

The minutes of the Special Public Meeting of the Township Council of the Township of Saddle Brook held on April 17, 2025 at 5:30 PM at the Saddle Brook Municipal Complex, 55 Mayhill Street, Saddle Brook, NJ 07663.

The Council President called the meeting to order.

The Township Clerk called the roll:

Councilman Cimiluca – present
Councilman Accomando – absent
Councilwoman Sanchez – arrived at 5:52
Councilwoman Mazzer – present
Council President Gierak – present

Mayor White – present
Mr. Schettino – Twp. Attorney – present
Mr. Klein – Twp. Engineer – present
Mr. Homsí – Twp. Administrator – present

Council President Gierak – Please rise for the salute to the flag.

The Council President 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 Gierak – This evening we have a presentation from Mr. Daniel Lee regarding 93-95 Market Street property.

Daniel Lee is the potential purchaser of the property known as 93-95 Market Street and his architect Robert Lee is also in attendance to assist in the presentation. They are not related.

Daniel Lee – What we are proposing is the construction of 60 two bedroom units. When we are actually doing the units there will be a division between one, two and three bedroom units. For the purpose of this presentation we assume all 60 units will be two bedrooms and we calculated the parking requirement based on 60 two bedroom units. The actual number of units may vary because it's all based on two bedroom units and if we divide all 60 units between one, two, three bedrooms the actual number of units may change. The number of parking spaces may change as well.

Robert Lee – Sixty unit residential apartments, mixed uses consisting of about four thousand square feet of retail space. Retail space is the same level as the parking space. Currently I understand that there is a great interest in the height and the obstruction to the residents behind us. Although we are not exceeding the 35 foot requirement technically we met the requirement for 30 feet in height.

Daniel Lee – The requirement is 35 feet and under and what we're doing is 30 feet. When we are reading this offering packet there were a lot of requirements and we took great care to comply with almost all of the requirements that were in the offering sheet. A couple of them could not be met for practical purposes.

Councilman Cimiluca – The 30 feet where does zero start?

Robert Lee – The lowest level the ground floor will technically be the same level as the car garage. The garage ceiling will be the beginning of your elevation for the height.

Daniel Lee – Point zero will be the ceiling of the garage.

Councilman Cimiluca – Which is the same level as the ceiling of the commercial units?

Robert Lee – Yes.

Councilman Cimiluca – I know there's a grade from east to west and there's a drop down going south forth. When we're looking at this and people are saying that looks a lot higher than 30 feet you're starting in this picture at the top of the garage.

Robert Lee – Right.

Councilman Cimiluca – Do you know how far the top of the garage is from the actual curb height? The height of the garage in relation to the street.

Robert Lee – They are ten feet above each floor is ten feet.

Councilman Cimiluca – So the garage is ten feet, first floor, second floor and there's a third floor too?

Robert Lee – Yes so first floor will be the parking garage level which is the same level as the retail space. The ceiling of the garage is consistent height of the retail and above that garage level will be the beginning of the residential floor.

Councilman Cimiluca – Why do you say it is 30 feet as opposed to 40 feet?

Robert Lee – In your packet requirements you're counting starting from above garage level.

Councilman Cimiluca – Even if above garage level is above what I call street that's sea level.

Robert Lee – Yes.

Councilman Cimiluca – So the garage is above sea level.

Robert Lee – Yes.

Mr. Schettino – What's the elevation difference from the front of the property to the rear of the property?

Robert Lee – We have not done an elevation study but there is approximately a 15 foot differential from the retail to the garage on the back side.

Mr. Schettino – So from the front it may be 40 feet from the rear it would look like 25 feet?

Robert Lee – There is approximately a ten to fifteen foot differential yes you are correct now what happens is once we get a full elevation for data and complete analysis site plan for your review this building can be sunken in to meet the requirements. It's going to be variable height and at that time we will be creating a retaining wall in front of retail space or possibly four feet sunken down to meet the average height that you're addressing this time.

Mr. Schettino – Have you given any thought to what type of property you're going to have in the rear of the building as you can see there are people here that have residences behind the proposed dwelling so obviously, they're going to be concerned about what is going to be in the rear of the building to serve as a buffer from the building to their property.

Councilman Cimiluca – Mr. Lee just so you understand when we were first informed of this as a full Council a few of us had we're trying to figure out in our heads how many units and how does that look. We understand that this is not complete that this is not generally super accurate but we just wanted to get a feel for what type of development it would be to help us figure out what to do and to help the affected residents know what it's looking at.

Robert Lee – Those are our main focus of studies to make sure the residents behind us are satisfied so we took great time and effort to do a study to see although the residents depicted here is not accurate but it's relatively accurate in terms of the distance from the curb to the setback and the height. We're doing more study to see how it's going to look. This is Market Street over here as you are entering into the residential street this is what you will expect to see which is not super imposing considering it's 60 units but it doesn't look as bad as you think. Once you get to the backside of it you're going to see a little bit different view.

Councilman Cimiluca – Just so you understand it the street behind it which is Harrison Street is a one way going east to west.

Robert Lee – Yes so when you see the setback requirement is 20 feet that was published by your requirement for zoning for this particular space. We have met that requirement. We have 20 feet separation and on top of that providing ten or eight foot depending on

the engineer's approval we'll be providing a fence surrounding the entire back lot so you will not see any kind of activity it will be perfectly screened and there's a lot of trees and evergreens planted around it. It's not that super imposing obviously but the Market Street but this is what you're seeing over here. We have about 70 feet of separation of the building to the next building.

Councilman Cimiluca – Again it's 70 feet from the front of someone's house on Harrison looking to the back of this building. I open my front door it's going to be 70 feet to the back of the building you're going to be building.

Robert Lee – From your back door not the front door. The front door is facing the street. You'll be walking out your back door and it will be about 70 feet separation. From the front door to the back is 120 feet.

Resident – Is that regardless of our lot size?

Robert Lee – The majority of the backyard the setback is also governed by the code of the Zoning Department and they're about 50 feet from the backyard property line to the back of your house. So about 50 feet separation. So we'll be about 20 feet separation from that so you have a total of about 70 feet from our building to you.

Resident – From your back door is what you're saying.

Robert Lee – Yes.

Resident – I'm saying from the curb on the street of our property line to your property line that you want to build you're saying it's 20 feet from the front door.

Mr. Schettino – No the building is setback 20 feet from their property line then you have the street what that is and then you have your front door.

Resident – You're taking that building and putting it 20 feet closer to Market Street.

Mr. Schettino – You're saying the setback from the rear of the new building is 20 feet correct?

Robert Lee – Yes from the backyard property line.

Daniel Lee – No it's 20 feet from our property line to the back of our building.

Mr. Schettino – Yes that's the zoning requirement.

Robert Lee – Yes.

Mr. Schettino – So your rear of your building is setback 20 feet from your property line then there's the street.

Daniel Lee – The Town is requiring 20 feet separation and you are providing 20 feet so that's not an issue here.

The residents of Harrison Avenue that were present took turns speaking and asking questions about the project.

Mr. Lee answered questions from the residents of Harrison Avenue.

There is a question about the parking for the Police Department as they currently use that property to park their vehicles.

Mr. Lee – The Town is requiring 40 parking spaces to be provided to the Township to be used by the Police Department and we are providing 40 parking spaces for that use. The police parking is on ground level at the lowest part of the lot adjacent to the Police Station.

Mr. Schettino – What's the building coverage?

Mr. Lee – The coverage is 85% but we can actually do better than 85%.

Mr. Schettino – Ingress and egress is from where?

Mr. Lee – Market Street. All access to Harrison Street is blocked off. No traffic will enter or exit to Harrison Street.

Resident asks how many parking spaces per living unit and visitor spaces.

Mr. Lee – Two parking spaces. According to RSIS two spaces is sufficient including visitors. There are 21 parking spaces for retail, 120 parking spaces for residents and 40 parking spaces for the police. There are a total of 181 parking spaces.

Council President Gierak asks if you are standing on the street on Harrison how high will it be.

Mr. Lee – I don't want to throw numbers out but it will be 40 feet.

Council President Gierak – If I'm standing on the street on Market Street.

Mr. Lee – Yes.

Council President Gierak – I'm more concerned if I'm standing on Harrison.

Mr. Lee – We haven't gone that far in terms of study but we are looking to sink in the building slightly and create a retaining wall near the retail. The rule of thumb is if you are sinking more than four feet it's probably not marketable so if we have to sink it down more than four feet we will probably advise the developer to not provide retail space. The Town wants mixed use the residents want less height we say you have to pick one and then we'll accommodate based on what you want.

Resident – When you measure the height of the building you're going to get a slope line and you're going to get an average grade if you get the average grade of that we both know that you're holding the zoning requirement so you're at two and a half stories which is required and you're at three so that's obviously you need a variance for that and if you look at it and you actually get the average you're more than the required. I see that you keep saying we're meeting requirements you're not.

Mr. Lee – Yes we are not that's why we are asking for a variance it's not too much.

Resident – It is a lot.

Mr. Lee – The requirement is 35 feet we are providing 30 feet so we have a 5 foot margin.

Resident – You're taking from your lowest point you're not doing the average of the grade.

Mr. Lee – So on the average grade we are willing to sink in 4 feet so that's 9 foot so 5 foot and 4 foot that's 9 foot it's one foot more than what was required. We will not go into detail analysis of the design until we have all the proper data and we'll do a complete study elevations until you guys are satisfied because this building can be situated if we don't have a retail space. We could go down further.

Daniel Lee – Robert the Town wants retail space.

Mr. Lee – The Town wants retail space then we will have to compromise on parking.

Resident – How many stores are you thinking that will be in that retail?

Mr. Lee – A lot of retail are anywhere between a thousand square foot to fifteen hundred square foot.

Resident – So about three or four stores.

Mr. Lee – Three or four stores.

Daniel Lee – We don't know that yet maybe just one tenant will occupy four thousand square feet.

Resident – I know you're saying retail but would that be would you consider it like food too or would it just be.

Mr. Lee – Mercantile, retail, restaurants.

Daniel Lee – We haven't given thought to what kind of tenants we would end up with.

Councilman Cimiluca – The southern eastern wall what I see you can't tell from here but on page fifteen it seems like there's eight car widths of space I'm not sure.

Mr. Lee – We have about fifty five sixty feet separation not to the building to the property line. To the building we probably have about seventy feet.

Councilman Cimiluca – There's some space in between.

Mr. Lee – Yes you have plenty of space. Lastly only waiver we considered waiver for parking and sometimes the parking to the street the buffer zone between the parking in the street and the sidewalk those are kind of we usually call them a waiver. We are asking for a waiver they have a ten foot requirement from the setback to the curblin for the parking but we're asking for three foot at the southside. We will provide the proper screening and landscaping to make sure it's not.

Councilman Cimiluca – South of the south end of the building you're going to have parking.

Mr. Lee – Yes.

Councilman Cimiluca – Closer to your parking lot.

Mr. Lee – We're going to provide nice greenery landscaping to mask other than that we met all the requirements some other are subject to further discussion. It depends on how you want the retail. We can lower and I think it will be a great addition to this area. It represents the highest and best uses within the line of New Jersey Smart Core Principle and we are accommodating the Police Station parking. The developer would have to spend approximately 1.5 to 6 million dollars to build out all the parking space for the Police Station.

Councilman Cimiluca – The western end that little peninsula there that's your green spaces?

Mr. Lee – Yes and we have a lot of spot green spaces in the corners and we have also as your engineer will tell you we have a green island every seven to eight parking spaces we have green space in between.

Councilman Cimiluca – Underneath the building?

Mr. Lee – Above the ground so we have trees and grass it won't be just parking space you have every seven to eight stalls you have green spaces.

Councilman Cimiluca – I thought most of the parking was underneath.

Mr. Lee – Some are underneath but only where Police Station or nearby Police Station the police parking structure is underneath because that's the lowest spot and that's how you come in directly from the street to the parking spaces. Other than that we have greenery throughout the entire parking facility.

Councilman Cimiluca – Is there a visual buffer from the residents on Harrison to the back of your building?

Mr. Lee – We have ten foot open structure to prevent any kind of headlight or scream noise parking car all that will be hidden behind the ten foot fence and on top of that we have evergreen throughout the perimeter. It is much more improvement than what is right now.

Council President Gierak – How far will the structure be from the Police Department?

Mr. Lee – About seventy or eighty feet.

Mayor White – So police parking will be underneath so they're protected.

Mr. Lee – Yes it's underneath. It will be gated as well totally isolated it will not be shared with any other vehicles.

Daniel Lee – It will be for the exclusive use of the Police Station.

Councilman Cimiluca – If the police parking is underneath and you're building ends about 50 feet from your property line do police start parking 50 feet away from the property line? Is there going to be an overhang or something like that?

Mr. Lee – The entrance will be over here coming in.

Councilman Cimiluca – The last 2 dots.

Mr. Lee – Yeah the last two dots we just didn't have the curb cut but that's where the entrance will be. The floor plan above is ten feet above this streetlight so you're going underneath this parking structure right now.

Councilman Cimiluca – It's not underneath anything it's outside.

Mr. Lee – Yeah it's outside but we can't show that two dimensionally but it will be going into it underneath. I will do an additional rendering and send you a drawing to clarify that.

Mr. Lee points out on the drawing and tries to explain how the parking will be for the police.

Resident – What about garbage bins this is abutting up to the back of my house.

Mr. Lee – Garbage bins are located so what we did was we created a buffer to make sure that you don't get the noise issues.

Resident – What about animals like rats and things like that?

Mr. Lee – You see this green spot here on the corner.

Resident – That's right by my house.

Mr. Lee – It's about a thirty five feet away from you.

There were questions about the garbage and animals and Mr. Lee explains that there will be a compactor and it will not be heard from the houses in the area.

The garbage will be collected inside the building and compacted then brought out to the dumpster.

Resident – Our homes are not that tall people can look into our homes from the establishment.

Mr. Lee – We're trying to meet the 35 feet we met with 30 feet.

Resident – Has anybody done a traffic study?

Mr. Lee – Yes and that will be done for the Town engineer for his review and acceptance.

Resident – Market Street is a County road does the County get involved?

Mr. Schettino – Yes you have to get County approval from the County Planning Board.

Mr. Lee – We will make sure all agencies are satisfied.

Councilman Cimiluca – This is in theory this was presented to us. It will go to the Zoning Board because there will be variances involved. There's going to be hearings where those going to be studies of all that is going to be presented but this is the first time the Council has seen anything like this. It's something for us to look at and see if the concept is reasonable.

Resident – So they have not purchased the property yet.

Mr. Lee – No.

Resident – A lot of our concern is traffic, cars, speeding up and down parking it's a major issue for our street. We look out our windows at Market Street from 7:30 in the morning till five 5:30 at night it's bumper to bumper all the way up to Kessler. It takes you a half hour forty minutes just to get home. With all of the shopping centers and people that are going to live there that have company do you think that they're not as you said they're not going to park on our street. We can't even get in and out of our driveways it's a very narrow street. I want to ask if you can please take this into consideration with what you're doing.

Mayor White – I disagree with that part about them parking because there's not going to be a driveway they're going to have to walk all the way around to park there.

Resident – If you park up towards the triangle Harrison Ave you park up there you walk right there.

The residents believe that people may park at the end of Harrison where the triangle is and just walk around the corner to enter the site and Mayor White and Mr. Lee suggest otherwise.

Mr. Schettino explains that the people doing the presentation will have a traffic study done and in addition the Township will also have their own Traffic Engineer do a study.

The residents point out that the traffic study does not take into account the parking and that is what they are more concerned about. Mr. Lee explains that the parking is dictated by State law based on bedrooms in the dwelling units and square footage of the commercial spaces.

A resident says that we all know something will be going there eventually and would the Council consider making Harrison Ave resident parking only and giving the residents parking stickers and if you don't have a sticker you can't park on that street or you get ticketed.

Another resident says the condos down the street and the two family houses on Saddle River Road park on Harrison Avenue. The traffic backs up on Market Street and Harrison is a one way street and people go down Harrison the wrong way all the time.

Mayor White asks the residents what they would like to see there.

Resident – Rent the place out for a doctor's office you're getting cash flow every month or an office building.

Mr. Schettino explains that there are a lot of office buildings in Bergen County that are empty and are being converted to residential units. You have to develop the site with something that a developer thinks they can have tenants for and office space is unfortunately not one of them.

The residents say they don't want a 40 foot building in front of them.

Resident - You have requirements here where it asks forget whatever we want the requirements here say two and a half stories, 12 units max it's 12 units required and you're proposing 60 that by itself is insane that's one. I think regardless if it's an office unit everyone here is very experienced in what they're doing because they're going to do a traffic study they're going to do whatever the city needs because you're not going to affect the city the wrong way you're obviously going to bring something that profits everyone we get that. Hopefully, it makes all our property value go up higher we're not against it we're just against making it much denser where it doesn't need to be. I'm not sure of how many of the 60 apartments need to be low income because sometimes there's a percent that has to be low income.

Mr. Lee – Fifteen percent.

Resident – Fifteen percent so we don't know what that crowd is. I have a background in designer architect myself so there's so much that goes into that stuff that I know and I study it and address it all the time and knowing how this is this is not the neighborhood for it. If you ask what should we do in that area, even if you do two retail spaces okay good but not 60 units, not 200 parking spots it's insane for that corner.

Resident – It's just too much congestion a project this big would bring into this area.

Resident – Where are the kids going to school you building more schools?

Resident – In addition to that I know there's going to be a traffic study done a lot of people for most of us are local. When we are leaving our area going down Market Street towards Lodi and going towards the highway or if you're going to come to this building you have to take 80. No one's going to want to stay in that traffic and wait there they're going to go up through our one way street where we actually have to wake up and move cars sometimes because the fire truck comes on our block. The firetruck can't go sometimes even I think there was a time I'm not sure if we submitted I guess this is the right time to do it can you put speed bumps because there's people flying I have a son five years old everyone knows my son every single time I can't take him out of the house I hold him in my hands walking to the car because I don't want him to walk literally two steps away from the sidewalk. I don't want to bother the Town with a speed bump but that's another thing from that. I know you guys do the traffic study you're going to realize that there's going to be peak hours times of the day times of the year and I've seen studies myself same thing with sound control, pollution, light pollution there's so much that goes into this. This is not the site for it it's not. It needs to be much less than that. I know it's a proposal they're trying to test the waters see how this works but this is not for it. You can do something very similar to the Dunkin and Bubbakoos is you see how much smaller that is that's five to ten units we've seen 60 with a zero that's insane.

Councilman Cimiluca – The request for proposal is when we ask developers come in. If somebody would have said we can have two one story retail buildings and put it on that property we would listen to that but we put it out and we got a couple of people that came in I can tell you one was double the size of what they have over 100 units with no retail. Personally, it's Market Street for a reason it's our commercial area so I thought as much retail as possible this is me personally. I thought as much retail as possible would be beneficial it's called Market Street let the marketing market it that's what I said but we weren't getting anybody it's just like everyone comes in and says the Town should do something with Carucci's well great let someone come in and buy Carucci's and do something we're not going to do it. So we put it out there for people and they came in and that was the one that initially seemed to me the most Town friendly of what we got. I would love to have two little retail spots there wouldn't have anything in the driveway wouldn't be anything on the height it would be limited noise and everything like that but we put it out there and this is what we get back.

Mayor White – Part of the problem is the lot is irregular.

Mr. Lee – Yes the lot has severe limitations because of its configuration.

Harry Reid – What happened to the VFW monument?

Council President Gieriek – We already spoke to the VFW regarding that monument and it's going to go on VFW property.

Harry Reid – As a former police officer we have a police monument over at Town Hall where is that going to go?

Council President Gieriek – It's going to be moved to the current Police Department.

Harry Reid – How far back does this building go to the present Police Station.

Mr. Lee – About 80 feet away.

Harry Reid – We have 15 marked police cars where do they go to park for emergencies?

Mr. Lee – Adjacent to that lot.

Harry Reid – And all the people who come to work where do they have to park?

Mr. Lee – That's part of the 40 parking spaces we didn't discriminate the police officers patrol car versus the employee parking it's all one.

Harry Reid – You have to - we have to have emergency parking.

Mr. Lee – We can do that we just don't have the design yet.

Harry Reid – These people on Harrison Avenue the houses behind it all they will see is the building?

Mr. Lee – There's a lot of trees.

Harry Reid – Many years ago I worked on the Police Department the south end of Town had a problem with parking on First and Second Street for the residents the Town no parking residents only so it's something that can be done.

Mr. Lee – Absolutely yeah.

Council President Gieriek – If there was a parking issue on Harrison I feel that we could definitely address it with term parking.

Mr. Lee – We could create a four to six foot picket fence around this perimeter so people have to walk around which means discourage them.

Council President Gieriek – do you have anything to add Mr. Lee?

Mr. Lee – No.

Council President Gierak – Any resident that didn't get a chance to speak who would like to say anything?

Resident – We live in the middle of Harrison Avenue and we have runoff are you addressing the runoff we have a lot of flooding.

Mr. Lee – I will tell you something based on my previous 30 years of experience providing architectural and engineering solutions when you have a modern building like this because prior to 1990 they didn't have that kind of a provision for the retainage of water that's from runoff but nowadays we are making sure that everything is not runoff out of our site which means you're going to see a tremendous improvement. If you are immediately adjacent to this property of anything you're going to see a huge improvement.

Councilman Cimiluca – Are you looking at retention basins on the property?

Resident – If we get heavy storms we all know that Market Street and our street the water pools up like three or four feet on each side of the road when we get a heavy rainstorm.

Mr. Lee – This new development of this magnitude will resolve those issues. We'll have a huge retention system underneath making sure the water is held until it seeps out slowly.

Resident – With the retail where are these trucks going to come in?

Mr. Lee shows them on the plan and states that there will be no tractor trailers only delivery trucks no more than 16 feet.

Resident – Will they enter from Market Street or from Harrison?

Mr. Lee – Market.

Council President Gierak – The Harrison side will be closed off.

Resident – How much lighting will be on the back of the building?

Mr. Lee – There will be no light spillage beyond our lot.

Resident – Have you proposed something smaller like one story or two stories?

Daniel Lee – It can be done but it has to be commercial to be viable from my perspective. If it doesn't make sense financially I won't touch it.

Resident – We respect that we understand it.

Daniel Lee – Anything less than 60 I won't touch it to be honest with you.

Mr. Lee – Again our assignment is how we provide most highest and best usage within the regulations set. I think we met 99% of all the requirements.

Daniel Lee – I hear the concerns I think most of the concerns noise, parking, the lights, smell.

Resident – The height.

Daniel Lee – I think we can address all of your concerns. There are ways to address all of your concerns to your satisfaction and all these issues have to be worked out with the Town that's why there's codes State statutes that's why there's the inspectors that the Town has and the State has the engineers. We need to look at some they have to review and approve to your satisfaction so every step along the way there's a check and balance so those issues will be addressed.

Resident – Our main concern is one I just think it's too close to our properties two for us living here I've been a resident of this Town almost 50 years it's an eyesore for me when I come out of my house because I'm going to be looking at the back of somebody's 40 foot building.

Daniel Lee – I think there will probably end up with a couple of variances.

Resident – I understand how this is working I know that we're trying to see who's going to come up front with full oversight see what works and for you as well you need to kind of see how our reaction is it is useful for you as well. I think based on the variances that I see there's three of them the building height, the story height, the density alone these are and the setback the main variances most of us are going to get a letter to the hearing and most of us are going to say no so I'm just kind of like I'm just giving you a shortcut saving you the energy to do this but I just don't think you can see from everyone here it's much more than what everyone can take on the street. You see how passionate everyone is about this right.

Resident – The value of our properties are going to plummet because of that. You might be making money but we're going to be losing money.

Daniel Lee – We received a request to make to proposal to a Town for you guys and we spent a lot of time and effort and money to come up with this plan.

Council President Gierak – We appreciate everybody's concerns we hear you loud and clear okay and we appreciate your proposal. For the sake of time I think everybody this was a very good thing to go through. We heard the resident's concerns we also saw your proposal and we appreciate that greatly. Anything else from the Council - Mayor anything from you guys?

Councilman Cimiluca – Just for the gentleman who's got the five year old son we have our own speed study with the box that we bought and we just got the data from Catherine Avenue. The next one I believe is Lanza Avenue but we'll put you in the queue you'll be next on.

Resident – I appreciate it thank you.

Councilman Cimiluca – You won't see it it's a little thing and it tracks the people how many cars what the median speed is.

Resident – Will it track the people going the wrong way too?

Councilman Cimiluca – It won't see that.

Resident – People every day there's at least two or three cars a day that go down our street the wrong way because they want to beat the traffic on Market Street.

One resident says that one of the Town volunteers was going the wrong way on Harrison. They knew who it was but chose not to say anything.

Councilman Cimiluca said in the future it should be reported to the police and just because you are paid by the Town it doesn't allow you to do what you want.

Councilman Cimiluca – We all know the reason there's a problem with traffic going all the way back to 7-Eleven it's because when you're going east toward Lodi and you want to make a left turn you can't and if they want to make a left turn they can't you get one person per light change. What I had suggested I went to a meeting myself way back when Karen Chamberlain was the Mayor they were doing study after study and all there was there should be two lanes in each direction a left turn both ways coming east coming west and that would alleviate it and everybody agreed that's a great idea and we're going to do that and again it's more of a problem. The Mayor has been Mayor for 11 years and before that contact your commissioners and say we need this to get especially you guys are so close to that light that it affects you more than it affects me for you it's a daily occurrence so contact your commissioners and say let's do something on that. Every direction it screws everything up but especially for you guys.

Council President Gierrek – Motion to adjourn.

Resident – I have one more question. How do we find out about these special meetings?

Council President Gierrek – They're advertised.

Resident – Where because if I didn't find out none of us would be here.

Mr. Lo Dico – It's in the Record it's on our website.

Council President Gierrek – Motion to adjourn.

Motion: Councilwoman Mazzer

Second: Councilwoman Sanchez

Roll Call:

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

Meeting adjourned at 6:55 P.M.

Respectfully submitted,

Peter Lo Dico, RMC, CMC
Township Clerk

David Gierak
Council President

Approved: June 19, 2025