



BOROUGH OF NORTH HALEDON

COUNCIL MEETING MINUTES

WEDNESDAY, MAY 21, 2014

Mayor George read the OPMA statement:

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of May 21, 2014, was included in a list of meetings notices sent to the HERALD NEWS and the HAWTHORNE PRESS on January 6, 2014, and was advertised in said newspapers on January 19, 2014. This notice was posted on the bulletin board on the same date and has remained continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

Proper notice having been given, this meeting is called to order at 8:00 p.m. and the Clerk is directed to include this statement in the minutes of this meeting.

Msgr. Ed Kurtyka led the Prayer and Mayor George asked that everyone remain standing for the Pledge of Allegiance.

ROLL CALL

Mayor Randy George

Council Members: Rocco Luisi, Raymond Melone, Donna Puglisi, Robert Dyer, Dennis Marco, and Michael Galluccio

Borough Attorney Michael De Marco

Deputy Borough Clerk, Dena Ploch

Renate Elatab, Municipal Clerk

DEVIATION / RULES AND PROCEDURES / BY-LAWS OF COUNCIL YOUTH WEEK

Motion by Councilwoman Puglisi, second by Councilman Galluccio, to deviate from the regular order of business in order to observe Youth Week. Upon roll call, all members voted in the affirmative. Motion carried.

In observance of Youth Week, Mayor George welcomes the students and each official offers a brief summary of the ambitions of his/her designated Youth Week Official.

Mayor Randy George
Councilman Raymond Melone
Councilman Rocco Luisi

Lorenzo Stampone
Michelle Fondecaro
Katie Gallagher

Councilwoman Donna Puglisi
Councilman Robert Dyer
Councilman Dennis Marco
Councilman Michael Galluccio
Municipal Clerk Renate Elatab
Attorney Michael De Marco

Alayna Andres
Jessica Frey
Bella Leonetti
Mustafa Nasser
Po-Lun Kung
Sarah Manwani

OFFICIAL REPORTS

The Clerk stated that she was in receipt of the following reports:

Building Official's Report
Clerk's Receipts
Fire Department Report
North Haledon Volunteer Ambulance Report
Municipal Court Report
Police Department Report
Property Maintenance Report
Tax Collector's Report to Treasurer
Treasurer's Report

COMMITTEE REPORTS

DPW / STREETS & ROADS / SEWERS/ BUILDINGS & GROUNDS / SOLID WASTE / RECYCLING

During the winter months the DPW was called out 22 times for hazardous road conditions; it had to either plow and/or treat the streets with salt. 1200 tons of rock salt were used throughout this winter. Due to the severity of the winter, numerous pot holes developed. Members of the DPW have used 70 tons of hot asphalt to repair the pot holes, and it has yet more to fill.

Earlier this spring, the Superintendent and the Borough Engineer prepared a list of roadways to recommend for the 2014 Road Rehabilitation Program. In the month of April the Superintendent of Public Works met with a fence contractor to lay out and install fencing for the community garden. A water line and rain barrel were installed, and planter boxes were constructed. The DPW has finished preparing the recreation fields for the spring and summer recreation programs.

The Borough of North Haledon is in the first phase of a three-year overall rehabilitation of the Molly Ann Pump Station; more information regarding this project is provided in the Engineering report.

Garbage and recycling pick-up schedules are the same as last year, and white goods and large electronic items continue to be picked up curbside on Fridays.

POLICE / EMERGENCY MANAGEMENT / SAFETY / PBA LOCAL 292

The Police Department is still in the process of converting to a new radio system to be in compliance with the FCC mandate.

The accreditation of the Police Department by The Rodgers Group continues to move forward; as a result changes to the rules and regulations of the Police Department, and the Borough Code have already been approved by the Council members, and a required interview room has been completed. The new computerized evidence system called "The Beast" is already being utilized.

The Borough is currently in negotiations with the PBA to renew their contract which expired on December 31, 2013.

RECREATION

In April the Recreation program had its second Softball/Baseball Opening Day parade and ceremony.

Baseball and softball programs are doing well. Tennis registration is on-going and the season will start shortly; there is a budget line item in last year's capital budget for a tennis wall, which will consist of pre-engineered panels mounted on fencing and a newly installed asphalt playing surface. The Council members have applied to the Passaic Open Space and Farmland Preservation Trust Fund for a grant for lighting on the tennis courts. Funding for an advanced lightening warning alarm system has been included in the 2014 Capital Budget.

The Recreation Commission at the meeting last week established a code of conduct for all players, parents and coaches. This code will have to be signed at registration for all sports.

Discussion was also had on fingerprinting of coaches and how this would be accomplished.

ZONING BOARD OF ADJUSTMENT

The members of the Governing Body of North Haledon are able to adopt and, from time to time, amend and/or modify zoning ordinances for the municipality. These ordinances determine land use requirements for our Borough. The ordinances create zones for a variety of uses; such as residential uses, business uses, commercial and others. The ordinances also sets distances as to how close structures can be to the street and to neighboring properties among other requirements.

The Board of Adjustment is appointed, pursuant to State statutes, and empowered to adjust these ordinances, thus allowing a structure in a zone in which it is prohibited or allowing a structure to be built closer to a property line than would otherwise be allowed. Any adjustments made, upon receipt of an application, are called variances. Prior to hearing an application, the applicant is required to give notice to surrounding property owners and the general public.

The North Haledon Board of Adjustment meets on the first Thursday of each month commencing sharply at 7:30 PM and the general public is invited to attend.

Currently there are no applications pending to be heard before the Board. In fact, the meeting of May 1, 2014 was cancelled due to the lack of any applications to be considered. The Board is currently studying and modifying the application packet and instructions which are utilized in filing any matter to be heard by the Board.

Earlier this year, the Board heard and granted an application to minimally expand the building footprint and permit the construction of a second floor to the dwelling on premises known as 482 Manchester Avenue. The renovation work and construction of the second floor addition is actively underway and if interested you should ride by to see the work being done.

NORTH HALEDON VOLUNTEER AMBULANCE

Providing emergency medical services for residents of the Borough of North Haledon, the volunteer ambulance squad makes an average of 30 ambulance calls per month, and is always seeking to recruit more volunteers.

The North Haledon Volunteer Ambulance squad is available 24 hours a day. In addition to providing emergency medical services in the Borough of North Haledon, the ambulance squad also assists other local squads when needed.

The North Haledon Volunteer Ambulance is asking the members of the Governing Body to consider the purchase of a new ambulance in the 2014 Capital Budget to replace the one that is 17 years old.

Just earlier this month, the North Haledon Volunteer Ambulance responded to a mass casualty incident at a Pequannock pre-school and assisted in the transport of children, victims of carbon monoxide poisoning, to local hospitals.

FINANCE

The 2014 Municipal Budget was introduced at a special meeting on May 7th and is slated to be approved at another special meeting on June 4th. The Bond Ordinance for the 2014 Capital Budget is being introduced this evening. Thanks to responsible fiscal planning in the past and hard work by the Finance Committee, the Auditor, the Treasurer, and the department heads, there will be an over-all decrease in property taxes in the Borough this year. Also: because of its healthy financial image, the Borough has a AA rating.

PLANNING BOARD

At the March 13th meeting a presentation was made by the Eastern Christian Children's Retreat regarding a group home they will be building on Sicomac Road. The property is located in Wyckoff and abuts North Haledon however there is no action required by the North Haledon Planning Board.

The Mayor and Council is scheduled on May 21st to introduce the Redevelopment Plan and vote on the Referral Resolution to the Planning Board. The Planning Board's next meeting is scheduled for June 12th and an appearance and presentation regarding the Redevelopment Plan will be made.

BOARD OF EDUCATION / LOCAL

The Board resolved to adopt the budget for the 2014-2015 School Year in the amount of \$11,189,999. This amount is comprised of the Total General Fund (\$9,428,025); the Total Special Revenue Fund (\$191,768); and the Total Debt Service (\$1,570,206).

The Board also resolved to authorize the sale of an amount not to exceed \$19,800,000 in Refunding School Bonds. The bonds are being issued to incur interest cost savings by redeeming all or a portion of the callable outstanding school bonds of the Board originally issued in the principal amount of \$23,835,000 dated January 15, 2006.

The Board further resolved, upon the recommendation of the Interim Superintendent, to approve the following Field Trip and Event destinations:

World of Wings, Teaneck, NJ
NJFEA Conference, Montclair State University, Montclair, NJ
IMAX Theater, West Nyack, NY
American Museum of Natural History, New York, NY
Franklin Mineral Museum, Franklin, NJ
Liberty Science Center, Jersey City, NJ
Turtleback Zoo, West Orange, NJ

BOARD OF EDUCATION / REGIONAL

First of all: congratulations to Junior, Aaron Noriega, who scored 2,390 out of a possible 2,400 on his SATs.

Testing for the Biology Camp will be all day May 20 and 21; there was delayed opening of May 20th for those students who were not taking the test.

The Spring Concert was yesterday evening and was well attended. Every year, Mrs. P does the most amazing job...

Graduation will be on June 20th, please make every effort to attend.

BOARD OF HEALTH

The Board of Health held its regular meeting on April 28th. During the meeting:

- * Bills were paid for an April Travel Charge and New Jersey Local Board of Health Membership.
- * The NJDEP Disinfectant Residual Report was reviewed with satisfactory results. A question was raised as to why the report does not outline locations tested.
- * The topic of the keeping of chickens was discussed at length. The final determination was that this is a Mayor and Council issue and should be referred to this group rather than discussed by the Board of Health.

* A complaint was raised and discussed regarding the poor condition and possible health hazards relating to a property on Squaw Brook Road. The matter has been referred to the Council.

* A recap was given regarding the motor vehicle which was removed from Oldham Pond. Responders acted quickly and effectively. It was mentioned that William Paterson University did not conduct an analysis of impact on the water.

FIRE & WATER

The Fire Chief went through the Fire Department's activities for the month of March 2014. He will provide a formal written report detailing these activities to the Council.

On May 14, 2014, the Assistant Chief's vehicle was totaled in an accident caused by a driver whose license was suspended.

The Fire Department asked for, and the Council granted, permission to attend the Centennial Celebration Parade in Woodland Park, New Jersey on May 17, 2014. The Assistant Chief was instructed to leave the parade immediately in case the fire apparatus was needed for an emergency. Franklin Lakes was providing coverage to the Borough during this time. The North Haledon Fire Department placed first place for Best Appearing Ladder Truck under 10 years old; the Fire Chief's vehicle placed second place in the Fire Command category. The Emergency Utility Vehicle placed first in the Mini-Pumper category.

ENGINEERING

Installation of solar powered street lights on Sturr Street is being coordinated with the Department of Public Works.

The ADA entry rehabilitation to the American Legion Building is in the construction phase and will be completed before this weekend's Memorial Day celebration.

New Prince Construction is currently completing the 2013 Road Improvement Project. Estimates for the 2014 Road Improvement Project have been submitted to the Governing Body, and the project will be discussed at an open public meeting at a future date.

Phase I of the rehabilitation of the Molly Ann Pumping Station is in the construction phase. Boswell Engineering is in discussions with the contractor regarding the submission of pump and control shop drawings.

LIBRARY

Renovations to the library building are nearing completion. This summer, a new front entrance will be built and the exterior will be painted. Work on the interior will include new lighting, new carpet and a new color scheme.

The library is open 64 hours per week year-round. New York Times Best Sellers, current fiction and non-fiction, magazines, newspapers, audiobooks, DVDs, CDs and downloadable eBooks are available to North Haledon library card holders. Residents may also take advantage of the library's PCs with Internet access and free Wi-Fi.

In addition, programs and activities for residents of all ages – from Toddler Time to Tuesday Talks for Seniors – are held regularly.

All residents are encouraged to stop in and check the library out!

PUBLIC CELEBRATIONS

Breakfast on the Mountain was on Sunday, May 4th and, as in the past, was a huge success; at least 70 people participated in the hike. Memorial Day will be celebrated on Saturday, May 24th at the American Legion Building. A light lunch will be served following the ceremony.

A new event has been approved by the Mayor and Council this year: the 39th annual Motorama Car Show and Auto Parts, Crafts and Flea Market will take place at the recreation fields on Sunday, May 25th, from 8:00 a.m. to 4:00 p.m. The following Sunday, June 1, the second Rock and Run for Education, a 5K race/walk, will begin at 9:30 a.m., also at the recreation fields near High Mountain School.

North Haledon Day is scheduled for September 20 (rain date: September 21), and the Public Celebrations Committee is already working hard to make this event the success it is each year.

Motion by Council Dyer's youth representative, second by Councilman Luisi's youth representative that the above reports be received, action taken where necessary, and reports be placed on file. Upon roll call, all youth representatives voted in the affirmative. Motion carried.

COMMUNICATIONS

Municipal Clerk youth representative stated that all communications below were read in full at the Work Session.

Borough Attorney	Re: North Haledon Fire Company No. 1 et als vs. Borough of North Haledon
Special Counsel / Manchester Councilwoman Donna Puglisi	Re: MRHS / Allocation Percentages
Councilman Dennis Marco	Re: Noise Ordinance
Public Events Committee	Re: EMS Revenue Recovery System
Fire Chief	Re: Memorial Day and North Haledon Day
Fire Chief	Re: Probationary Fireman / Nicholas Harding Request for Permission for Equipment To Leave Borough
Fire Chief	Re: 2014 Budget Requests
Almstead	Re: Donation of Tree
David A. Heerema	Re: Burning of(sic) Firepits
Redevelopment Attorney	Re: Funding and PILOT Program

Motion by Councilman Melone's youth representative, second by Councilman Dyer's youth representative, that the above communication be received, action taken where necessary, and be placed in file. Upon roll call, all youth representatives voted in the affirmative. Motion carried.

NEW BUSINESS / PROCLAMATIONS

PROCLAMATION

Re: Support Click It or Ticket

WHEREAS, a large percentage of the motor vehicle occupants killed in traffic crashes were not wearing a safety belt; and

WHEREAS, use of a safety belt remains the most effective way to avoid death or serious injury in a motor vehicle crash; and

WHEREAS, the National Highway Traffic Safety Administration estimates that 135,000 lives were saved by safety belt usage nationally between 1975-2000; and

WHEREAS, the State of New Jersey will participate in the nationwide Click It or Ticket safety belt mobilization from May 19 – June 1, 2014 in an effort to raise awareness and increase safety belt usage through a combination of enforcement and education; and

WHEREAS, the Division of Highway Traffic Safety has set a goal of increasing the safety belt usage rate in the state from the current level of 88.29% to 90%; and

WHEREAS, a further increase in safety belt usage in New Jersey will save lives on our roadways;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of North Haledon declares its support for the Click It or Ticket seat belt mobilization both locally and nationally from May 19 to June 1, 2014, and pledges to increase awareness of the mobilization and the benefits of seat belt use.

PROCLAMATION

Re: Bicycle Month

WHEREAS, in 1956 the League of American Wheelmen designated the month of May as National Bicycle Month; and

WHEREAS, bicycling is not only a recreational activity, but also an aerobic and toning exercise suitable for one's fitness and health regimen, as well as an energy, cost-cutting and environmentally friendly method of transportation;

NOW, THEREFORE, BE IT RESOLVED that, I, Randy George, Mayor of the Borough of North Haledon, do hereby proclaim May as Bicycle Month in the Borough of North Haledon, and that I

encourage all residents to recognize the importance of bicycle safety and to take part in bicycling activities during the month of May, as well as throughout the entire year.

PROCLAMATION

Re: Historic Preservation Month

WHEREAS, National Historic Preservation Month is being celebrated in the month of May in communities across the United States, co-sponsored by the National Trust for Historic Preservation; and

WHEREAS, historic preservation is an effective tool for sustaining development, revitalizing neighborhoods, fostering local pride, and maintaining community character; and

WHEREAS, historic preservation encourages community reinvestment, saving resources and promoting socially, culturally, and economically rich communities; historic preservation fosters a culture of reuse and maximizes a life cycle of all resources through conservation;

NOW, THEREFORE, BE IT RESOLVED that, I, Randy George, Mayor of the Borough of North Haledon, do recognize National Historic Preservation Month and hereby proclaim May 2014 as National Historic Preservation Month.

PROCLAMATION

Re: National Military Awareness Month

WHEREAS, the freedom and security that citizens of the United States enjoy today are direct results of the bloodshed and continued vigilance given by the United States Armed Forces over the history of our great nation; and

WHEREAS, the sacrifices that such members of the United States Armed Forces and of the family members that support them, have preserved the liberties that have enriched this nation making it unique in the world community; and

WHEREAS, the United States Congress, in two thousand and four, passed a resolution proclaiming May as National Military Appreciation Month, calling all Americans to remember those who gave their lives in defense of freedom and to honor the men and women of all of our Armed Services who have served and are now serving our Country, together with their families; and

WHEREAS, the months of May and June were selected for this display of patriotism because during these months, we celebrate Victory in Europe (VE) Day, Military Spouse Day, Loyalty Day, Armed Forces Day/Week, National Day of Prayer, Memorial Day, Navy Day, Army Day and Flag Day;

NOW, THEREFORE, I, Randy George, Mayor of the Borough of North Haledon of Passaic County, NJ do hereby proclaim the period May 1, through June 14, 2014 as a special time to show appreciation for our Military and proclaim it as

NATIONAL MILITARY APPRECIATION MONTH

in the State of New Jersey and encourage all citizens to join me in showing our gratitude by the appropriate display of flags and ribbons during the designated period.

PROCLAMATION

Re: EMS Recognition

WHEREAS, emergency medical service is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide life-saving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care drastically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services systems consist of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators, and others; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating an Emergency Medical Services Week.

NOW, THEREFORE, I, Randy George, Mayor of the Borough of North Haledon, in recognition of this event, do hereby proclaim the week of May 20 – 26, 2014, as:

EMERGENCY MEDICAL SERVICES IN THE BOROUGH OF NORTH HALEDON

PROCLAMATION

Re: Lyme Disease

WHEREAS, Lyme disease is an infectious disease caused by a bacteria called Borellia Burgdorferi, and Lyme disease and other tick-borne diseases are under-reported across the nation; and

WHEREAS, ticks, the hosts of Lyme disease, are carried by mice, rabbits, squirrels, deer, birds, and other animals; and

WHEREAS, traditional methods of removing ticks are dangerous and can increase the risk of acquiring the infection. Ticks can be so small and hard to detect that many people who contract Lyme disease do not know they were bitten, and lack of recognition, diagnosis, and treatment can result in permanent physical damage, leaving many Lyme patients permanently disabled; and

WHEREAS, Lyme disease mimics many other diseases and often patients are misdiagnosed with more familiar conditions

NOW, THEREFORE, I, Randy George, Mayor of the Borough of North Haledon, do hereby proclaim May 2014 as Lyme Disease Awareness Month in the Borough of North Haledon and encourage all residents to become better educated about Lyme disease and how to protect themselves from this infection.

Motion by Councilman Marco's youth representative, second by Councilman Galluccio's youth representative, to concur with the Mayor's proclamations. Upon roll call, all youth representatives voted in the affirmative. Motion carried.

Mayor George congratulated and thanked the Youth Week members for their participation in Youth Week and invited them to stay for the rest of the meeting.

The Borough officials resumed their positions on the dais.

OFFICIAL APPROVAL OF ACTIONS TAKEN BY YOUTH WEEK MEMBERS

Motion by Councilman Melone, second by Councilman Marco, to concur with all the actions taken by the Youth Week Council Members. Upon roll call, all members voted in the affirmative. Motion carried.

DEVIATION / RULES AND PROCEDURES / BY-LAWS OF COUNCIL BELMONT AVENUE REDEVELOPMENT PLAN

Motion by Councilman Marco, second by Councilman Galluccio, to deviate from the regular order of business in order to discuss the Belmont Avenue Redevelopment Plan. (Present for this discussion are the Borough Planner, Michael Kauker, and the Borough's Redevelopment Attorneys, Douglas Doyle and Nancy Kist. Upon roll call, all members vote in the affirmative. Motion carried.

Borough Attorney, Michael De Marco, stepped off the dais at 8:35 p.m.

Douglas Doyle advised that his firm had analyzed the property, bulk standards, and proposed density to fit in with the existing properties. The Redevelopment Plan also complied with the current new affordable housing rules. The Redevelopment plan will be referred to the Planning Board for review, comments, and recommendations.

Mayor George advised that the area on Belmont Avenue which is covered in the Redevelopment Plan is an eyesore and not what residents want to see in North Haledon. The 4 ½ units an acre density did not work; this is also an opportunity to rectify the alleged contamination. The Borough of North Haledon cannot count on State aid in the future and there is only two ways to control taxes: either decrease services or increase ratables. He specifically confirmed that the Borough will not invoke an eminent domain procedure with the plan.

Michael Kauker advised that the Borough has been working on this Redevelopment Plan since 2009; the area in need study was approved by the Governing Body last year. The current blight condition is caused by the current five major land-use categories, and this plan will eliminate the light industrial use. The benefit of the redevelopment plan will be that it will establish a mutually beneficial relationship between the municipality and the potential developers and address the environmental deficiencies. The density needs to be increased to stimulate a viable successful

development; the plan will promote more multi-family dwellings than commercial units. He further explained that the plan called for the construction of luxury apartments, not garden apartments, and that the developers would have to conduct a traffic study.

Councilwoman Puglisi advised that she did not approve of the proposed density. Michael Kauker explained that because of wetlands, setbacks, the slope, and other factors, it doesn't necessarily mean that 9 units an acre will be built.

Douglas Doyle advised that because of the bulk standard requirements and the height requirements in the zoning code, the density would actually be less than the proposed 9 units per acre and more like 6.3 units per acre.

PUBLIC COMMENTS

Motion by Councilman Marco, second by Councilman Dyer, to open the floor to the public. Upon roll call, all members voted in the affirmative. Motion carried.

Jerry Nardella of Rainmaker, a potential developer, explained that because of the slope on the Doretsky tract, he would need a height of 42 feet.

Laurie McDonald, 47 Main Avenue, referred to the article in The New York Times where Mayor George had been quoted as speaking against a development in Tuxedo, New York; she was concerned that her taxes may go up, and how the redevelopment plan would impact the borough, i.e., need to hire more police officers, more traffic, more school children, and preferred an eyesore to more people, and didn't believe that the plan would benefit the borough. Mayor George advised that the concerns about more school children and more traffic with the 301 units at Lakeside never materialized. Ms. McDonald complained that because she felt that the entire town should have been notified of the redevelopment plan. Councilman Marco refuted her statement regarding her lack of notification, and further advised that further studies would be required from the developers once applications are filed. Councilman Marco clarified that the Borough is losing its State aid and therefore the Borough needs to increase its ratables so that the residents do not lose current services. Mayor George responded to Ms. McDonald's reference to the article in the New York Times by advising that he had told Tuxedo that they should assess the developers the way the Borough had charged the developers sewer connection fees and listed how the \$2.1 million in sewer connection fees had benefitted the Borough. He also advised that he had gone to Tuxedo because of how the development would impact the aquifer, the source of the well water in North Haledon. Mayor George once again stressed the tremendous income and cleaning of the properties that would result from the redevelopment project.

Edgar Patterson, 16 Morningside Drive, shared Councilwoman Puglisi's concern regarding the density. Furthermore he was concerned about increased traffic and did not want construction of rental units. Mayor George advised that the Borough did not have the authority to force a developer to build "for sale units." Mr. Patterson expressed his appreciation that a sign announcing the discussion of the plan had been posted and also acknowledged receipt of letters announcing the public hearing. He also thanked Mayor George for the time he had spent going over the proposed plan with him.

Jeremy Meserole, 65 Dawn Avenue, inquired how the Redevelopment Project would affect Dawn Avenue. He stated that the plan was confusing and addressed the lack of cohesion among council members. He feared traffic congestion on Belmont Avenue and that taxes would go up; he did not see any benefit to the residents. Douglas Doyle advised that the law required that the discussion of the redevelopment plan by council members was in public and that is why there was a lack of agreement.

Beth Antoci, 30 Indian Trail, inquired about what was going to happen to the taxes of the commercial properties. Mayor George advised that the properties are currently under-developed. He advised that the Borough only receives 28 cents of every dollar collected from property taxes, and that the rest goes to the County and the schools. Ms. Antoci inquired if the density would be affected if a house burnt down. She also inquired who would be paying for the soil decontamination. Mayor George advised that the developer would have to produce a letter of "no further action" from the State before they could build, and that the Borough would spend no money on the clean-up.

John Bleeker, 23 Lee Drive, believed that there should have been a separate meeting to discuss the Redevelopment Project. He believed that the density was too high. He further expressed concern about the contamination and made allegations that the Borough had dumped soil there. Douglas Doyle reiterated that all the permits had to be in place prior to construction. Mr. Bleeker commented that the Haledon property that Mayor George suggested as an alternative to commercial parking was being sold; Mayor George responded that the property near PCTI is still available. Mr. Bleeker also expressed concern regarding vacancy rates of rental units.

Peter Slotmaker, 55 Sturr Street, opined that a sound argument had been made for the density rate. He advised that the concern regarding school over-crowding was unfounded as any new students will be dispersed over 9 grades. Mayor George advised that the high-end apartments would most likely be rented to young professionals, who would want to move to a home with a garden if they had children, or by older couples who were down-sizing.

Joseph Sasso, ?? Feldman Terrace, advised that his property was not included in the Redevelopment Plan and that he did "not have a dog in the fight." He advised that questions concerning contamination would be heard at the Planning Board. Mayor George advised that the Tanis property may also have contamination.

Bruce Iacobelli, 18 Sturr Street, advised that the arguments made by the Mayor and Council were valid and he could understand how they were attempting to increase the tax base. He commented that no developers had attempted to build since 2009 due to the bad economy; he did not think the Redevelopment Project should be rushed and urged a town-wide meeting.

Motion by Councilwoman Puglisi, second by Councilman Marco, to close the floor to the public. Upon roll call, all members voted in the affirmative. Motion carried.

Motion by Councilwoman Puglisi, second by Councilman Dyer, to defer the introduction of the Redevelopment Plan and have a special meeting with the developers and the public. Voting in favor of the motion were Councilwoman Puglisi, Councilman Dyer, and Councilman Luisi. Voting against the motion were Councilman Melone, Councilman Marco, and Councilman Galluccio. Mayor George had to vote to break the tie, and voted in the affirmative in the spirit of open and transparent government.

A special meeting was scheduled for June 25, 2014, at 7:00 p.m. Notices announcing the special meeting will be sent to all property owners prior to the meeting.

A break was taken from 11:55 p.m. to 12:05 a.m.

Present:

Mayor Randy George

Council Members: Rocco Luisi, Raymond Melone, Donna Puglisi, Robert Dyer, Dennis Marco, and Michael Galluccio

Borough Attorney Michael De Marco

Deputy Borough Clerk, Dena Ploch

Renate Elatab, Municipal Clerk

The Borough Attorney advised that the Governing Body had to adjourn the Council Meeting because no public meeting had been advertised for the following day.

ADJOURNMENT

Motion by Councilman Galluccio, second by Councilman Marco, to adjourn the meeting. Upon roll call, all members voted in the affirmative. Motion carried.

Mayor George declared the meeting duly adjourned at 12:08 p.m.

Respectfully Submitted,

Renate Elatab, Municipal Clerk

Approved at Council Meeting of July 21, 2014