department of Transportation, and certification on this Resolution by the Borough Treasurer that sufficient funds are available.

<input type="checkbox"/> Vote Record – Resolutions #288-17 to #292-17					
		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/>	Adopted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Adopted as Amended	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Defeated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Storey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meola	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petrosky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fahoury	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Connelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hokanson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following resolution was offered by Councilman Shipley; seconded by Councilman Connelly.

RESOLUTION NO. 293-17

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-6 of the Redevelopment Law, the Council of the Borough of Roselle Park, in the County of Union, New Jersey (the “Borough Council”) must authorize the Land Use Board of the Borough (the “Land Use Board”) to conduct an investigation of the area and make recommendations to the Borough Council; and,

WHEREAS, the Borough Council, by Resolution #156-17, adopted May 18, 2017 pursuant to the Redevelopment Law, authorized and directed the Land Use Board to undertake a preliminary

investigation to determine if a specific area located at Block 610, Lots 1 and 3 on the tax map of the Borough of Roselle Park, (together, the “Study Area”) constituted an area in need of redevelopment according to the criteria set forth in the Redevelopment Law; and,

WHEREAS, the aforesaid resolution authorized the Land Use Board to investigate the Study Area as a Condemnation Redevelopment Area (as defined in N.J.S.A. 40A:12A-6(a) of the Redevelopment Law), within which the Borough may use all of those powers provided under the Redevelopment Law for use in a redevelopment area, including the power of eminent domain; and,

WHEREAS, the Redevelopment Law requires the Land Use Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Land Use Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and,

WHEREAS, the Land Use Board properly noticed a public hearing on the preliminary investigation of the Study Area which conforms to the Redevelopment Law; and,

WHEREAS, on October 16, 2017, the Land Use Board, conducted a public hearing in accordance with the Redevelopment Law and by resolution, made a recommendation to the Borough Council to determine that the Study Area constituted an area in need of redevelopment (the “Study”); and,

WHEREAS, the Land Use Board, after due consideration of the preliminary investigation and the comments and objections from the public made part of the public record and after consulting appropriate municipal departments and counsel, adopted a resolution recommending to the Borough Council to adopt a resolution designating the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law, including the power of eminent domain; and,

WHEREAS, the Borough Council has determined that, based upon the recommendations of the Land Use Board, the Study Area should be designated an area in need of redevelopment under the Redevelopment Law, such designation authorizing the Borough and Borough Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, including the power of eminent domain; and,

WHEREAS, the Borough Council has determined to direct the Land Use Board to prepare a redevelopment plan for such Study Area.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Roselle Park, County of Union, State of New Jersey as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The recommendations and conclusions of the Land Use Board are hereby accepted by the Borough Council.

Section 3. Based upon the findings and recommendations of the Land Use Board, the Study Area is hereby designated an area in need of redevelopment including the power of eminent domain pursuant to the provisions of Sections 5 and 6 of the Redevelopment Law.

Section 4. The Borough Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to Section 6(b)(5) of the Redevelopment Law.

Section 5. The Borough Clerk is hereby directed to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Study Area, as reflected on the tax assessor’s records, and (ii) each person who filed a written objection prior to the hearing held by the Land Use Board, service to be in the manner provided by Section 6 of the Redevelopment Law.

Section 6. The Borough Land Use Board is authorized to prepare a redevelopment plan for the Study Area.

Section 7. This Resolution shall take effect immediately.

<input type="checkbox"/> Vote Record – Resolution #293-17					
		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/>	Adopted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Adopted as Amended	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Defeated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Storey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meola	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petrosky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fahoury	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Connelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hokanson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MAYOR AND COUNCIL COMMITTEE REPORTS

Councilman Meola

- Attended the European Heritage Day.
- Participated in Fall Garage Sale.
- Attended Knights of Columbus Breakfast; great to see people come together.
- Bulk is ongoing over the next two days; West side is tomorrow.
- October 24th is the Halloween Bender Avenue Meeting at 6:00 p.m.; Mayor and all Councilmembers are invited.

Councilman Petrosky

- Condolences to Else Betting.
- Attended European Heritage Day.
- Attended Recreation Meeting.
- Attended Monday's Municipal Land Use Board Meeting.
- Recreation basketball/wrestling sign ups is ongoing.

Councilman Fahoury

- Part time Desk Person is being sought by Casano Center.
- Casano Center roof is being re-done.
- The Center is a drop-off point for Halloween candy until October 30th.
- The pantry is dangerously low and in need of donations.
- November 11th is the Veteran's Day Ceremony at the Roselle Park Library.
- October 27th is the second Community Watch Program.
- Read a letter from Senator Kean with regard to ADA improvements to the Roselle Park Train Station.
- Spoke to John Leon, ED of NJ Transit regarding NJ Train Station.
- Condolences to Christine Lettieri's Family.

Councilman Connelly

- Condolences to Christine Lettieri's Family.
- Sorry, could not attend European Heritage Festival.
- Discussed the importance of Veterans Day.
- Can be reached at mconnelly@rosellepark.net or 908-403-0391.

Councilman Shipley

- Kudos to Michelle McGlynn for all the clean communities help.
- Thanks to 21st District Legislative team for the elevator.
- Thanked Mayor Hokanson for talking to the Senator.
- Condolences to the Lettieri Family.

Councilwoman Storey

- Condolences to the Lettieri Family.
- Construction work will be ongoing at the Library; windows will be done soon; ramp is an ADA issue and will be a lengthy process and will be later.
- Breast Cancer Awareness Month; she is a survivor and encouraged every woman to be checked.

Mayor Hokanson

- Condolences to Else's Family and the Lettieri Family; she was a nurse at Union Hospital and will be missed.
- Thanks to everyone working together to try to fix the disability access to the train.

Ken Blum – Chief Financial Officer

- Reminder Resolution No. 291-17 extends the 4th quarter tax payment to November 13th.
- Reminder Tax Sale list is out; 87 properties on the list.

Andrew Casais – Borough Clerk

- The memorial benches for Gazebo Park have been delivered; the entire process was paid by private donations.
- Scheduled the Pre-Election Candidates Meeting for Monday, October 23rd at 6:30 p.m.

Richard Huxford – Borough Attorney

- Has three matters for Closed Session:
 - Potential Litigation – Magiera vs. Roselle Park
 - Contract Negotiations – AT&T
 - Contract Negotiations – Pozsonyi

Frank Genova – Construction Official

- Collected \$27,000; up \$10,000 since last month.

Councilman Shipley asked what is a CCO.

Construction Official Genova replied a CCO is when someone transfers their home and we clean up our permits, and do our inspections of detectors, CO detectors and fire extinguishers.

REPORTS OF DEPARTMENTS

Councilman Shipley moved to approve the Reports of Departments; seconded by Councilman Connelly, all members present voting Aye, said motion was adopted.

- Construction Official's Report for September 2017
- Police Chief's Report for September 2017
- Fire Chief's Report for September 2017
- Municipal Court Report for September 2017
- Treasurer's Report for September 30, 2017
- Community Center Director's Report for September 18 – October 13, 2017

WORKSHOP DISCUSSION

Items Carried from Prior Meeting(s):

None

New Items:

- Hiring Joe Hannay for Mobile App (Councilwoman Storey)
John Hannay:
 - Applications are built off a website, and that's what would be proposed.
 - Will not take two years; is a relatively quick process; two to three months.
 - Software is free; once developed, it is owned by developer and would be handed over to the Borough, once contractual provisions are met.
 - Real time push notifications.
- Deadline for Submitting Announcements to TV34/Website (Councilwoman Storey)
 - Make sure that things are not subject to copyright on the website or TV34.
 - Time for putting it up – 30 days generally in advance.
- Casano Center Party Rentals (Councilman Fahoury)
 - Withdrawn
- Eliminate Pro-Rating for Initial Vacant Property Registrations (Councilman Fahoury)
 - Councilman Fahoury stated he would like this to be eliminated; it would help the Clerk and the Finance Office; we don't pro-rate other fees.

Borough Clerk Casais said when he's notified of a vacant property by Code Enforcement, it could be in the middle of the month and the ordinance doesn't provide for a 30 day window from the time the property becomes vacant for them to register. There's a bit of confusion on both sides as to what amount is then levied. Is it the amount in October 15th when we receive notification, or is it the month of October amount, or the November pro-rated amount. If you assume the month of October and get the check at the end of the month, you're depositing a different amount in November. It creates a gray area. The Finance Office and myself are not comfortable with it; not the cleanest process.

Councilman Fahoury stated the money collected is from residents who were evicted or were not paying their mortgage. If everyone agrees, would like to have this for first reading at the next meeting; all agreed.

PUBLIC PORTION

Councilman Shipley moved at 8:39 p.m. to open the public comment portion of the meeting on any subject matter; seconded by Councilman Connelly and adopted.

Albert Banks, 210 East Lincoln Avenue

- Does not understand how streets are paved.
- East Lincoln Avenue will start tomorrow; East Lincoln Avenue is getting worse treatment because it is a County road.

Jacob Magiera, 612 Sheridan Avenue

- Resolution No. 289-17, is Hunter paying or is the Borough.

CFO Blum said the Borough is fronting the money and will be reimbursed through escrow.

- Mr. Magiera asked if there were any updates on Senior Housing.

Borough Clerk Casais explained the process and the update.

Saul Qersdyn, 150 Berwyn Street

- Pantry, Candy plus a donation.
- Would have had a quorum if on Casano Center Committee.
- Diversity Committee meets quarterly.
- Main point of application was originally for reporting of issues in town and thinks a proposal should be submitted for that type of service.
- TV34; is there a form; could organize this for placement.

James McCrady, 26 East Colfax Avenue

- Final meeting of the year was held last night for Environmental Committee.
- Hoping 2018 sign ups to begin in February.
- 2017 was mediocre; some did very well and others did not.
- General meeting will be held with all participants in the Spring.
- Thanked all individuals that were involved.

Councilwoman Storey asked what else is the Environmental Committee doing.

Mr. McCrady said mostly the garden & coordinating with Clean Communities.

Councilwoman Storey said maybe to involve newer residents & millennials.

Joe DeIorio, 824 Larch Street

- Discount for chipping; maybe information can be provided.
- Has it been determined if there will be an RFP or will the Borough just choose a developer.
- Now at beginning of train station stages.

There being no one else wishing to speak, Councilman Shipley moved at 9:07 p.m. to close the public comment portion of the meeting on any subject matter; seconded by Councilman Connelly and adopted.

INTERRUPT THE REGULAR ORDER OF BUSINESS

Councilman Shipley moved at 9:09 p.m. to interrupt the regular order of business for a Closed Session Meeting; seconded by Councilman Connelly and adopted.

Mayor Hokanson read the Closed Session resolution and said Council would be discussing the following matters:

- Potential Litigation – Magiera vs. Roselle Park
- Contract Negotiations – AT&T
- Contract Negotiations – Pozsonyi
- Potential Litigation – Casano Center
- Two Personnel Matters – Casano Center
- Contract Negotiations – Sullivan Property

RESUME REGULAR ORDER OF BUSINESS

Councilman Shipley moved at 9:37 p.m. to resume the regular order of business; seconded by Councilman Connelly and adopted.

Mayor Hokanson said that during Closed Session, Council discussed the following matters:

- Potential Litigation – Magiera vs. Roselle Park
- Contract Negotiations – AT&T
- Contract Negotiations – Pozsonyi
- Potential Litigation – Casano Center
- Two Personnel Matters – Casano Center
- Contract Negotiations – Sullivan Property

There being no further business to come before the meeting, Councilman Shipley moved at 9:38 p.m. to adjourn; seconded by Councilman Meola and adopted.

Attest:

Andrew Casais, RMC
Borough Clerk