

Borough of Roselle Park Special Meeting of March 15, 2018

Attendee Name	Organization	Title	Status	Arrived
Joseph Petrosky	Borough of Roselle Park	Councilman	P	6:01 PM
Thos Shipley	Borough of Roselle Park	Councilman	P	6:07 PM
William Fahoury	Borough of Roselle Park	Councilman	P	6:01 PM
Michael Connelly	Borough of Roselle Park	Councilman	P	6:01 PM
Jayne Lynn Negron	Borough of Roselle Park	Councilwoman	P	6:01 PM
Joseph Delorio	Borough of Roselle Park	Councilman	P	6:07 PM
Carl Hokanson	Borough of Roselle Park	Mayor	P	6:01 PM

Mayor Hokanson called the meeting to order at 6:01 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.

PUBLIC PORTION

Councilman Fahoury moved at 6:03 p.m. to open the public comment portion of the meeting on agenda items only; seconded by Councilman Connelly and adopted.

Saul Qersdyn, 150 Berwyn Street

- Confirmed that the Closed Session item was with regard to the possible development of the Sullivan property.
- Asked what the proposed number of units was for the Sullivan property. Noted that information was publically given by an employee and resident that there will be 400 units and combined 16,000 sq. ft. of retail space on the first floor.

Borough Clerk Casais stated that, at this stage, the Borough Body was considering the Redevelopment Plan for the property in consultation with its Redevelopment Counsel and site Planner. He further noted that no specific details were available and that what has been presented to the public was a concept plan by a private entity.

- Asked if a developer would be present during Closed Session.

Borough Clerk Casais said no.

- What representatives will be at the Closed Session.

Borough Clerk Casais stated that those in Closed Session would be the governing body, the Borough's employed professionals, the Borough's Redevelopment Attorney for the site, and the Borough's Planner for the site.

Craig Ryno, Acquisition Purchaser for Capodagli Property Company

- Stated that Capodagli (Meridia) is the Contract Purchaser for the Sullivan property.
- Spoke about potential project and concept plans that have been submitted to date by Meridia; also mentioned some of the potential financial scenarios.

Councilman DeIorio stated that he did not appreciate the letter that was submitted to the Borough by the legal counsel for Meridia. He stated that he felt that the tone was inappropriate

- Apologized if the letter was taken the wrong way. Mr. Ryno indicated that the letter was sent in an effort to move the process along, and inform the Borough of where Meridia stands in reference to their interest in the site.

There being no one else wishing to speak, Councilman Fahoury moved at 6:15 p.m. to close the public comment portion of the meeting on agenda items only; seconded by Councilman Connelly and adopted.

INTERRUPT THE REGULAR ORDER OF BUSINESS

Councilman Fahoury moved at 6:15 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 matter:

- Matter of Attorney Client Privilege – Sullivan Property

RESUME REGULAR ODER OF BUSINESS

Councilman Fahoury moved at 7:28 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 matter:

- Matter of Attorney Client Privilege – Sullivan Property

Councilman Fahoury moved at 7:29 p.m. to suspend the bylaws and eliminate the second public portion of the meeting; seconded by Councilman Connelly and adopted.

There being no further business to come before the meeting, Councilman Fahoury moved at 7:29 p.m. to adjourn; seconded by Councilman Connelly and adopted.

Attest:

Andrew J. Casais, RMC
Borough Clerk