

**The minutes of the Special Public Meeting of the Township Council of the Township of Saddle Brook held on December 7, 2023, at 5:30 PM at the Saddle Brook Municipal Complex, 55 Mayhill Street, Saddle Brook, NJ 07663.**

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 – Twp. Attorney – present  
Mr. Klein – Twp. Engineer – absent  
Mr. Homsy – Twp. Administrator - 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 of the Township of Saddle Brook 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.

Council President Gierrek – Motion to open the meeting to the public.

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

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

Council President Gierak – Anyone wishing to address the council please step up to the podium state your name and address.

Omar Rodriguez comes forward. He begins by speaking about resolution number one regarding the repair of the traffic light in front of ACME and how much it cost to repair it. He thought that ACME was possibly responsible for the cost of repairing it. He was 100% sure they were supposed to be paying for the crossing guard at the intersection. He wanted to know if that was true. He also wanted to know if the resolution for the cannabis cultivator was a new one or if it was one of the three approved. I'm glad to see that something will be discussed about the scooters not just the scooters but it should be included electric vehicles because it's different from the scooters from the electric motorcycles. I believe it should be regulated. If it's not regulated with no license plate it has no right to be on the roads due to insurance, licensing and accidents and especially now that we're going into the wintertime those vehicles are not safe. I am eager to see what transpired during the course of the process of trying to put an ordinance together. I was just in Paramus doing some work I just noticed that this administrator has been sitting there for quite a while now and he's making a hundred and twenty five thousand dollars a year as a business administrator and Paramus is big. Of course it comes with all kinds of perks and benefits and I understand how difficult it is to manage a town even though ours is small. I just want to welcome the new Business Administrator I guess he has to learn a lot I don't know where he's coming from. I don't know his resume but I'm sure that he will try to do his best for the Town. Welcome to Saddle Brook I don't know the details of your contract yet but it will come. Just two more items. In this past election in November there was a question posed to the residents. It was about the leaves and it was put on the ballot. It's such a sensitive case. I haven't spoken about this before but I'm going to put it to you that this is respected today. The thing is we as a community we're trying to keep the streets clean to the sweeper and all that. How good is that you clean it if those companies just come and blow all those leaves or grass or whatever into the middle of the street. Don't we have an ordinance that says that we can't throw the snow into the middle of the road because they clean it. Why can't we do the same with leaves?

Mayor White – There's an ordinance. They can't blow leaves into the street.

Mr. Rodriguez – If it's not then I don't know if it's enforcement or what but more and more the companies are just throwing to the street and what bothers me is the Market Street which is the street that actually give us the name because a lot of cars from other towns pass by. You got to see in the summer or springtime they're just blowing to the middle of the street. I believe our leaves I know that we're short many of officers we should at least implement them to the main roads and try to do our due diligence and issue tickets. Finally I go over and over again and I think that I sound like a broken record. I'm going to a different avenue today about Chief of Police. I spoke the last time about an officer that we had assigned to the Prosecutor's Office and I believe that it should come back to our Town because we are shorthanded.

Mayor White – He's coming back.

Mr. Rodriguez – Thank you because there's no need for someone that used to be assigned to the Prosecutor's Office being assigned to the Sheriff's Department now that is no way. Nothing to do with the Sheriff's Department with all this commotion the Prosecutor's Office got their own problems to handle. The same person that created the problem is gone so smooth as to retire the same person no one has said anything. Now it's an ongoing case with a senator in which the same person is for that investigation now. Why Saddle Brook have to pay for just whatever name you want to put it that put us into this junction for lack of better terms. Even the Chief has been cleared whatever you guys made out of that thing and he's going to be gone. Why not bring him back that person the last meeting that investigation is over there. So it would be very good for us to find out why and have a lot to do with the investigation that's going on with the Senator and now they have no problems but they still control our Town. When I say control I understand the Mayor that just once a week in my Town but is still in control. Even if it's just a figure we got to report. Thank you very much have a good night.

Council President Gierak – Anyone else wish to address the Council? Seeing no one else motion to close.

Motion: Councilman Cimiluca

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierak – yes

## **COMMENTS**

Councilman Accomando – I'm in agreement with the whole scooter thing I'd like to see just any electric vehicle that's on the road is subject to an element not just a scooter.

There are no other comments from the Council.

## **ORDINANCES**

## 1. **ORDINANCE # 1742-23 FIRST READING**

Council President: The next order of business is the introduction of  
**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 106,  
HANDICAPPED PARKING, OF THE CODE OF THE TOWNSHIP OF SADDLE BROOK  
TO PROVIDE FOR A HANDICAPPED PARKING SPACE IN FRONT OF  
55 CAMBRIDGE AVENUE**  
be passed and adopted on first reading.

Motion: Councilman Cimiluca

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca - yes

Councilman Accomando - yes

Councilwoman Sanchez – yes

Councilwoman Mazzer - yes

Council President Gierak – yes

Council President: Direct the Township Clerk to read the resolution regarding passage and adoption on first reading.

Clerk: Then reads the resolution as follows:

### **CR# 1223-171**

**NOW THEREFORE BE IT RESOLVED** by the Township Council of the Township of Saddle Brook that the ordinance entitled:

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 106,  
HANDICAPPED PARKING, OF THE CODE OF THE TOWNSHIP OF SADDLE BROOK  
TO PROVIDE FOR A HANDICAPPED PARKING SPACE IN FRONT OF  
55 CAMBRIDGE AVENUE**

heretofore passed on first reading, be further considered for final passage at a meeting to be held on the December 21, 2023 at 7:00 PM, or as soon thereafter as the matter can be reached at the Municipal Complex, 55 Mayhill Street and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance according to law, with a notice of its introduction and passage on first reading and of a time and place when and where said ordinance will be further considered for final passage.

Motion: Councilman Cimiluca

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca - yes

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

Council President Gierrek – We had a second ordinance.

Mr. Lo Dico – If the Council wishes Council President and I were discussing the Mayor before the meeting Air B&B and I guess we'll get into it in the work session but if the Council wishes to introduce an ordinance at this meeting we can for first reading and then we could adopt it at the December 21<sup>st</sup> meeting which would ban Air B&B's.

Motion: Council President Gierrek

Second: Councilman Accomando

Roll Call:

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

## **2. ORDINANCE # 1743-23 FIRST READING**

Council President: The next order of business is the introduction of  
**AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY AMENDING CHAPTER 206, ARTICLE IV GENERAL PROVISIONS, SECTION 206-9 OF THE CODE OF THE TOWNSHIP, ENTITLED PERMITTED USES, TO BAN SHORT TERM RENTAL OF DWELLINGS FOR PERIODS OF TWENTY-EIGHT (28) DAYS OR LESS IN ANY AND ALL ZONING DISTRICTS**

be passed and adopted on first reading.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

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

Council President: Direct the Township Clerk to read the resolution regarding passage and adoption on first reading.

Clerk: Then reads the resolution as follows:

**CR# 1223-172**

**NOW THEREFORE 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 IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY AMENDING CHAPTER 206, ARTICLE IV GENERAL PROVISIONS, SECTION 206-9 OF THE CODE OF THE TOWNSHIP, ENTITLED PERMITTED USES, TO BAN SHORT TERM RENTAL OF DWELLINGS FOR PERIODS OF TWENTY-EIGHT (28) DAYS OR LESS IN ANY AND ALL ZONING DISTRICTS**

heretofore passed on first reading, be further considered for final passage at a meeting to be held on the December 21, 2023 at 7:00 PM, or as soon thereafter as the matter can be reached at the Municipal Complex, 55 Mayhill Street and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance according to law, with a notice of its introduction and passage on first reading and of a time and place when and where said ordinance will be further considered for final passage.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca - yes

Councilman Accomando - yes

Councilwoman Sanchez – yes

Councilwoman Mazzer - yes

Council President Gierrek – yes

The Township Clerk reads the following:

**All items listed with an asterisk (\*) are considered routine and non-controversial by the Township Council and will be approved by one motion. There will be no separate discussion on these items unless a Council member(s) so requests it, in which case the item(s) will be removed from the Consent Agenda and considered in its normal sequence on the agenda. The one motion signifies adoption of all resolutions, receive and file letters, correspondence, reports and approval of minutes and applications.**

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca - yes

Councilman Accomando - yes

Councilwoman Sanchez – yes

Councilwoman Mazzer - yes

Council President Gierrek – yes

## **\* RESOLUTIONS**

**TOWNSHIP OF SADDLE BROOK  
RESOLUTION**

**CR# 1223-173  
REV. 12/6/23**

**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>COMPANY</u>   | <u>ITEM</u>          | <u>AMOUNT</u> |
|-------------------|------------------|----------------------|---------------|
| FIRE DEPT         | MACALUSO'S       | INSTALLATION DINNER  | \$90./PERSON  |
| DPW               | J.KEANE ELECTRIC | REPAIR TRAFFIC LIGHT |               |
|                   |                  | MAYHILL BY ACME      | \$7,928.25    |

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

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

**TOWNSHIP OF SADDLE BROOK RESOLUTION  
GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT**

**CR# 1123-174**

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

**WHEREAS**, the Annual Report of Audit for the year 2022 has been filed by a Registered Municipal Accountant with the Township Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the

Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations”; and

**WHEREAS**, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations” as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Council of the Township of Saddle Brook, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

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

## **TOWNSHIP OF SADDLE BROOK RESOLUTION**

12/07/23

## **CR # 1223-175**

**BE IT RESOLVED** BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY THAT THE PROPER WARRANTS BE DRAWN AND THAT THE ATTACHED BILLS, WITH THE EXCEPTION OF THOSE BILLS NOT APPROVED BY A MAJORITY OF THE COUNCIL, BE PAID TOTALING **\$1,478,777.18** PROVIDING FUNDS ARE AVAILABLE AND ALL BILLS SUBMITTED COMPLY WITH N.J.S.A. 40A: 11-1 ET. SEQ AND ANY OTHER APPROPRIATE STATUTES.

**THESE ARE THE BILLS PAID THROUGH OFF LINE CHECKS.**

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca - yes

Councilman Accomando - yes

Councilwoman Sanchez - yes

Councilwoman Mazzer - yes

Council President Gierrek - yes

### **TOWNSHIP OF SADDLE BROOK RESOLUTION**

## **CR #1223-176**

**BE IT RESOLVED** BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY THAT THE PROPER WARRANTS BE DRAWN AND THAT THE ATTACHED BILLS, WITH THE EXCEPTION OF THOSE BILLS NOT APPROVED BY A MAJORITY OF THE COUNCIL, BE PAID TOTALING **\$3,747,536.07** PROVIDING FUNDS ARE AVAILABLE AND ALL BILLS SUBMITTED COMPLY WITH N.J.S.A. 40A: 11-1 ET. SEQ AND ANY OTHER APPROPRIATE STATUTES.

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca - yes

Councilman Accomando - yes

Councilwoman Sanchez - yes

Councilwoman Mazzer - yes

Council President Gierrek - yes

### **TOWNSHIP OF SADDLE BROOK RESOLUTION**

## **CR #1223-177**

**WHEREAS**, the Township of Saddle Brook desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$775,000 to carry out a project for various public facilities improvements to include improvements to 5<sup>th</sup> Street Park and Mayhill Street Park, the installation of a spray park, the installation of an emergency generator system at the Saddle Brook Senior Center, as well as pedestrian safety improvements in school zones.

**BE IT THEREFORE RESOLVED,**

- 1) that the Township of Saddle Brook does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between Township of Saddle Brook and the New Jersey Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

\_\_\_\_\_  
(signature)

Robert D. White

Mayor

\_\_\_\_\_  
(signature)

Jimmy Homs

Business Administrator

\_\_\_\_\_  
CERTIFICATION: I, Peter Lo Dico, the Township Clerk of the Township of Saddle Brook hereby certify that at a meeting of Governing Body of the Township of Saddle Brook held on December 21, 2023 the above RESOLUTION was duly adopted.

Seal

\_\_\_\_\_  
Peter Lo Dico, Township Clerk

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca - yes

Councilman Accomando - yes

Councilwoman Sanchez - yes

Councilwoman Mazzer - yes

Council President Gierak - yes

**TOWNSHIP OF SADDLE BROOK  
RESOLUTION**

## CR# 1223-178

**WHEREAS**, as of January 1, 2006, N.J.S.A. 19:44A-20.1 et seq., commonly known as the “State Pay to Play” Law, enacted by the New Jersey State Legislature shall become effective; and

**WHEREAS**, pursuant to N.J.S.A. 19:44A-20.1 et seq., a municipality may not award a contract with a value in excess of \$17,500.00 to a business entity that had made a contribution within one year of the date the contract is to be awarded that is reportable by the recipient under P.L. 1973, c. 83 (c. 19.44A-1 et seq. to a municipal political party committee in that municipality if a member of that party is serving in elective public office when such contract is awarded or to any candidate committee of any person who is serving in an elective public office of the municipality when such contract is awarded unless the contract is awarded under a “fair and open process” pursuant to N.J.S.A. 19:44-20.1 et seq.; and

**WHEREAS**, a “fair and open process” constitute the following: (1) public advertisement of a Request for Qualifications (“RFQ”) with ten (10) calendar days’ notice prior to the receipt of responses to the “RFQ”); (2) award of contract under a process that provides for public solicitation of qualifications; (3) award of contract under public disclosed criteria established in writing by the municipality prior to the solicitation of qualifications; and (4) the municipality shall publicly open and announce the qualifications when awarded; and

**WHEREAS**, it has become necessary for the Township of Saddle Brook (“the Township”) to engage legal and financial professionals and to engage the services of other individuals for extraordinary unspecifiable services by a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.

**NOW THEREFORE BE IT RESOLVED**, by the Township of Saddle Brook, County of Bergen and State of New Jersey that RFQs for professional services for the following professional services for the Township are hereby authorized:

1. Bond Counsel
2. Auditor
3. Tax Appeal Attorney
4. Health Risk Manager
5. Labor Attorney
6. Insurance Consultant
7. Township Planner
8. Grant Writer
9. Architect for Fire House Addition

**BE IT FURTHER RESOLVED**, that all of the RFQs for the professional services and extraordinary unspecifiable services as set forth hereinafter shall be prepared and published in accordance with N.J.S.A. 19:44A-20.1 et seq., and all submissions in

response shall be evaluated on the basis of the most advantageous submission, all factors considered, including but not limited to:

- (1) Experience and reputation in the field;
- (2) Knowledge of the Township and subject matter to be addressed under the contract;
- (3) Availability to accommodate any required meeting of the Township or Township Agency
- (4) Any other factors demonstrated to be in the best interest of the Township or Township Agency

**BE IT FURTHER RESOLVED** that the Township Clerk is directed to public notices of RFQs for the professional services and extraordinary unspecifiable services enumerated above, in a newspaper circulated in the Township of Saddle Brook by December 14, 2023. The notice of RFQs shall include the following:

- (1) A description of the requested professional or extraordinary unspecified service for which the RFQ is made;
- (2) A statement that Qualifications must be submitted by 10:00 a.m. on December 27, 2023;
- (3) A statement that the RFQs are being made by the Township
- (4) The address and phone number of the Township Clerk's office and a statement that applicants may obtain the RFQ document from the Clerk's office;
- (5) A statement that the RFP is being made through a fair and open process in accordance with N.J.S.A. 19:44A-20.1 et seq.,

**BE IT FURTHER RESOLVED** that the Township Council has determined that the terms of this resolution constitute a fair and open process as to all positions included herein.

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 FOLLOWING RESOLUTION IS NOT PART OF THE CONSENT AGENDA**

**TOWNSHIP OF SADDLE BROOK  
RESOLUTION APPROVING POLICIES AND PROCEDURES FOR USE OF  
MUNICIPAL COMPLEX**

**CR# 1223-179**

**WHEREAS**, the Township Committee desires to implement policies and procedures for the use of the Municipal Complex; and

**WHEREAS**, a copy of the Policies and Procedures for Use of the Municipal Complex has been prepared, a copy of which is attached hereto and incorporated herein by reference.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Saddle Brook, County of Bergen and State of New Jersey that the attached Policies and Procedures for Use of the Municipal Complex be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Township Clerk is hereby authorized to keep a copy of this resolution on file in the Township Clerk's office.

Motion: Councilman Cimiluca

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca - yes

Councilman Accomando - yes

Councilwoman Sanchez - yes

Councilwoman Mazzer - yes

Council President Gierak - yes

**TOWNSHIP OF SADDLE BROOK  
RESOLUTION APPROVING SUPPORT OF THE LOCATION AND OPERATION OF A  
CANNABIS CULTIVATOR**

**CR# 1223-180**

**WHEREAS**, adult-use cannabis is authorized in the State of New Jersey ("State") pursuant to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (the "Act") and N.J.A.C. 17:30 *et seq.*, (collectively, "New Jersey Cannabis Laws"), which legalize the adult use of marijuana by adults 21 years of age or older and establish a comprehensive regulatory and licensing scheme for commercial adult-use cannabis operations, use, and possession; and

**WHEREAS** the State of New Jersey recognizes the need for additional cannabis licenses, both in medical and adult-use programs, both of which are collectively regulated by the New Jersey Cannabis Regulatory Commission ("CRC"); and

**WHEREAS** the Township recognizes that while the ultimate decision to approve new cannabis licensees is guided by the standards identified within the New Jersey Cannabis Laws and vested to the discretion of the CRC; and

**WHEREAS** the New Jersey Cannabis Laws recognize the necessity of ensuring that any potential licensee/permittee has the support of the local community, as evidenced by a resolution adopted by said municipality's governing body indicating that the intended location is appropriately located or otherwise suitable for activities related to the operations of the proposed cannabis business; and

**WHEREAS** the New Jersey Cannabis Laws also require, in addition to the resolution identifying support of the local community, a letter from the Township's governing body entrusted with zoning or land use that the proposed cannabis business location will conform to municipal zoning requirements allowing for activities related to the operations of the proposed cannabis business to be conducted at the location, and any variances granted as necessary;

**WHEREAS**, LITTIE LLC has indicated a desire to operate as a Cannabis Cultivator as that term is defined by the New Jersey Cannabis Laws, in the Township; and

**WHEREAS**, LITTIE LLC has requested proof of local support in accordance with the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Licenses; and

**WHEREAS**, the Governing Body recognizes the ample benefits to the Township and its residents associated with permitting a cannabis cultivation site to be located within its border, including, but not limited to, job creation and use of local vendors for operational needs as well as anticipated dedicated tax revenues; and

**WHEREAS**, LITTIE LLC has submitted a signed Letter of Intent to lease property located at 217 Route 46 West, Saddle Brook; and

**WHEREAS**, this Resolution may be used by LITTIE LLC as proof of local support required by the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Licenses.

**NOW THEREFORE BE IT RESOLVED**, by the Governing Body of the Township of Saddle Brook, County of Bergen and State of New Jersey, as follows:

1. The Mayor and Council believe that the Township will benefit from the location of an adult-use cannabis cultivator within the Township's boundaries, subject to compliance with the Township Ordinance;
2. Cannabis cultivating is a permitted use at certain locations within the Township and subject to the limitations set forth in accordance with the Township Ordinance.
3. The Township recognizes LITTIE LLC has received a final recommendation for a conditional Cultivating License from the State of New Jersey Cannabis Regulatory Commission;

4. This Resolution should be viewed by the State as support by the Township of LITTIE LLC's application, and an indication that the proposed location is appropriately located or otherwise suitable for the activities related to the cultivating of cannabis as will be conducted at the proposed facility;
5. The zoning official, or his/her designee, is hereby authorized and directed to issue a letter and/or affidavit, as appropriate, identifying that the subject property will conform to local zoning requirements allowing for activities related to the operation of a cannabis cultivator, as outlined in the Township Ordinance, and subject to the understanding and agreement with LITTIE LLC that it will comply with any and all conditions required by the Township Ordinance;
6. This Resolution may be used by LITTIE LLC as proof of local support required by the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Licenses.
7. This resolution is subject to LITTIE LLC providing a binding lease agreement or title to the property within thirty (30) days of the date of this resolution.
8. This resolution is further subject to LITTIE LLC receiving a License for Cannabis Cultivating from the State of New Jersey Cannabis Regulatory Commission within ninety (90) days of the date of this resolution.
9. In the event LITTIE LLC fails to provide a binding lease and/or title to the property, or a State license within the time periods set forth in this resolution, this resolution shall be deemed null and void unless an extension of time is granted by the Governing Body.
10. This Resolution shall take effect immediately.

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca - yes

Councilman Accomando - yes

Councilwoman Sanchez - yes

Councilwoman Mazzer - yes

Council President Gierek - yes

## **NEW BUSINESS**

There is no new business.

## **OLD BUSINESS**

Mr. Lo Dico – We have the policy on use of facilities which is resolution number seven.

Councilman Cimiluca – The resolution for Air B&B's.

Mr. Lo Dico – That's an ordinance we just introduced. It's behind the agenda for the work session.

Councilman Cimiluca – It wasn't something you gave us.

Mr. Lo Dico – No.

Councilman Cimiluca – I know I read it.

Mr. Lo Dico – Those were from Elmwood Park and the League of Municipalities.

Councilman Cimiluca – I wanted to look at it again to make sure it doesn't interfere with hotel operations.

Mr. Lo Dico – I think the attorney will draw up the exact wording but I would think not. Hotels operate under a different ordinance concerning residency and the number of days they can rent a room for one person.

Mayor White – Air B&B they're operating in a residential zone too whereas the hotels don't.

Council President Gierak – Right and there's others that have been going on as well.

Councilman Cimiluca – It specifies dwelling so that's obviously not hotels.

Council President Gierak – Motion on resolution number seven on use of facilities.

Motion: Councilman Cimiluca                      Second: Councilman Accomando

Roll Call:

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

Council President Gierak – Motion to open the meeting to the public.

Motion: Councilwoman Sanchez                      Second: Councilwoman Mazzer

Roll Call:

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

Omar Rodriguez of Saddle Brook comes forward. I didn't say nothing because it is not on the agenda about the Air B&B. It was just included now on the special meeting it was for the workshop. I think whoever put it or tried to introduce it I think it's a good idea. I would love to read the draft but I have a question about that. Right now it's just Air B&B what about tomorrow shows up another company with a different name. I believe we should expand it not just the name of one particular company in case another company shows up and actually to preclude anyone from renting in a daily basis any apartment in our Town and especially that the fines are greater than the profits that they're looking to get. That will be a way to do it I believe that successfully in some countries in Europe has done that because different reasons that I don't want to explore because we don't have a problem but then again it's just a suggestion I believe that we should just look into expand it think about the future because that is now but we got to think about ten years from today so no one not just Air B&B not anyone can just be renting in a daily basis their apartments.

Councilman Cimiluca – We just term it the Air B&B you know like a Frisbee is a flying disc type of thing but we just call it Frisbee. Everybody who makes one we call it Frisbee whether or not it's made by Frisbee or not. Air B&B is just the way we're terming it but it's any short term rental of a public dwelling.

Mr. Rodriguez – That would be much better instead of just using the name of the company that is used worldwide.

Council President Gierrek – Motion to close the meeting to the public.

Motion: Councilwoman Sanchez                      Second: Councilman Accomando

Roll Call:

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

Mr. Lo Dico – Mr. Chairman before we adjourn I just want to answer the question that Mr. Rodriguez mentioned. I do bill the A&P or ACME the owners of the property for the school crossing guards every year.

## **COMMENTS**

There were no comments.

Council President Gierak – Motion to adjourn tonight's meeting.

Motion: Councilman Cimiluca

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierak – yes

Meeting adjourned at 5:54 P.M.

Respectfully submitted,

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Peter Lo Dico, RMC, CMC  
Township Clerk

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David Gierak  
Council President

Approved: