

**FINANCE MEETING**  
**August 15, 2019**

**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, August 15, 2019 at 7:02 P.M.

Mayor Craig Lahullier asked Claire Foy, Borough Clerk to call the roll: Mayor Craig Lahullier, Councilmen Robert Zimmermann, David Stoltz, Richard Bartlett, James Lenoy, Joseph Emerson and William Roseman were present.

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

Mayor Lahullier – 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 5, 2019 and the Herald News on January 5, 2019 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.

Mayor Lahullier said that after Monday's Special Planning Board Meeting on August 12, 2019 regarding the Senior Housing Project the Council had some questions and the reason we asked both the attorney and architect representing the Housing Development Corporation of Bergen County to come tonight was to answer any questions the Council has. In the absence of the civil engineer, the architect talked about the building itself to be built which included the floor plans of each floor and what is inside the building. Mayor Lahullier wanted to know if a laundry room could be on each floor rather than having the people take the elevator to the basement. The reply was that could be done. Other questions were asked and answered regarding size of the rooms and a dining area in the apartment.

A question was asked does it have to be forty units. The reply was more than likely in order for it to be financially feasible. Mayor Lahullier said we met with the committee on this project three weeks ago and we did agree to two elevators over just one. We could not do the solarium but we did agree on a green roof which means if you want to go sit in the sun during the summer there will be grass and chairs and we also added a greenhouse. As far as layout of the rooms, that is something we have no control over. Mayor Lahullier also added we cannot say we can guarantee we are going to have Carlstadt people in there. It is up to us to make sure we find people who are going to be qualified and get them in line in order to get them in; if we can get ten Carlstadt people in here never mind the ten rooms set aside for veterans. A lot of questions were asked regarding the size of the rooms, heating and air conditioning which went into a lengthy discussion.

Councilman Roseman said his problem with this is when we first looked at this we were looking at the restoration of the old school. The footprint would have been the same and the appearance of such that people were accustomed to. This is a very different project than what we presented below the hill. We only had twenty-four units. When I look at this now I see a monumental structure and it is right on the sidewalk. He feels something like that would be more conducive near Stop and Shop. He would like to discuss this in closed session to possibly moving this.

Councilman Roseman also mentioned that the area below the hill where Lincoln School was is one of

FINANCE MEETING

August 15, 2019

Page 2

the oldest sections in town. Families who stay down there are from multi generations and the issue Councilman Roseman has is this is destructive. Councilman Bartlett said he did not make the meeting Monday night and this looks like you put two boxes this way and one the other way. There are no esthetics to it and this is what he doesn't like. The people down there would have to look at this every day. They were used to a school that was there for over hundred years that had some character and design. Now communities all around are putting up buildings that are boxes with no character and design. This was further discussed and other Council members also agreed this is not a good place to build this. Someone asked about who gets to reside in this building. A representative replied sixteen Carlstadt residents, fourteen for lower income and ten for veterans. There were further questions asked by people in the room. The main question was about why isn't the building only for Carlstadt residents. Mayor Lahullier replied he was told back when we had Mr. Bennecke here doing the thirty-six units, if we used tax dollars to fund this project it also opens the door that anyone from Bergen County or whatever would be allowed to apply to come in. We were all told here the only way Carlstadt only is if somebody private would put their name on the building and they would be willing to build it. Then it would be Carlstadt only. Nine million dollars was going to come out of a taxpayer bond and we were told even if we did that and we built it ourselves and use taxpayer money to pay the bill, it would not be able to be Carlstadt only. This went into a lengthy discussion. It was discussed as to how a Carlstadt resident would apply for a room in the new facility. A representative replied to have a lottery and you open a waiting list for three or four days. The lottery is run publically at town hall and the names are scrambled and picked. The second way which they recently did for Saddle Brook they did it first come, first serve. Other matters regarding bills that have to be paid for the attorney and architect were also discussed. The Council decided to discuss this and other matters in closed session.

Councilman Emerson went over the correspondence that Domenick Giancaspro, CFO gave out with regards to a six month review of the 2019 Budget, 2019 requested Capital Projects and a seven month review of the 2019 Budget, which was discussed in closed session.

**EXECUTIVE SESSION MEETING ACT  
RECESS INTO CLOSED SESSION**

**WHEREAS**, it is necessary for the Governing Body of the Borough of Carlstadt to conduct an executive session closed to the public in order to discuss one or more of the following subjects: property and the Budget.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Council of the Borough of Carlstadt hereby moves to go into executive session in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10-4-6 et. Seq. for the purpose of discussing one or more of the following subjects: property and the Budget.

**AND, BE IT FURTHER RESOLVED** that the public will be informed either later this evening after reconvening the public meeting or at a future public meeting said date is not predictable

at the present time.

**AND, BE IT FURTHER RESOLVED** that the matters discussed in and minutes of the closed session shall be disclosed to the public when the reason for confidentiality no longer exists.

Mayor Lahullier entertained a motion to go into closed session at 8:00 P.M. On motion by Bartlett, seconded by Emerson, unanimous on call of roll.

The meeting went back into open session at 10:11 P.M. with the following members in attendance: Councilmen Zimmermann, Stoltz, Bartlett, Lenoy, Emerson and Roseman. Mayor Lahullier left the meeting at 9:38 P.M.

Council President Bartlett mentioned we received correspondence from Robert Biamonte Jr., 507 Eighth Street, Carlstadt, N.J. He will be having a large birthday party for his children at his residence on Saturday, August 17, 2019 and is requesting barricades to block off Eighth Street between Division Avenue and Berry Avenue. He is hoping to have the street open to all traffic by 8:00 P.M.

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

Council President Bartlett mentioned we received correspondence from Suzanne Fonseca, CRSL Treasurer of Carlstadt Soccer. They are planning their 2<sup>nd</sup> Annual Food Truck Mash up and Beer Garden Fundraiser for October 5, 2019. She is requesting to use the Borough facilities (roller rink, basketball court and parking lot behind Carlstadt Public School. She is also requesting to have a few Special Police Officers there.

On motion by Emerson, seconded by Zimmermann, unanimous on call of roll.

## **CONSIDERATION OF ORDINANCES FINAL READING**

### **ORDINANCE NO. 19-9**

#### **ORDINANCE OF THE BOROUGH OF CARLSTADT COUNTY OF BERGEN, NEW JERSEY APPROVING AN APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR A TAX EXEMPTION FOR AN URBAN RENEWAL PROJECT WITH RESPECT TO THE PROPERTY COMMONLY KNOWN AS BLOCK 122, LOTS 7, 8 AND 9 ON THE TAX MAP OF THE BOROUGH**

Council President Bartlett entertained a motion to open this ordinance to a hearing of citizens.

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

Council President Bartlett said to let the record show there are no citizens to speak on this ordinance.

Council President Bartlett entertained a motion to close this ordinance to a hearing of citizens.

On motion by Zimmermann, seconded by Lenoy, unanimous on call of roll.

### **RESOLUTION NO. 2019-188-A**

**BE IT RESOLVED** that the ordinance entitled:

**ORDINANCE OF THE BOROUGH OF CARLSTADT COUNTY OF BERGEN, NEW JERSEY APPROVING AN APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR A TAX EXEMPTION FOR AN URBAN RENEWAL PROJECT WITH RESPECT TO THE PROPERTY COMMONLY KNOWN AS BLOCK 122, LOTS 7, 8 AND 9 ON THE TAX MAP OF THE BOROUGH**

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 Zimmermann, seconded by Emerson, unanimous on call of roll.

Councilman Roseman asked if they should call a Special Meeting on Thursday, August 22, 2019 just in case there is anything else that comes up regarding the Senior Housing Project.

Councilman Lenoy made a motion to have a Special Meeting on August 22, 2019 at 7:00 P.M., seconded by Emerson, unanimous on call of roll.

Councilman Zimmermann made a motion to rescind Memorandum of Understanding with the Bergen County Housing Authority for the Senior Housing Project at the Lincoln School site which was Resolution No. 2019-133 and also to rescind the other appropriate Resolutions No. 2019-154-A, No. 2019-154-B and 2019-154-C, seconded by Stoltz, unanimous on call of roll.

Councilman Roseman also would like to have a committee explore other areas for Senior Housing. On motion by Stoltz, seconded by Zimmermann, unanimous on call of roll.

Joseph Crifasi, DPW Operations Manager, said at the last meeting it was approved for the lower of two quotes to have Matt Moran, Battalion Chief's vehicle fixed. He mentioned the price of \$3,200.00 but the actual quote was \$3,421.60.

On motion by Stoltz, seconded by Roseman, unanimous on call of roll.

**PROCLAMATION**

**Whereas, the First Presbyterian Church** is an integral part of the 125-year history of the Borough of Carlstadt; and

**Whereas**, the **First Presbyterian Church** began in 1869 when it was incorporated on August 18 of that year and originally called the German Evangelical Church of Carlstadt, New Jersey and was accepted into the Presbytery of Jersey City; and

**Whereas**, known as an inclusive worshipping community serving the residents of the Borough, the **First Presbyterian Church** has provided religious, spiritual and social support services to the citizens of our community with its leadership and members dedicated to upholding the highest standards of community service, including responding to the emergency needs of the community, and for having dedicated significant time and effort to making a difference in the lives of others; and

**Whereas**, the **First Presbyterian Church** as it presently stands on the corner of Division Avenue and Third Street was first dedicated on December 17, 1871 and was served by the first elders, John H. Broking and John Deppert; and

**Whereas**, through the years, the **First Presbyterian Church** has continued to grow and accommodate the needs of its congregation with the addition of the church bell in 1875-1886, which served as the fire alarm for the volunteer fire department, as well as the addition of the Sunday School hall in 1904, the pipe organ in 1934, and the narthex in 1955; and

**Whereas**, the **First Presbyterian Church** has been led by many Pastors over the years, but most notably, **Reverend Donald Pitches**, who has served the congregation and community for the past 35 years and who will be retiring on December 30, 2019; and

**Whereas**, the **First Presbyterian Church** is celebrating its **150<sup>th</sup>** year of continuous service in our Borough on the 18th day of August 2019; and

**Whereas**, the Borough of Carlstadt, its Governing Body, and the Citizens therein are appreciative of the service to the community provided by the **First Presbyterian Church** and wish to publicly acknowledge same.

**Now, Therefore Be It Proclaimed**, that I, Craig Lahullier, Mayor of the Borough of Carlstadt, together with the Governing Body and Citizens of the Borough of Carlstadt, do hereby acknowledge the many benefits bestowed upon the residents of our Borough by the **First Presbyterian Church** and I extend on behalf of the Governing Body and the Citizens of the Borough of Carlstadt our best wishes for continued success in the years to come; and

I, **Craig Lahullier**, do set my hand to this Proclamation on the 15th day of August 2019 as **Mayor of the Borough of Carlstadt** and hereby proclaim **August 18, 2019 as First Presbyterian Church Day** and set this proclamation as a permanent record of the minutes of the Borough of Carlstadt.

Council President Bartlett entertained a motion to adjourn the meeting at 10:33 P.M. On motion by

FINANCE MEETING

August 15, 2019

Page 6

Zimmermann, seconded by Emerson, unanimous on call of roll.

APPROVED: \_\_\_\_\_  
CRAIG LAHULLIER MAYOR

ATTEST: \_\_\_\_\_  
CLAIRE FOY, BOROUGH CLERK