

The minutes of the Special Public Meeting of the Township Council of the Township of Saddle Brook held on April 6, 2023 at 5:30 PM at the Municipal Complex, 55 Mayhill Street Saddle Brook NJ.

Council President Gierrek called the meeting to order.

The Township Clerk called the roll:

Councilman Cimiluca – present
Councilman Accomando – present
Councilwoman Sanchez – present
Councilwoman Mazzer – present
Council President Gierrek – present

Mayor White – present
Mr. Schettino, Township Attorney – present
Ms. Ruane, Interim Business Administrator- present
Mr. Klein – Twp. Engineer - present

Council President Gierrek asked all to rise for the salute to the flag.

Council President Gierrek announced that adequate notice of this meeting has been sent to all council members and to all legal newspapers in accordance with the provisions of the Open Public Meetings Act, Chapter 231, P.L. 1975.

The Township Clerk announced that the public is hereby advised that any statements made during the meeting of the Township Council may not be privileged or protected, and that persons or entities who take issue with such comments, or are offended by same, may and have in the past sought legal redress through the courts.

Any member of the public who addresses the Council speaks for themselves and not for the council.

Councilwoman Sanchez made a motion to open the meeting to the public, seconded by Councilwoman Mazzer.

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierrek – yes

Mr. Allan Mangini of 260 South Lanza Court spoke about the conditions at the Saddle Brook Mall. Mr. Mangini mentioned he attended the Planning Board meeting on March 20 with his neighbors and provided information about the trucks idling at all times. He also remembered Oster Realty owned the property but when he checked at town hall he found that there was a new partner involved. Now nothing is done to keep the mall clean. One Planning Board member suggested he plant trees. He has hedges but that doesn't keep the debris from blowing into his yard. He continued that he presented the Mayor with pictures showing TJ Maxx has propane tanks and open bins with garbage. Rats and rodents are a problem. There is no enforcement of property maintenance.

We want Saddle Brook to be a good place to bring children up. Over 30 years ago and Mr. Lo Dico will remember TV news crews were here when his wife complained about the conditions when Oster Realty owned the property. Mr. Mangini said he is now retired with free time and will get the papers and TV here again.

Council President Gierak asked if the conditions have progressively worsened over time and Mr. Mangini responded yes.

Councilman Cimiluca asked if the problem is not enough dumpsters and are they enclosed? Mr. Mangini said there are no enclosures.

Mayor White said he received a letter last week from Mr. Mangini and Mr. Ambrogio met with the property manager. He agreed the dumpsters are not enclosed with a fence and they have to comply. They also have outdoor storage which they are not supposed to do.

They normally apply for a permit during the holiday season for outdoor storage but this year they didn't and the containers are still there. Mr. Ambrogio was going to put it in writing with a list of violations to the property manager and tickets should be issued. Mr. Mangini said there are no locks on the containers and he doesn't have a problem with them having them on the property for the holiday season.

Councilman Cimiluca said it seems to be a two-fold problem – zoning and property maintenance. They have to be considerate of other taxpayers, such as Mr. Mangini.

Mr. Mangini mentioned there is no reason to have trucks idling in the back near residences.

Councilman Cimiluca said that was a problem years ago and that's why we have an ordinance prohibiting it. It's a matter of enforcement.

Mayor White said the companies should inform the delivery drivers to deliver at certain times and not idle while they are waiting.

Mr. Mangini brought up Amazon and believes Wal Mart is trying to compete with deliveries like Amazon.

Councilman Accomando said the truck idling did come up at the Planning Board meeting and they were told trucks should stay in the front. Now 15 days later and they have done nothing. Mr. Mangini agreed he hasn't seen any difference.

Mayor White said the property manager was going to comply with Mr. Ambrogio's comments but it seems Wal Mart is not complying.

Councilwoman Mazzer said the Township has to deal with Wal Mart and the Mayor agreed.

Councilman Cimiluca said this could become a health issue.

Mayor said years ago the mall had security day and overnight.

Council President Gierak asked for a motion to close the meeting to the public. Motion made by Councilwoman Mazzer and seconded by Councilman Accomando.

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak – yes

Under comments, Mayor White spoke about the conditions at the mall and the drainage easement that runs through their property. Many times it is overgrown and filled with litter.

Councilman Accomando mentioned the late night disturbances when vehicles are racing through the parking lot. One night recently Walmart in Teterboro reported vehicles racing in their parking lot and alerted the Saddle Brook police who headed them off before they could reach our Walmart.

Mayor continued that all departments moved in and computers and phones are up and running. Signage is being worked on for areas as well as a directory. The light out front needs to be reviewed. Councilman Cimiluca suggested maybe paint the background white and the black area will stand out. Mayor brought up the old town hall mentioning that people are interested in purchasing it and residents are asking what is going to be done with it.

Mayor said he doesn't want to see the building sit too long like the old police station. He brought up that a title search should be conducted to determine the property by lot and block number.

Mr. Schettino suggested that the property can be designated as an area in need of redevelopment or sell outright as zoned presently.

Mr. Schettino also mentioned the zoning map update and Mr. Klein said that it was updated last year. He will send a copy to Mr. Ambrogio. Councilman Cimiluca and Mayor White said this came up last year with the cannabis zones.

Councilman Cimiluca said he received a call concerning Schepis Ave. Mr. Klein responded that he would look into any drainage problems and pointed out that some of the intersecting streets are done due to the connecting of the water mains off Schepis.

Discussion took place about speed humps and Councilman Cimiluca said the priority has been by parks and schools.

Council President Gierak gave a report on the Flood Committee meeting and the need to adopt a flood damage protection ordinance by June 21st deadline. Discussion was on flood insurance. Blue Acres properties and the barn at 200 Saddle River Rd.

Mr. Klein gave a summary of the ongoing and upcoming projects.

ORDINANCES

1. ORDINANCE # 1728-23 FINAL READING

AN ORDINANCE AMENDING SECTION 36-11 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF SADDLE BROOK

Council President Gierak asked for a motion to give ordinance a second reading

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierak – yes

The Township Clerk read the ordinance by title:

AN ORDINANCE AMENDING SECTION 36-11 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF SADDLE BROOK

Council President Gierak asked for a motion to open the meeting to the public. Motion by Councilwoman Sanchez and was seconded by Councilman Accomando.

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak – yes

Council President Gierak announced the meeting was open to the public on this ordinance only.

Hearing no one, Councilman Accomando made a motion, seconded by Councilwoman Mazzer to close the meeting to the public.

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak – yes

Council President Gierak asked the Clerk to read the resolution regarding final passage.

The Township Clerk read the following resolution

CR# 0423-65

BE IT RESOLVED by the Township Council of the Township of Saddle Brook that the ordinance entitled

AN ORDINANCE AMENDING SECTION 36-11 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF SADDLE BROOK

does now pass on second and final reading and that the Township Clerk be directed to advertise said ordinance or Title thereof, in the press, together with a notice of the date of passage of said ordinance according to law.

Motion: Councilwoman Mazzer

Councilman Accomando

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak – yes

2. ORDINANCE # 1729-23 FINAL READING

AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK, NEW JERSEY AMENDING THE TOWNSHIP CODE AND ALL GENERAL ORDINANCES OF THE TOWNSHIP; MORE SPECIFICALLY, CHAPTER 206-84F AND CHAPTER 206 SECTION 82-3 (5) FEES

Council President Gierak asked for a motion to give ordinance a second reading

Motion: Councilman Cimiluca

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierrek – yes

The Township Clerk read the ordinance by title:

AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK, NEW JERSEY AMENDING THE TOWNSHIP CODE AND ALL GENERAL ORDINANCES OF THE TOWNSHIP; MORE SPECIFICALLY, CHAPTER 206-84F AND CHAPTER 206 SECTION 82-3 (5) FEES

Council President Gierrek asked for a motion to open the meeting to the public. Motion by Councilwoman Mazzer and was seconded by Councilman Accomando.

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierrek – yes

Council President Gierrek announced the meeting was open to the public on this ordinance only.

Hearing no one, Councilwoman Sanchez made a motion, seconded by Councilwoman Mazzer to close the meeting to the public.

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierrek – yes

At this time Council President Gierrek asked for a motion to table ordinance to the next meeting in order to give the Planning Board an opportunity to review and comment.

Motion by Councilman Cimiluca

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierrek – yes

3. ORDINANCE # 1730-23 FINAL READING

AN ORDINANCE AMENDING CHAPTER 206 “ZONING” OF THE TOWNSHIP CODE OF THE TOWNSHIP OF SADDLE BROOK

Council President Gierrek asked for a motion to give ordinance a second reading

Motion: Councilwoman Sanchez

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierrek – yes

The Township Clerk read the ordinance by title:

AN ORDINANCE AMENDING CHAPTER 206 “ZONING” OF THE TOWNSHIP CODE OF THE TOWNSHIP OF SADDLE BROOK

Council President Gierrek asked for a motion to open the meeting to the public. Motion by Councilwoman Mazzer and was seconded by Councilman Accomando.

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierrek – yes

Council President Gierrek announced the meeting was open to the public on this ordinance only.

Hearing no one, Councilwoman Sanchez made a motion, seconded by Councilwoman Mazzer to close the meeting to the public.

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierrek – yes

At this time Council President Gierrek asked for a motion to table ordinance to the next meeting in order to give the Planning Board an opportunity to review and comment.

Motion by Councilman Cimiluca

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierrek – yes

4. ORDINANCE # 1731-23 FINAL READING

AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO FIX THE SALARY AND WAGES OF EMPLOYEES, SERVANTS OR PROFESSIONAL STAFF FOR (WHITE COLLAR) FOR THE YEAR 2023

Council President Gierrek asked for a motion to give ordinance a second reading

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak – yes

The Township Clerk read the ordinance by title:

AN ORDINANCE AMENDING SECTION 36-11 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF SADDLE BROOK

Council President Gierak asked for a motion to open the meeting to the public. Motion by Councilwoman Mazzer and was seconded by Councilman Accomando.

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak – yes
Council President Gierak announced the meeting was open to the public on this ordinance only.

Hearing no one, Councilwoman Mazzer made a motion, seconded by Councilwoman Sanchez to close the meeting to the public.

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak – yes

Council President Gierak asked the Clerk to read the resolution regarding final passage.

The Township Clerk read the following resolution

CR# 0423-66

BE IT RESOLVED by the Township Council of the Township of Saddle Brook that the ordinance entitled

AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO FIX THE SALARY AND WAGES OF EMPLOYEES, SERVANTS OR PROFESSIONAL STAFF FOR (WHITE COLLAR) FOR THE YEAR 2023 does now pass on second and final reading and that the Township Clerk be directed to advertise said ordinance or Title thereof, in the press, together with a notice of the date of passage of said ordinance according to law.

Motion: Councilman Accomando

Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes
 Councilman Accomando – yes
 Councilwoman Sanchez – yes
 Councilwoman Mazzer – yes
 Council President Gierrek – yes

RESOLUTIONS:

CR# 0423-67

**TOWNSHIP OF SADDLE BROOK
 RESOLUTION**

BE IT RESOLVED by the Township Council of the Township of Saddle Brook that the following requisition(s) submitted to the Township Council for purchases over \$6,600.00 be approved providing funds are available:

<u>DEPARTMENT</u> <u>AMOUNT</u>	<u>COMPANY</u>	<u>ITEM</u>	
DPW	Armistead Mechanical Services	HVAC maint. 55 Mayhill St	\$13,600
COMM PROJ	International Fireworks	fireworks display	\$19,750.

MOTION: Councilwoman Mazzer
 Roll Call:

SECOND: Councilman Accomando

Councilman Cimiluca – yes
 Councilman Accomando – yes
 Councilwoman Sanchez – yes
 Councilwoman Mazzer – yes
 Council President Gierrek – yes

**TOWNSHIP OF SADDLE BROOK
 RESOLUTION**

CR# 0423-68

WHEREAS, there is a need for the appointment of a temporary administrator for the Township of Saddle Brook, and

WHEREAS, the Township Council appointed Maureen Ruane working as NJ Community Solutions, LLC for a salary not to exceed \$70,000.

Motion: Councilwoman Mazzer

Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes
 Councilman Accomando – yes
 Councilwoman Sanchez – yes
 Councilwoman Mazzer – yes
 Council President Gierrek – yes

Council President Gierrek asked for a motion to open the meeting to the public for agenda items only:

Motion: Councilwoman Sanchez

Second: Councilwoman Mazzer

Motion to close: Councilman Accomando

Second: Councilwoman Mazzer

Mayor mentioned that there will be a newsletter coming out soon and possibly two a year.

Hearing no other business, Council President Gierek asked for a motion to adjourn the meeting:

Motion made by Councilwoman Mazzer

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierek – yes

Meeting was adjourned at 7:04 pm.

Respectfully submitted,

Peter Lo Dico, RMC, CMC
Township Clerk

David Gierek
Council President

Approved: May 18, 2023