

**FINANCE MEETING
SEPTEMBER 17, 2015**

A REGULAR SCHEDULED FINANCE MEETING of the Mayor and Council of the Borough of Carlstadt was held in the Caucus Room of the Borough Hall, 500 Madison Street, Carlstadt, New Jersey on Thursday, September 17, 2015 at 7:15 P.M.

Mayor William Roseman asked Claire Foy, Borough Clerk to call the roll: Mayor Roseman, Councilmen David Stoltz, Richard Bartlett, James Lenoy and Joseph Emerson were present. Councilman Robert Zimmermann arrived at 8:55 P.M. and Councilman Craig Lahullier was absent.

Mayor Roseman led all present in the Pledge of Allegiance to the Flag.

Mayor Roseman – This meeting has been called pursuant to the Open Public Meetings Law and in accordance with Section 5 of the Open Public Meetings Act, adequate notice of this meeting having been provided in the annual notice schedule which contained the time, date and location of the meeting, copies of which were sent and advertised in the following official newspapers of Carlstadt: The Record on January 7, 2015 and the Herald News on January 15, 2015 a copy of which is on the Bulletin Board in the Borough Hall and a copy on file in the office of the Borough Clerk.

Naresh Teckwani from Public Clothing company located at 75 Triangle Boulevard, Carlstadt was in attendance with regards to false alarm fines they have received in the amount of \$1,400.00. Mayor Roseman stated we will give you a reprieve. What he wanted this person to realize is the only reason we do that is we don't want it to be a profit center but a lot of times when there is a false alarm and our Police and Fire Department rush down there it takes away and adds to the response time if another issue arrives.

Mayor Roseman entertained a motion to waive the fine of \$1,400.00 for Public Clothing at 75 Triangle Boulevard. On motion by Lenoy, seconded by Emerson, unanimous on call of roll of those present.

COUNCILMAN RICHARD BARTLETT

Had information regarding the one chief's car and the pick-up truck 706 will be going to Wildwood for the Firemen's Convention this weekend. He also had a few things to bring up in closed session.

COUNCILMAN JAMES LENOY

He had nothing to discuss at this time.

COUNCILMAN JOSEPH EMERSON

He mentioned that Carlstadt Soccer is looking for two buses for an event that is taking place on September 25, 2015. On motion by Emerson, seconded by Stoltz, unanimous on call of roll of those present.

COUNCILMAN DAVID STOLTZ

He had nothing to discuss at this time.

**CONSENT AGENDA
RESOLUTION NO. 2015-222**

WHEREAS, the Keystone Purchasing Network (KPN), maintains National Cooperative Purchasing Agreement Contracts, which are competitively awarded national leveraged cooperative purchasing contracts, through which members can make purchases; and

WHEREAS, the Borough of Carlstadt, by joining (KPN), at no cost, can participate in the National Cooperative Purchasing Agreement Contracts to purchase municipal equipment at a competitive bid advantage; and

WHEREAS, the State of New Jersey recently passed Public Law 2011, Chapter 139, that allows local contracting units to utilize national cooperative contacts as an acceptable procurement method, explained in detail in the New Jersey Department of Community Affairs, Division of Local Government Services, Local Finance Notice No. LFN 2012-10, dated May 14, 2012.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Carlstadt that it authorizes the CFO to execute the membership agreement with the National Joint Powers Alliance (NJPA), 202 12th Street NE, Staples MN 56479 for the purpose of purchasing from their cooperative contracts.

RESOLUTION NO. 2015-223

AGREEMENT FOR ENVIRONMENTAL SERVICES

WHEREAS, Neglia Engineering Associates has provided the Borough with a Proposal Amendment Agreement for Environmental Services for the Senior Center & Civic Center Retaining Wall and ADA Ramp, dated September 15, 2015; and

WHEREAS, the Agreement for Environmental Services includes a lump sum cost of Seven Thousand Two Hundred Dollars and Zero Cents (\$7,200.00) representing Environmental Services associated with two underground storage tanks; and

WHEREAS, the CFO has certified that these funds have been appropriately budgeted for; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to authorize the proposal amendment agreement for environmental services for the Senior Center & Civic Center Retaining Wall and ADA Ramp, dated September 15, 2015 for Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, New Jersey.

This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2015-224

AWARD OF CONTRACT

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of Neglia Engineering Associates that the Contract for:

**ZIMMERMANN PARK – GRANITE BOULDER MARKER
BOROUGH OF CARLSTADT, BERGEN COUNTY, NEW JERSEY**

be awarded to Albert H. Hopper Monuments, Inc., 329 Ridge Rd North Arlington, NJ 07031 for the quote amount of Six Thousand Nine Hundred Sixty Dollars and Zero Cents (\$6,960.00) which represent the only quote submitted for Base Bid 'A' (of the eight quotes requested) per the September 04, 2015 solicitation for this project. This quote submitted represents the Base Bid 'A' with a project completed date of October 07, 2015. This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2015-225

AWARD OF CONTRACT

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of Neglia Engineering Associates that the Contract for:

**VARIOUS SIDEWALK LOCATIONS
BOROUGH OF CARLSTADT, BERGEN COUNTY, NEW JERSEY**

be awarded to Pasquale & Deleasa Mason Contractors, 600 Central Ave, Carlstadt, New Jersey 07072 for the quote amount of Thirty-Six Thousand Dollars and Zero Cents (\$36,000.00) which represents a unit price of \$90.00 per square yard of concrete and 400 square yards of concrete being the only quote submitted (of the three quotes requested) per the September 04, 2015 solicitation for this project. This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2015-226

AWARD OF CONTRACT

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of Neglia Engineering Associates that the Contract for:

**VARIOUS STREET TREE INSTALLATIONS
BOROUGH OF CARLSTADT, BERGEN COUNTY, NEW JERSEY**

be awarded to Downes Tree Service, 65 Royal Avenue, Hawthorne, New Jersey 07506 for the quote amount of Thirty-Six Thousand Dollars and Zero Cents (\$36,000.00) which represents a unit price of \$360.00 per tree and 100 trees being the lowest quote of two submitted (of the three quotes requested) per the September 09, 2015 solicitation for this project. This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

On motion by Lenoy, seconded by Emerson, unanimous on call of roll of those present.

**CONSIDERATION OF ORDINANCES
FINAL READING**

ORDINANCE NO. 15-7

AN ORDINANCE ESTABLISHING A REDEVELOPMENT PLAN FOR PROPERTIES LOCATED AT BLOCK 55, LOTS 9 AND 10 IN THE BOROUGH OF CARLSTADT AND ESTABLISHING A SENIOR CITIZEN AFFORDABLE HOUSING OVERLAY (SCAHO) ZONING DISTRICT CONSISTENT WITH THE AFFORDABLE HOUSING OVERLAY ZONE-2 (AHO-2) AND THE SENIOR CITIZEN HOUSING (SCH) ZONE. THE REDEVELOPMENT AREA SHALL BE KNOWN AS THE SENIOR CITIZEN AFFORDABLE HOUSING OVERLAY ZONE (“SCAHO”) BY ADDING THE PROPERTIES INCLUDED IN THIS ORDINANCE TO THE NEWLY CREATED SCAHO ZONING DISTRICT. CHAPTER 21, ZONING, OF THE CODE OF THE BOROUGH OF CARLSTADT IS AMENDED TO INCLUDE THE PROPERTIES AT BLOCK 55, LOTS 9 AND 10 IN THE SCAHO ZONE. CHAPTER 21-4e. PERTAINING TO THE BOROUGH OF CARLSTADT ZONING MAP IS HEREBY AMENDED TO INCLUDE THE SCAHO ZONE.

Mayor Roseman entertained a motion to open this ordinance to a hearing of citizens.

On motion by Bartlett, seconded by Lenoy, unanimous on call of roll of those present.

Mayor Roseman asked if any citizen wished to be heard on this ordinance.

Someone asked a question and Mayor Roseman replied we hope to have some ground breaking by the end of October. Maybe construction can begin in early Spring. It was also asked about occupancy for the building. Mayor Roseman replied it will be chosen by residency. There is no list now but there will be. The committee for this project will establish that. It will be Carlstadt priority

first and if we don't fill it with Carlstadt residents then we will open it up.
Mayor Roseman entertained a motion to close this to a hearing of citizens.
On motion by Emerson, seconded by Lenoy, unanimous on call of roll of those present.

RESOLUTION NO. 2015-227

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE ESTABLISHING A REDEVELOPMENT PLAN FOR PROPERTIES LOCATED AT BLOCK 55, LOTS 9 AND 10 IN THE BOROUGH OF CARLSTADT AND ESTABLISHING A SENIOR CITIZEN AFFORDABLE HOUSING OVERLAY (SCAHO) ZONING DISTRICT CONSISTENT WITH THE AFFORDABLE HOUSING OVERLAY ZONE-2 (AHO-2) AND THE SENIOR CITIZEN HOUSING (SCH) ZONE. THE REDEVELOPMENT AREA SHALL BE KNOWN AS THE SENIOR CITIZEN AFFORDABLE HOUSING OVERLAY ZONE ("SCAHO") BY ADDING THE PROPERTIES INCLUDED IN THIS ORDINANCE TO THE NEWLY CREATED SCAHO ZONING DISTRICT. CHAPTER 21, ZONING, OF THE CODE OF THE BOROUGH OF CARLSTADT IS AMENDED TO INCLUDE THE PROPERTIES AT BLOCK 55, LOTS 9 AND 10 IN THE SCAHO ZONE. CHAPTER 21-4e. PERTAINING TO THE BOROUGH OF CARLSTADT ZONING MAP IS HEREBY AMENDED TO INCLUDE THE SCAHO ZONE.

heretofore introduced, does now pass on final reading and the Borough Clerk is hereby authorized and directed to publish said ordinance according to law.

On motion by Lenoy, seconded by Emerson, unanimous on call of roll of those present.

FIRST READING

ORDINANCE NO. 15-9

AN ORDINANCE AMENDING THE 2015 REDEVELOPMENT PLAN, ADOPTED BY ORDINANCE NUMBER 15-7, FOR THE PROPERTIES LOCATED AT BLOCK 55, LOTS 9 AND 10 IN THE BOROUGH OF CARLSTADT ESTABLISHING A SENIOR CITIZEN AFFORDABLE HOUSING OVERLAY (SCAHO) ZONING DISTRICT CONSISTENT WITH THE AFFORDABLE HOUSING OVERLAY ZONE-2 (AHO-2) AND THE SENIOR CITIZEN HOUSING (SCH) ZONE.

WHEREAS, on June 5, 2014 the Borough Council of the Borough of Carlstadt adopted resolution number 2014-127 declaring and designating the former Lincoln School property as an area in need of redevelopment (ANR) for "non-condemnation" purposes. The Lincoln School being located at Block 55, Lots 9 and 10 in the Borough of Carlstadt; and

WHEREAS, on July 20, 2015 the Borough Council introduced ordinance number 15-7 setting forth the terms and conditions of the 2015 Carlstadt Redevelopment Plan which said ordinance has been adopted on September 17, 2015; and

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WHEREAS, on August 24, 2015, after referral of the 2015 Carlstadt Redevelopment Plan-Senior Housing to the Planning Board by the Borough Council, the Carlstadt Planning Board recommended that the Council consider amending the Redevelopment Plan to reduce the project scope and address the number of two bedroom units to be included in the proposed Plan; and

WHEREAS, the Borough Council desires to eliminate the two bedroom units from the redevelopment plan and the pertinent project; and

WHEREAS, the primary objectives of the Borough of Carlstadt redevelopment effort and this redevelopment plan are to: 1) improve property conditions in the Borough through the occupancy of the former Lincoln School; 2) improve the quality of life of Borough residents, especially the senior population on fixed-income; 3) to further the purposes of the AHO-2 and SCH zoning districts hereinbefore established; and, 4) to further comply with the intent and spirit of the FHA through the extension of the previously established AHO-2 and SCH zones to the former Lincoln School property.

NOW, THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Carlstadt, in accordance with the provisions of N.J.S.A. 40A:12A-1 et.seq that the Redevelopment Plan for the former Lincoln School, Block 55, Lots 9 and 10, is hereby amended as follows.

1. The preamble, or Whereas clauses, hereinbefore recited are made a part of this ordinance as though they are part of the functional part of this ordinance and as though they are included in the Ordained portion of this Redevelopment Plan.

2. Section 3 of the 2015 Redevelopment Plan, as included in ordinance number 15-7 shall read in full, as follows: "In furtherance of the objectives of this redevelopment plan the Borough Council of the Borough of Carlstadt intends to sponsor an affordable housing project of approximately thirty six (36) residences. All such units shall be one bedroom units of which not greater than four (4) units may include a den. A den is defined as a separate room no larger than twelve feet by fifteen feet without a closet."

3. Conflict.

All ordinances or resolutions, or parts of ordinances or resolutions that are in conflict with the provisions of this ordinance are hereby repealed to the extent necessary.

4. Effective Date.

This ordinance shall take effect immediately upon final passage and publication as required by law and upon filing with the Bergen County Planning Board.

RESOLUTION NO. 2015-228

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE AMENDING THE 2015 REDEVELOPMENT PLAN, ADOPTED BY ORDINANCE NUMBER 15-7, FOR THE PROPERTIES LOCATED AT BLOCK 55, LOTS 9 AND 10 IN THE BOROUGH OF CARLSTADT ESTABLISHING A SENIOR CITIZEN AFFORDABLE HOUSING OVERLAY (SCAHO) ZONING DISTRICT CONSISTENT WITH THE AFFORDABLE HOUSING OVERLAY ZONE-2 (AHO-2) AND THE SENIOR CITIZEN HOUSING (SCH) ZONE.

heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 1st day of October, 2015 at 7:00 o'clock P.M. or as soon thereafter as the matter can be reached, at the regular meeting place of the Carlstadt Borough Council, and that at such time and

place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Borough Clerk be, and she hereby is, authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

On motion by Lenoy, seconded by Stoltz, unanimous on call of roll of those present.

RESOLUTION NO. 2015-229

**Designating a Redeveloper for the 2015 Carlstadt Redevelopment Plan and
Authorizing the 2015 Senior Citizen Affordable Housing Project at
Block 55, Lot 9 and Lot 10.**

WHEREAS, on September 17, 2015 the Borough Council of the Borough of Carlstadt adopted ordinance number 15-7 establishing the 2015 Carlstadt Redevelopment Plan and Senior Citizen Affordable Housing Overlay zone, which shall also be known as the “SCAHO” zone; and

WHEREAS, the property subject to the 2015 Senior Citizen Affordable Housing Project is situated at Block 55, Lot 9 and Lot 10, the former Lincoln School; and

WHEREAS, based upon the recommendation of the Carlstadt Committee on Senior Housing (CCSH) and to further the Borough of Carlstadt’s continued commitment to affordable housing opportunities as envisioned by the Fair Housing Act (FHA) the Borough Council finds that it is in the best interest of the public to proceed with the leasing of the project premises to a qualified redeveloper to implement the aforesaid redevelopment project consistent with the provisions of the 2015 Carlstadt Redevelopment Plan subject to Carlstadt Planning Board site plan approval; and

WHEREAS, due to market conditions, including compliance with the details of affordable housing regulations, the Borough’s professionals have recommended RPM Development Group, 77 Park Street, Montclair, New Jersey, 07042, a leader in New Jersey Affordable Housing projects (including City Center, Pleasantville, New Jersey), to be designated as redeveloper to carry out the 2015 Carlstadt Redevelopment Plan and proceed with the 2015 Senior Citizen Affordable Housing Project.

NOW, THEREFORE BE IT RESOLVED by the Council of the Borough of Carlstadt, Bergen County, New Jersey, pursuant to the provisions of N.J.S.A. 40A:12A-1 et. seq, that RPM Development Group, or a related entity organized for the purpose of carrying out the aforesaid redevelopment project, is hereby designated as the redeveloper of the property to be redeveloped as a senior citizen affordable housing project at Block 55, Lot 9 and Lot 10 at Division Avenue, and pursuant to the objectives of the 2015 Carlstadt Redevelopment Plan.

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BE IT FURTHER RESOLVED that the above preamble (WHEREAS paragraphs) is made part of this resolution as though it is a material and actionable part of this resolution.

BE IT FURTHER RESOLVED that a long term lease of the property at Block 55, Lot 9 and Lot 10 between the Borough of Carlstadt and RPM Development Group, or related entity, is hereby authorized subject to planning board site plan approval of a thirty-six (36) unit senior citizen affordable housing project and provided that the project commences on or before November 15, 2015 by virtue of a site plan application being filed with the Carlstadt Planning Board by RPM.

BE IT FURTHER RESOLVED that the Borough of Carlstadt intends to finance the 2015 Senior Citizen Affordable Housing Project through its own resources, however, an appropriate annual (or monthly) lease payment shall be made by RPM, commencing not later than January 1, 2019.

BE IT FURTHER RESOLVED pursuant to N.J.S.A. 40A:12A-8, the Mayor is hereby authorized to execute on behalf of the Borough of Carlstadt a redevelopment agreement, consistent with the adopted 2015 Carlstadt Redevelopment Plan ordinance and this resolution, between the Borough of Carlstadt and the herein designated redeveloper, RPM Development Group, or related entity, so as to carry out the terms and conditions of the 2015 Senior Citizen Affordable Housing redevelopment project, a copy of said agreement shall be placed on file in the office of the Borough Clerk upon execution thereof.

BE IT FURTHER RESOLVED that the Borough Attorney and Financial Advisor, as redevelopment consultant, are hereby authorized to negotiate, enforce and carry out the terms and conditions of the redevelopment agreement authorized herein.

On motion by Stoltz, seconded by Emerson, unanimous on call of roll of those present.

Mayor Roseman wanted to thank Donald Molzon and his committee for doing such a good job with this. It's been a long haul and a long time coming. This would not have happened had it not been for the diligence of Donald Molzon and his team.

Mayor Roseman discussed correspondence received from our municipal court for a credit card terminal. It does require an ordinance change. Dennis Ritchie, Borough Attorney mentioned there will be an extra \$2.00 charge as a process fee allowing them to pay by credit card. This was discussed further in detail.

Mayor Roseman went over other correspondence that was received.

Mayor Roseman entertained a motion to go into closed session at 7:45 P.M. to discuss personnel and property. On motion by Stoltz, seconded by Emerson, the meeting unanimously went into closed session.

The meeting went back into open session at 9:15 P.M. with the following members in attendance: Mayor Roseman, Councilmen Zimmermann, Stoltz, Bartlett, Lenoy and Emerson.

Mayor Roseman entertained a motion to adjourn the meeting at 9:15 P.M. On motion by Stoltz, seconded by Emerson, the meeting was unanimously adjourned.

APPROVED: _____
WILLIAM ROSEMAN, MAYOR

ATTEST: _____
CLAIRE FOY, BOROUGH CLERK