

**The minutes of the Regular Public Meeting of the Township Council of the Township of Saddle Brook held on November 13, 2025 at 6:30 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 – present  
Councilwoman Sanchez – present  
Councilwoman Mazzer – present  
Council President Gierек – present

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

Council President Gierек – Please rise for the salute to the flag and remain standing in recognition of all our veterans who proudly served our country, and a moment of silence in memory of Vice President Dick Cheney and past VFW Commander Walter Geer.

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 Gierек – Okay before we open the meeting to the public, anyone wishing to speak about 93-95 Market Street we are going to open the meeting to the public when we vote on the ordinance. So you could speak to be put on the record there or if you want to speak in the beginning you're more than welcome. Motion to open to the meeting to the public.

Motion: Councilwoman Mazzer

Second: Councilwoman Sanchez

## Roll Call:

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

Council President Gierrek – Anyone wishing to address the Council please step up to the mic state your name and address for the record.

Sue Ferullo of 29 Harrison Avenue comes forward. I would just like the Board to take into consideration, instead of building a larger unit how about a 30 to 40 units and making it for 55 and older. The reason I believe that would work is because there's a hardship parking now on Harrison Avenue. If you ever go there at night after 7:30 there's a lot of parking on both sides. There's overnight parking on that street for people that are not residents of that street. Also if there's an event happening for example when they had the candidate meeting at Saddle Brook Diner we couldn't get up our own block. So if we have a 55 and older it would help with the parking on that block because most residents that are 55 and older it's one or two cars versus families that have people that have licenses and have more than two cars. Where are they going to park? Harrison Avenue already is a catchall for overnight parking and for parking for the houses that are on that block that are two families and have six cars towards the beginning of the block. Also it would give an opportunity for seniors that are 55 and older that want to stay in Town and want to downsize. They have an opportunity to still stay in Town it's a great Town. Inventory in this Town goes very fast. If you look at the sales they're not even lasting 30 days because it is a good community. If the seniors decide oh this is a great opportunity for us to down size and move into this 55 and older it would raise taxable income because the Senior Freeze would no longer be in effect for those homes. It's a very I think it would be an opportunity and I just want to let you guys know maybe take that into consideration thank you for listening.

Thomas Van Winkle of 128 Lincoln Avenue comes forward. Just want to speak about a few things tonight a few upcoming things. First off the First Reformed Church in Saddle Brook I want to let everyone know up here and everyone watching is celebrating its 125<sup>th</sup> anniversary. It's the oldest church within the present boundaries of Saddle Brook. It was established in November of 1900 and to celebrate we are going to be hosting an Anniversary Dinner and Program and service. It'll be held on Saturday November 22<sup>nd</sup> at 5:00 pm. That will be at the Saddle Brook VFW upstairs in the main ballroom. It's going to be a beautiful night a wonderful night to celebrate all the years of faithful service and dedication to our community. If anyone is interested in attending tickets are fifty dollars a person. Checks can be made out to the First Reformed Church of Saddle Brook. We prefer to have the money paid for in advance so that way we know how many people to expect and to attend but we will take a few people at the door as well. Anyone who wants to bring a check can simply drop it off at the church at the double door entrance on Ackerman Avenue. There's two parking lots there just go in through the Ackerman Ave there's a double door entrance has a mail slot you can just slot your check through that way. We will make sure that you get on the list that you paid. The next day Sunday November 23<sup>rd</sup> during the regular service at 10:30 it's going to be what we call an old

home day celebration. Also for anybody who's in Town because some people are actually coming into Town to get together and just continue the celebration. I hope that everyone watching can consider attending it'll be a beautiful night. The next thing I want to switch gears to the Mayor's Youth Group. They participated in many Halloween activities starting with the Senior Halloween Party that was held October 21<sup>st</sup> at the VFW. The seniors had a great time dancing and there were so many Youth Group members there who really helped bring drinks to all the seniors and helped with any of their needs during that event. They had such a great time and they just don't stop dancing. It's incredible to see and they had the costume parade which was officiated by the Mayor and Karen D'Arminio so I just want thank them all for doing that. Again everybody had a blast. The next thing we participated in was the Halloween Decorating Contest and I want to also acknowledge the winners. I'm just going to pull it up real quick. This year we had the Youth Group members go out and judge all the houses. We had about I want to say 12 houses were in the contest. So third place was 65 Nedellec Drive, second place was 146 Claremont Avenue, first place was 48 Ackerman. Finally they helped out at Trunk or Treat they helped decorate my car. We did like a basketball on a six seven theme. We did a six seven theme basketball very popular now with all the young people out there. So I just want to thank the Youth Group members for coming out in force all those events.

Steve Mariconda of 24 Harrison Avenue comes forward. I just wanted to bring up to all those watching on TV that on Sunday at 2:00 pm we're doing our first official Town cleanup at Veterans Field. So feel free to bring your friends and join us to clean up the park thank you very much.

Timothy Staunton of 35 Harrison Avenue comes forward. I don't know if I should bring it up now or if I should wait until you open up the meeting for 93 Market Street. What do you want me to do? I got a lot of questions to ask about this and I want answers.

Council President Gieriek – You could wait till we open the ordinance.

Mr. Staunton – Okay.

Council President Gieriek – Anyone else wishing to address the Council? Seeing no one else motion to close.

Motion: Councilwoman Mazzer

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gieriek – yes

## COMMENTS

Mayor White – As everyone's aware many people are here tonight for the ordinance the Redevelopment Plan amendment for 93-95 Market Street and we'll be getting into that shortly. Basically we're changing from mixed use to all residential and again we'll get into that a little bit later. I want to mention a couple of grants that we received recently. We received notification from Bergen County Community Development Block Grant we were awarded \$138,000 to pave South Street. Also we just received word today that we received \$44,000 for the Police Department accreditation through a grant program a federal grant. That's going to be towards accreditation of the Police Department. Some capital improvement projects right now the tennis courts are being resurfaced. They're going to be three tennis courts and two pickleball courts. Right now it's been milled and paved. That's the Mayhill Street Park across from the High School Middle School. Also Third Street just went out to bid on that to pave Third Street. So I think we might be awarding a bid tonight on that. Town events Thomas mentioned the Senior Halloween Party that was held on Tuesday October 21<sup>st</sup> at the VFW. We want to thank Karen D'Arminio, Christine Genuario, Sandy Goodwin, Howie Rofofsky and I want to congratulate all the winners of the Costume Contest. The seniors really had a good time there they always enjoy it. Trunk or Treat was held on Saturday October 25<sup>th</sup> at the Municipal Complex. I want to thank Shannon Accomando, Christine Genuario and all who participated by decorating a trunk and the parents and children who attended. This year we also had a sensory friendly period from two to three for children with special needs and we had quite a few kids come at that time as well so that was a nice thing to do. I want to congratulate the winners of our Halloween Home Decorating Contest and all who participated Thomas mentioned the winners. VFW Post 3484 had their Annual Veterans Day Ceremony this past Tuesday November 11<sup>th</sup> at the VFW Circle. This year the High School Middle School Band participated and they performed the National Anthem and a few other songs. It was nice to have them there. Happy Birthday to the United States Marine Corps 250 years old. Some upcoming events as Steve mentioned the Green Team this Sunday is going to be at Veterans Field 2:00 pm. Thanksgiving Holiday is coming up Municipal Offices and DPW will be closed Thanksgiving Day which is Thursday November 27<sup>th</sup> and Friday November 28<sup>th</sup>. Section 4 pickup will be the following Thursday for DPW pickup. Please join us at our Annual Tree Lighting on Friday November 28<sup>th</sup> the day after Thanksgiving at 6:00 pm here at the Municipal Complex. Refreshments will be served and special guests from the North Pole will be here for the kids. Some other things I just want to mention Walter Geer's passing. Walter was a great guy part of the greatest generation a true leader a true man that believed in democracy believed in justice. When we recite the Pledge of Allegiance he really truly believed all of that and so did that whole generation so God bless him and condolences to his family. Congratulations to the winners of the November 5<sup>th</sup> General Election. Leaf bags are still available here at the Municipal Complex and Happy Thanksgiving. Have a happy and blessed Thanksgiving Day thank you.

Councilwoman Mazzer – At this time I just want to extend my condolences to the Geer family and also the Galbo family the passing. My sincere heartfelt sympathy goes out to the family and that's it right now.

Councilwoman Sanchez – So through the Green Team and the Flood Committee the Township applied for a New Jersey DEP grant called Resilient New Jersey. Like the Mayor stated the High School Band played at the Veterans ceremony on Tuesday and I just also wanted to add that they did do a lovely job. I wanted to also thank all the veterans for their service and my condolences as well to the Geer family.

Councilman Cimiluca – I echo everyone's sentiments here about Walter Geer> I called him Wally all the time he's a good man. He was a gentle man. I really loved being in his company and he was just a people person so he will be sorely missed. I was at his house to do some legal work for him and you know couldn't get out of bed but he still had a smile on his face and was always pleasant. When I think of Walter I think of the VFW when I think of the VFW obviously you think of veterans. We were all at the ceremony on Tuesday eleven eleven at 11:00 am which originally was armistice the end of World War I; changed to Veterans Day a number of years later. The High School Band did a great job it was something new. It was the first year without Lou Verile so we thank him in the past for all his services in the past and thank you to all veterans currently serving, those who have served and those who lost their life during their service thank you.

Council President Gierak – My sincere condolences to the Geer family on the passing of Walter. In addition I'd like to congratulate Captain Doug Habermann on the announcement of his retirement and I just want to wish everyone a Happy and Healthy Thanksgiving thank you.

Mr. Lo Dico – On the agenda this evening we're going to have ordinance 1793-25 for a final reading.

## **ORDINANCES**

### **1. ORDINANCE # 1793-25 SECOND READING**

#### **AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN AMENDMENT FOR 93-95 MARKET STREET**

Council President Gierak asked that a motion is in order that the Township Clerk proceed to give same 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 Gierak – yes

The Township Clerk then reads the ordinance by title on second reading:

**AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN,  
STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN AMENDMENT  
FOR 93-95 MARKET STREET**

Council President Gierrek – A motion is in order that the Public Hearing on this ordinance be opened.

Mr. Schettino – Through the Chair. There have been some revisions that I'd like to make sure the public and the Committee are aware of. They're pretty much clarifications. So the Planning Board as was required did review the plan and issued a letter dated October 22<sup>nd</sup> stating that the plan was consistent with the Master Plan and also made a recommendation about removing a section regarding signage dealing with commercial tenants. So that revision, the letter has been made part of the Redevelopment Plan and that revision and removing the commercial signs from the Redevelopment Plan has also been completed by the Township Planner. Also section C number 13 clarifies that one of the units will be a residential / leasing office for the building Superintendent. So exclusively for the Superintendent's use who may be on site 24/7 to address all issues of any of the tenants that may reside there. The maximum number of units is 60 and again the additional unit office for the building Superintendent. The height of the building is not to exceed 40 feet however the public should be aware that the plan or the rendering of the plan that is possibly going to go forward has a height of approximately 28 feet at one end of the building and going up to approximately 38 feet. So although the Redevelopment Plan states not over 40 feet the proposed possible development of the site would not reach that height. The elevation plan will be attached as appendix H. The table of contents has been updated to reflect the new appendix and the last revision is just to include an update of the cover page stating the report date of October 9, 2025 and the approval date of the Planning Board of October 22, 2025 and if this is approved tonight it would state the ordinance number that was adopted by the Governing Body. Those are the revisions again all of which are pretty much just clarifications none of them deemed significant or a change from the plan that was proposed on the introduction.

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

Motion: Councilwoman Mazzer

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando - yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierrek – yes

Council President Gierrek: Announces that the public hearing on this ordinance is open and that all persons interested may now have the opportunity to be heard.

Timothy Staunton of 35 Harrison Avenue comes forward. I just have a few questions about the building on Market Street. I was at the Planning Board meeting last month and there had to be 10 to 12 people from the development company there and they were going back and forth about the height of the building. So the Mayor asked the developers what the height of the building would be and nobody would respond to the question. So that's one of my concerns what is the height of the building? Two at the Planning Board meeting there was an amendment taken to reduce the number of units from 60 units to 40 units. I want to know are we going for 60 units are we going for 40 units? Three when all this is taking place whenever this gets passed where are the Police Department the people that work there their private cars going to be parking and once this goes under construction if it does where are all these people going to park their vehicles when you have forty fifty people working over there every day? I'm going to ask for resident parking only on Harrison Avenue. I think that the residents should be given a sticker that should be in their cars. If you're not a resident of Harrison Avenue shouldn't be allowed to park on that street. Thank you.

Council President Gierak – Thank you very much. Anyone else wish to address the Council on this ordinance?

Mohammed Hanafy of 32 Harrison Avenue comes forward. I just had a quick question before I give any comments. Are we going to look at what's proposed? Can we give comments after we look or because I just don't want to repeat myself both cases.

Council President Gierak – Well we're voting to amend the plan tonight I mean you could take a look. We're not approving anything tonight. So you're going to have plenty of time to look at that and ask any questions when we decide to approve someone.

Mr. Hanafy – I think for the people that have seen me here a few times already we discuss the same things over and over. I'm not going to get into the weeds of things until we see the design. I am directly behind the proposed property. I just want to hear if possible if anybody in the board is okay with seeing this in their backyard Can anyone say I'm fine with this being built in their yard? Can anyone say this is okay from anyone that's here?

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

Motion: Councilwoman Mazzer

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando - yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierak – yes

Mr. Schettino – Through the Chair. Our planner is here he could probably answer the question as to again the height.

Council President Gierak – We have some questions in regards to the height of the potential project.

Mr. Bloch - Dan Bloch with Colliers Engineering for the record. So the maximum and the difficulty with this site is because the topography changes so significantly from one end to the other but the understanding is the height will be a maximum of 38 feet on one end 27 feet on the other end. Even though the ordinance allows up to 40 feet just to give a little bit of flexibility when they do come in and design the site because they're really just looking at concepts at this point but the height would not exceed that. That's our understanding and they wouldn't be allowed to exceed the 40 feet when they come to the Planning Board for that.

Mr. Schettino – Could you also address the concern about the from the first person that got up prior to the ordinance dealing with the parking whether or not the plan requires sufficient parking or the potential development of 60 units?

Mr. Bloch – Yes the plan does provide enough parking based on industry standards to accommodate all of the parking on site.

Mr. Schettino – It's all underground parking correct?

Mr. Bloch – Correct.

Mr. Schettino – And the plan also includes 40 underground parking spaces dedicated to the Township for use by the Police Department.

Mr. Bloch – Correct.

Mr. Schettino – I think the other question is for the Township whether you would consider resident parking for Harrison Avenue residents. I don't know if you're prepared to answer that tonight.

Council President Gierak – I stated at an earlier meeting that we are willing to do that if a problem arises with the parking there and people are parking from that location onto Harrison. We would then issue decals to all the cars there on Harrison if need be.

Mr. Schettino – And then in terms of the staging where the people who are going to be working on the project. Yes they're going to have to figure out where those vehicles are going to park and it won't be on Harrison Avenue. Probably here at the Municipal Parking Lot perhaps or the VFW. That will have to be worked out but it typically is but it will not impact based upon what the Governing Body is stating it will not impact Harrison Avenue because they won't be allowed to park there. I think that was all the questions and comments.

Council President Gierak – Yes.

Councilman Cimiluca – Again just for the audience Mr. Schettino could you just go over what exactly the voting is for tonight? It's not to approve that.



Mr. Schettino – No, tonight you're approving it's called a Redevelopment Plan but it really is an ordinance for the location of where the old Municipal Building is. It's not approving any specific project. A developer would then have to submit an application to the Planning Board. It cannot exceed the 60 units. It could be less that's up to the developer and the type of project whether it's going to be for senior citizens or I mean 55 and older I shouldn't say senior citizens. That will be up to whatever developer comes forward and submits an application to the Planning Board. The Planning Board meeting will be advertised. Residents will be allowed to attend that meeting and at that Planning Board meeting they will have to produce someone to address the drainage on the site, the traffic in the area, lighting, all the issues or questions that have been raised in the past will all have to be presented to the Planning Board by expert testimony and the Board will have its own experts reviewing the testimony provided by whatever applicant appears before the Board.

Councilman Cimiluca – Through the Chair. Not to scare the crap out of the gentleman from the developer in the front row over there, but should someone come in tomorrow and say I want to build a one level whatever medical building that's going to you know we're going to have 20 different office suites there and that's what we want to build and we're going to pay you fifteen million dollars to build it there. We still have the right to do that this is still open.

Mr. Schettino – Well yes but you would then have to amend what you're approving tonight. Because the Redevelopment Plan that you're approving tonight only allows for residential use at that site. But if someone came forward as you said you would then have the ability to say wait a minute let's amend this Redevelopment Plan to allow for offices or a building that's 55 and over whatever the case may be.

Councilman Cimiluca – And just to clarify when people say you're building the Town is not building anything. The Town has a property and it's just saying that this property is in need of redevelopment and is asking people to come in and make offers to do the redevelopment. It's not that the Town is building this. It's not a Town project. The Town owns the property and the Town is just indicated that that property is potentially for sale and potentially for development am I wrong?

Mr. Schettino – No that's exactly what was done and as you know the Town advertised first for a mixed use building and there was no interest. Then as a result of developers who inquired with the Town that they were only interested in a residential development but if the Town insisted they would do limited retail space on the first floor but that would increase the height of the building and will also further exacerbate the parking and traffic so the Township decided only to have a residential building located at the site and that's where you are and that's what led to tonight. All the other developers who approached the municipality all wanted over 100 units. In one case somebody proposed 140 units and the Township informed the developer that was a non-starter and don't even come and present.

Councilman Cimiluca – I'm not sure if this could be directed to either Mr. Lo Dico or Mr. Homsy but when did we start the advertising project? When did we let people know that this is out there and please give us your ideas? About how long ago March?

Mr. Homsy – Yeah it was early in the year.

Councilman Cimiluca – So at least six months right.

Council President Gierak – May I have a motion to amend?

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando - yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierak – yes

Council President then directs the Township Clerk to read the resolution regarding final passage.

Township Clerk then reads the resolution as follows:

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

**CR# 1125-161**

**AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN AMENDMENT FOR 93-95 MARKET STREET, AS AMENDED**

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

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando - yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierak – 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 Cimiluca

Second: Councilwoman Sanchez

Roll Call:

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

## **MINUTES**

**None**

## **\* RESOLUTIONS**

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

**CR# 1125-162**

**WHEREAS**, the Township of Saddle Brook advertised for bids for the 3<sup>rd</sup> Street Improvement Project, and,

**WHEREAS**, 6 bids were received and opened on October 29, 2025, and

**WHEREAS**, in a letter dated November 4, 2025 the Township Engineer has recommended to award the contract to AJM Contractors Inc., 300 Kuller Road, Clifton NJ 07011 in the amount of \$160,479.00

**NOW THEREFORE BE IT RESOLVED** by the Township Council of the Township of Saddle Brook that it hereby awards the bid to AJM Contractors, Inc in the amount of \$160,479.00 after review by the Township Attorney and providing funds are available and certification by the CFO

Motion: Councilman Cimiluca

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# 1125-163**

**WHEREAS**, a property located in the Township of Saddle Brook, known as 62 Westminster Place, Saddle Brook, New Jersey, Block 520, Lot 19 is assessed to Jesus and Ana Otero and;

**WHEREAS**, on May 13, 2025, Mr. Otero was declared 100% tax exempt by the Department of Veterans Affairs; and

**WHEREAS**, according to the Township of Saddle Brook Ordinance, the effective date of exemption is based on the date of the application of October 22, 2025; and

**THEREFORE, BE IT RESOLVED**, that the Tax Collector is hereby authorized to cancel taxes effective October 22, 2025 and issue a Cotality a refund in the amount of \$1,642.80 for the fourth quarter of 2025. This property is 100% tax exempt for 2025 effective October 22,2025.

REFUND SHOULD BE MADE PAYABLE TO:

COTALITY REFUNDS DEPARTMENT  
3001 HACKBERRY ROAD  
IRVING, TX 75063

Motion: Councilman Cimiluca

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# 1125-164**

**WHEREAS**, a property located in the Township of Saddle Brook, known as 185 Evans Place, Saddle Brook, New Jersey, Block 1712, Lot 42 is assessed to 185 Evan Place Co and;

**WHEREAS**, on October 23, 2024, 185 Evans Place was declared 100% tax exempt by the Department of Veterans Affairs; and

**WHEREAS**, according to the Township of Saddle Brook Ordinance, the effective date of exemption is based on the date of the application of October 15, 2025; and

**THEREFORE, BE IT RESOLVED**, that the Tax Collector is hereby authorized to cancel taxes effective October 15, 2025 and issue a refund to Cotality in the amount of \$2,270.85 for the fourth quarter of 2025. This property is 100% tax exempt for 2025 effective October 15,2025.

Refund address: Cotality Refunds Department  
3001 Hackberry Road  
Irving, TX 75063

Motion: Councilman Cimiluca

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# 1125-165**

**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. Public Defender
10. IT Managerial Services for Admin Offices
11. IT Managerial Services for PD
12. Affordable Housing Legal Counsel

**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
- (5) Hourly or annual rate

**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 1, 2025. 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 18, 2025;
- (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 RFQ 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 Cimiluca

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# 1125-166**

**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 **\$4,287,669.84** 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 Cimiluca

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# 1125-167**

**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 **\$3,002,087.35** 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 Cimiluca

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# 1125-168**

**WHEREAS**, Remington and Vernick, Township Engineer has submitted a proposal dated September 25, 2025 for engineering services for the Fifth Street Park at a cost of \$71,000

**NOW THEREFORE BE IT RESOLVED** by the Township Council of the Township of Saddle Brook that it hereby authorizes Remington & Vernick to proceed with their service at a cost not to exceed \$71,000 providing funds are available as certified by the Township CFO

Motion: Councilman Cimiluca

Second: Councilwoman Sanchez

Roll Call:

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

Funds Available Account(s)\_04-2150-23-1741-007

Capital – Improvement Authorizations – Various Capital Improvements - Roads

By: Vincent Buono, CFO  
Vincent Buono, CFO

## TOWNSHIP OF SADDLE BROOK RESOLUTION

**CR# 1125-169**

**WHEREAS**, Remington and Vernick, Township Engineer has submitted a proposal dated September 25, 2025 for engineering services for the Floral Lane Road Improvement Project at a cost of \$87,000

**NOW THEREFORE BE IT RESOLVED** by the Township Council of the Township of Saddle Brook that it hereby authorizes Remington & Vernick to proceed with their service at a cost not to exceed \$87,000 providing funds are available.as certified by the Township CFO

Motion: Councilman Cimiluca

Second: Councilwoman Sanchez

Roll Call:

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

Funds Available Account(s)\_04-2150-23-1741-007

Capital – Improvement Authorizations – Various Capital Improvements - Roads

By: Vincent Buono, CFO  
Vincent Buono, CFO

**TOWNSHIP OF SADDLE BROOK  
COUNTY OF BERGEN, STATE OF NEW JERSEY  
RESOLUTION TO APPLY FOR A PY26 BERGEN COUNTY COMMUNITY  
DEVELOPMENT BLOCK GRANT**

**CR# 1125-170**

**WHEREAS**, a PY26 Bergen County Community Development Block Grant (CDBG) has been proposed by the Township of Saddle Brook for Roadway Improvements to Miller Street in the Township of Saddle Brook; and

**WHEREAS**, the proposed project limits are within an area of the township deemed eligible per Bergen County CDBG mapping; and

**WHEREAS**, this project furthers the interest of the Township of Saddle Brook's community development goals and betters the quality of life for its residents; and

**WHEREAS**, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Mayor and Council; and

**WHEREAS**, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid Community Development funds.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Township of Saddle Brook hereby confirms endorsement of the aforesaid project; and

**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be sent to the Bergen County Division of Community Development (Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, 4<sup>th</sup> Floor; Hackensack, NJ 07601) so that implementation of the aforesaid project may be expedited.

Motion: Councilman Cimiluca

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 SUPPORTING REMEDIAL ACTIVITIES PLANNED FOR ENGINE  
NO. 2 SRP SITE PI 014482**

**AND**

**THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
ADMINISTRATIVE CONSENT ORDER IN PROGRESS**

**CR# 1125-171**

**WHEREAS,** The Township continues to be responsible stewards of remediation Case 94-06-22-1527-50, which was caused in part by a remediation that is not in compliance with current closure rules associated with the closure of the leaking underground storage tank 27 years ago, and

**WHEREAS,** a notification that New Jersey Department of Environmental Protection (NJDEP) Regulatory Timelines have been exceeded, and a Notice was submitted by the Licensed Site Remediation Professional (LSRP) to the NJDEP Bureau of Case Assignment & Initial Notification (BCAIN) and shared with the Responsible Party prior to submittal, and

**WHEREAS,** responding to the items required by NJDEP for entry into the ACO in a meeting held on June 4, 2021, various documents were prepared and reviewed by project stakeholders, the Township, Township Council members and Township Counsel, i.e.

- Remedial Funding Source Form,
- Initial Cost Estimate & Cost Review Analysis for Saddlebrook Engine No. 2 Site PI 014482,
- Long Term Obligations,
- Site Plan showing proposed remedial activities,
- Response to NJDEP questions regarding Saddle Brook Engine No. 2 Administrative Consent Order and available Direct Oversight Available Funding, and
- Remington & Vernick Engineers (RVE) Proposal for services to perform the next remedial phase activities.

**WHEREAS**, the Township, committed to satisfying the conditions of the ACO, submitted and distributed a Public Participation Plan indicating that the remediation through Response Action Outcome (RAO) will take from two (2) to three (3) years, with a follow-up Groundwater Remedial Action Permit (GWRAP) requiring annual sampling of selected wells until 2039, with a tentative submittal schedule for necessary remedial documents as follows:

- Remedial Investigation Report Submittal Date - July 1, 2027
- Remedial Action Report - July 1, 2028, and

**WHEREAS**, the Township has already verbally authorized the LSRP to proceed with RI work, with certain environmental sampling scheduled for November 2025, and

**WHEREAS**, pursuant to the New Jersey Statutes Annotated (N.J.S.A.) 40A:1-11, the Township is prepared to enter into a Consensus Agreement Resolution committing the Township to Long-Term Financial Obligations. NJDEP has previously reviewed and approved the LSRP's best estimates or remedial costs going forward, and the Township has the financial resources to fund follow-up measures as enumerated in the RFS/RA Form Version 2.1 cost estimates, previously submitted to the NJDEP.

**NOW THEREFORE BE IT RESOLVED** by the Township Council of the Township of Saddle Brook that the Township supports efforts to implement the remediation of the referenced site in accordance with the Administrative Order on Consent (ACO) executed on January 23, 2023 with the pending Amendment (ACOA) factoring additional constraints and timelines heretofore stated by Resolution, pursuant to the New Jersey Administrative Code (N.J.A.C.) 7:26D and E, et seq.

Motion: Councilman Cimiluca

Second: Councilwoman Sanchez

Roll Call:

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

**\* CORRESPONDENCE**

**1. A. CIALONE, PLAN BD. ATTORNEY**  
**TO: MAYOR & COUNCIL**

**RE: ORD #1793-25 – REDEVELOP**  
**93-95 MARKET STREET**  
**DATE: OCTOBER 22, 2025**

*Birchwale Pellino and Cialone LLC*

**Attorneys At Law**  
151 West Passaic Street  
Second Floor - Suite 8  
Rochelle Park, New Jersey 07662  
Phone: (201) 945-8812  
Fax: (551) 282-0891  
Email: acialone@bbplawyers.com

Anthony P. Cialone

Stephen F. Pellino (1951-2023)  
Albert H. Birchwale (Retired)

October 22, 2025

**BY EMAIL AND  
REGULAR MAIL**  
Mayor and Council  
Township of Saddle Brook  
55 Mayhill Street  
Saddle Brook, New Jersey 07663

**Re: Redevelopment Plan Amendment for 93-95 Market Street**

To the Honorable Mayor and Council of the Township of Saddle Brook:


We write to you in our capacity as the attorneys to the Saddle Brook Planning Board. You have referred to the Planning Board for review and comment an amended redevelopment plan entitled "93-95 Market Street Redevelopment Plan Amendment" and proposed ordinance 1793-25 adopting the amended redevelopment plan. Pursuant to the provisions of *N.J.S.A. 40A:12A-7c*, the amended redevelopment plan was considered at the Planning Board's regular meeting of October 20, 2025. The Planning Board has authorized me to write this letter report to the Mayor and Council.

The Planning Board determines that the proposed redevelopment plan amendment is consistent with the master plan and, therefore, recommends its adoption. However, the Board further recommends that the Mayor and Council consider revising the redevelopment plan amendment to provide for the following:

1. Subsection 4b of article M entitled "Signage" in the Redevelopment Standards section should be deleted. This subsection references commercial tenants, which are not part of the redevelopment plan amendment.
2. The maximum number of residential units should be reduced to reduce the size of the building if feasible for the proposed redevelopment.

Should you have any questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

  
Anthony P. Cialone

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APC:mio

cc: James Homs, Township Administrator, By Email  
Nicholas A. Dickerson, PP, AICP, Township Engineer, By Email  
Saddle Brook Planning Board, c/o Jayne Kapner, Board Secretary, By Email

2. M. LUHRS-FEMA FLOODPLAIN MANAGE  
TO: MAYOR WHITE

RE: CRS PROGRAM  
DATE: OCTOBER 22, 2025

2025 OCT 22 PM 2:01

U.S. Department of Homeland Security  
Federal Emergency Management Agency  
Region II  
Jacob K. Javits Federal Office  
Building 26 Federal Plaza  
New York, New York 10278



October 22, 2025

Hon. Robert D. White, Mayor  
Township of Saddle Brook  
55 Mayhill Street  
Saddle Brook, NJ 07663

RE: Community Assistance Visit, Township of Saddle Brook - NFIP CID # 340074

Dear Mayor White:

This letter is in reference to a compliance visit the Federal Emergency Management Agency (FEMA) initiated in the Township of Saddle Brook on October 30, 2020. The Community Assistance Visit (CAV) was conducted by the Federal Emergency Management Agency (FEMA) in response to the Township of Saddle Brook's request to be considered for participation in FEMA's Community Rating System (CRS) program.

Through CRS, FEMA recognizes and encourages community floodplain management activities that exceed minimum NFIP standards. Depending upon the level of participation, flood insurance premium rates for policyholders can be reduced up to 45%. Besides the benefit of reduced insurance rates, CRS floodplain management activities enhance public safety, reduce damages to property and public infrastructure, avoid economic disruption and losses, reduce human suffering, and protect the environment. Participating in the CRS provides an incentive for maintaining and improving a community's floodplain management program over the years.

FEMA has reviewed Township of Saddle Brook's NFIP development and administrative practices as cumulatively documented over several interactions with Region II. Overall, Township of Saddle Brook administers a high performance NFIP program that addresses floodplain management program requirements in an effective manner. The Township of Saddle Brook does have some historical compliance issues; however, it is noted that the community has an aggressive and proactive stance in mitigating the concerns in their floodplain. This need not impede a community's CRS participation as long as the community continues a proactive stance with respect to these issues as outlined below.

1. Flood Damage Prevention Ordinance: Since the previous assessment dated October 5, 2023, the Township of Saddle Brook has adopted a new FDPO as of July 17, 2025, which appears to be modeled after the Model Code Coordinated Ordinance issued by the New Jersey Department of

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Environmental Protection. The ordinance was reviewed and approved by the NJDEP or FEMA before adoption.

**Compliance Action Required:** No action required at this time.

2. Clarification of Ordinances and Maps used: The current adopted ordinance clarifies the area to be regulated with the community's SFHA. Township did not address regulation of the NJ State delineated studies before August of 2019, but affirm that the community will rely on the direction of the community's 2025 adopted ordinance for regulation guidance which includes NJ State delineation studies.

**Compliance Action Required:** No action required at this time.

3. List of SFHA Development permits and Clarification of SD/SI Implementation: A sound permitting process is required to ensure that any proposed development projects meet the requirements of the NFIP and the community's floodplain management ordinance. The purpose of the SI/SD requirements is to protect the property owner's investment and safety, and, over time, to reduce the total number of buildings that are exposed to flood damage.

Assessment: In previous documentation submitted by the community, there was some confusion in the implementation of substantial damage and substantial improvement regulations particularly in the use of two different permits in the management of the regulated floodplain. Clarification from letter dated June 19, 2023 which elaborated on the process to which the community carries out its substantial damage/substantial improvement assessments in Section (3b(1-4) and in a letter dated November 14, 2023, as a follow up to the November 1<sup>st</sup> conference call, which addressed the confusion between the two different floodplain development permit applications utilized by the community. The community stated that one permit is used for minor work under \$5,000 and another permit application for projects above \$5000. The Township of Saddle Brook has also modified each permit application to further address the issue.

**Compliance Action Required:** No further action required at this time.

4. Compliance Concerns: Information was provided for the 7 properties identified in the Assessment as 'low floor'<sup>1</sup> violations on the National Violation Tracker. Community states that these projects have no elevation certificates on file. Two properties have since been removed – 1 Orchard Lane and 4 Dyer Place.

As an option which remains - if the structure was built before the adoption of the initial FIRM and there has been no determinations of substantial damage or substantial improvement for the pre-FIRM structure on the property, please provide a letter from local Floodplain Administrator attesting to the fact that no permits were issued nor substantial damage or substantial improvement determinations made for the structure in question – subsequent to the initial FIRM adoption. Please note that NVT properties are ineligible for the Community Rating System (CRS) discount and the community is urged to employ all appropriate mechanisms to investigate and compel compliance.

<sup>1</sup> Denotes the construction of a building in an identified Special Flood Hazard Area (SFHA) with the lowest floor below the Base Flood Elevation (BFE) as set forth in Subparagraph 60.3(c)(2).



This Letter of Good Standing (LOGS) is an acknowledgement that the Township of Saddle Brook is actively engaged in operating a sound floodplain management program. We look forward to welcoming Saddle Brook into the CRS program and will follow up to notify you once this recommendation has been processed and approved. Pending this approval, continued CRS participation and maintenance of initial CRS Class will be contingent upon community maintenance of agreed upon standards during any future compliance visits.

Thank you for your interest in CRS and for achieving this measure of success in floodplain management. Please confirm receipt of this correspondence within 10 days or no later than Monday, November 3, 2025. Once acknowledged, FEMA Region II will move to close this compliance visit. If you should have any questions, please feel free to contact me at Marianne.Luhrs@fema.dhs.gov or Marcia Daniel, Region 2 FMI, at Marcia.Daniel@fema.dhs.gov.

Sincerely,

**MARIANNE L  
LUHRS**

Digitally signed by  
MARIANNE L LUHRS  
Date: 2025.10.22 12:59:58  
-04'00'

Marianne Luhrs, Acting Chief  
Floodplain Management & Insurance Branch

cc:

Monica Miannecki – Consulting Engineer  
Anthony Ambrogio – Construction Official  
Jonathan Smith - FEMA Region II  
Chanelle LaCross – FEMA Region II  
Marcia Daniel – FEMA Region II  
Kunal Patel, NJDEP NFIP State Coordinating Agency  
Joseph Ruggeri, NJDEP NFIP State Coordinating Agency



3. BC EXECUTIVE J. TEDESCO III

TO: MAYOR WHITE

RE: COMMUNITY DEVELOPMENT  
GRANT AWARD-SOUTH ST. \$138,7000  
DATE: OCTOBER 30, 2025



**COUNTY OF BERGEN  
COMMUNITY DEVELOPMENT**  
One Bergen County Plaza ■ 4th Floor ■ Hackensack, NJ 07601-7076  
(201) 336-7200 ■ Fax (201) 336-7247

**James J. Tedesco, III**  
County Executive

October 30, 2025

The Honorable Mayor Robert White  
Township of Saddle Brook  
55 Mayhill Street  
Saddle Brook, New Jersey 07663

**VIA EMAIL**

Dear Mayor White,

I'm delighted to inform you that your application for PY 2025-2026 Community Development Block Grant (CDBG) funding from the Bergen County Division of Community Development (BCDCD) has been approved.

We look forward to working with you as a subgrantee for the following project:

**South Street Road Improvements**

**\$138,790**

Laura Salandra, a CDBG contract administrator with BCDCD, has been assigned to work with you in executing this project through to completion. Please expect to hear from Laura shortly to review the subgrant implementation process. Among the first steps to be taken will be the submission of plans and specifications for your project and the completion of an environmental assessment by BCDCD before the contract is finalized.

As the funding we received for all PY 2025-2026 projects is from the U.S. Department of Housing and Urban Development (HUD), please be advised that ongoing uncertainties regarding the federal budget remain, and the potential for disruption exists. Should you have any questions in this regard, please feel free to contact BCDCD Director Rob Esposito at (201) 336-7201 or [resposito@berencountynj.gov](mailto:resposito@berencountynj.gov).

The Division of Community Development's partnership with the county's 70 municipalities and scores of nonprofit and government agencies over the years has resulted in a wide range of significant quality-of-life improvements to the benefit of Bergen residents. Thank you very much for being part of our continuing effort to make Bergen County a great place to live for everyone.

Sincerely,

A handwritten signature in blue ink, appearing to read "James J. Tedesco, III".

James J. Tedesco, III  
County Executive

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JJT:rge

2025 OCT 30 AM 11:16

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4. P. CRAY, RVE, TWP.ENG.  
TO: J. HOMSI, BUS. ADM.

RE: PROPOSAL - N. 5<sup>TH</sup> STREET PARK  
DATE: SEPTEMBER 25, 2025



One Harmon Plaza, Suite 600  
Secaucus, NJ 07094  
O: (201) 624-2137  
F: (201) 624-2136

September 25, 2025

Jimmy Homsi-Administrator  
Township of Saddle Brook  
55 Mayhill Street  
Saddle Brook, NJ 07663

Re: Township of Saddle Brook  
North 5<sup>th</sup> Street Park  
Professional Services Proposal

Dear Mr. Homsi,

REMINGTON & VERNICK ENGINEERS (RVE) is pleased to submit this revised proposal to provide professional services for the above-referenced project. The scope of work includes the construction of a basketball court, small parking lot, and site entrance off 5<sup>th</sup> Street. The lot is currently mostly a lawn area with a play area included. The site is located to the East of North Fifth Street, and to the north of President Street.

Saddle Brook obtained a grant from the NJDCA, Local Recreation Improvement Grant (LRIG) for \$60,000 for the basketball court as well as a grant from Bergen County Open space for \$80,000 for the associated parking, walkways, and site fencing.

Since the project entails more than a quarter acre of new impervious, stormwater management will be needed to meet NJDEP requirements. Accordingly, an underground structure would have to be designed and installed to meet stormwater management regulations. A permit from NJDEP would not be required for this project.

Our Scope of Services are as follows:

1. Utilize conventional ground survey to obtain existing conditions of the site. We will transmit the base plans to the various utility companies and request as-built information on existing utilities as well as notify them of the project. We will use the information received to prepare existing condition base plans.
2. We will perform an outbound survey of the property. The effort will include a deed search along with mapping of the property lines.
3. Provide design for the basketball court, parking area and entrance including grading and drainage. Design will include perimeter fencing for the court, curbs, sidewalk, and court amenities including the hoops and color coating and striping system.
4. We will design the stormwater management system to meet NJDEP requirements for reduction of peak flows, water quality and groundwater recharge.

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Township of Saddle Brook  
North 5<sup>th</sup> Street Park  
Professional Services Proposal

5. We will Prepare the construction plans, specifications, and engineer's construction estimate for obtaining construction bids for the project.
6. We will coordinate bid advertisement with the Town, provide bidders with the bid documents, and respond to questions submitted by bidders. We will attend the bid opening, review the bids, and recommend award of the contract.
7. We will provide construction observation services during the construction phase of the project. Observation will be part time during concrete work and full-time during utility installation and paving operations.
8. We will provide contract administration services including the processing of change orders and payment requests. We will review and return shop drawings submitted by the Contractor. We will attend the preconstruction meeting and issue meeting notes. We will perform a punch list inspection and provide a list of punch list items to the Contractor.
9. We will also provide administration services for the funding sources including preparation of final reimbursement request for the funding sources listed above.

#### **EXCLUSIONS**

1. It is our understanding that the Town does not wish to provide lighting for the site. Therefore lighting design is not included.
2. We have not included any geotechnical investigation for the site as it would not normally be a necessity for this type of construction.
3. We may take soil samples to confirm the stormwater management system design. We will ask DPW to excavate the test holes so samples can be taken. We have not included costs to have a contractor perform the excavation as part of our proposal.

#### **PROJECT COST**

The anticipated project cost(s) are detailed as follows:

Item	Task	Budget Estimate
A	Estimated Construction Cost:	\$ 369,000.00
B	Field Survey & Base Plan Preparation:	\$ 12,000.00
C	Engineering:	\$ 29,000.00
D	Contract Administration and Inspection	\$ 30,000.00
	Total Project Cost:	\$ 440,000.00

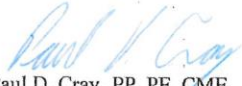
#### **COST OF SERVICES**

Our lump sum fee is based on the scope as known at this time. If unforeseen and/or unanticipated work items arise, our office shall provide a separate or amended scope of services & cost proposal for consideration and approval. Our lump sum fee of **\$71,000.00** will be billed monthly based on the percent complete of each phase.

Township of Saddle Brook  
North 5<sup>th</sup> Street Park  
Professional Services Proposal

We await your written authorization to begin preparation of the required documents for bidding. We trust the information provided meets your requirements for this project. Should you have any questions, comments, or require additional information, please feel free to contact the undersigned at our Secaucus office.

Sincerely,  
**REMINGTON & VERNICK ENGINEERS, INC.**

  
Paul D. Cray, PP, PE, CME  
Executive Vice President

cc: Mayor Robert White  
Pete LoDico, Clerk  
Robert Klein, RVE

5. P. CRAY, RVE, TWP.ENG.

TO: J. HOMSI, BUS. ADM.

RE: PROPOSAL – FLORAL LANE ROAD  
IMPROVEMENT PROJECT

DATE: SEPTEMBER 25, 2025



REMINGTON  
& VERNICK  
ENGINEERS

One Harmon Plaza, Suite 600  
Secaucus, NJ 07094  
O: (201) 624-2137  
F: (201) 624-2136

September 25, 2025

Jimmy Homsí-Administrator  
Township of Saddle Brook  
55 Mayhill Street  
Saddle Brook, NJ 07663

Re: Township of Saddle Brook  
Floral Lane Road Improvement Project  
Professional Services Proposal  
M2025-0437

Dear Mr. Homsí:

REMINGTON & VERNICK ENGINEERS (RVE) is pleased to submit this proposal to provide professional services for the above-referenced project. The project intent is to resurface Floral Lane from North Midland Avenue to Fairlawn Parkway. The Town received funding from NJDOT Local Aid Program in 2025 and anticipates receiving additional funding from NJDOT Local Aid in Funding Year 2026.

Our Scope of Services are as follows:

1. We will perform a conventional ground survey to obtain existing conditions of the roadway. We will utilize the survey and develop basemapping for the project. We will transmit the base plans to the various utility companies and request as-built information on existing utilities as well as notify them of the project. The basemapping will then be used as a base map for which the plans will be developed.
2. We will check all the curb ramps to ensure they are ADA compliant and call for the reconstruction of any that are not. We will have curb replaced where it is damaged to the level of not being serviceable, or where it is missing. We will inspect all driveway aprons and have replaced any that are in poor condition. Most concrete aprons will remain and all asphalt aprons will be replaced.
3. We will inspect each drainage structure and call for the reconstruction or replacement of any that are in poor condition. We will also call for the replacement of any grates that are not bicycle safe and have replaced any curb head pieces that are not NJDEP compliant. We will also evaluate the drainage system on the road to see if any improvements are warranted. We are aware that there is a drainage issue at the intersection of Floral Lane and Hutter Street and so, we anticipate some minor pipe replacement work there.
4. The plans will include provisions for restoration of any grass areas disturbed during construction including topsoiling, fertilizing and seeding. Restoration of line striping will also be included.
5. Prepare the construction plans, specifications, and engineer's construction estimate for obtaining construction bids for the project.
6. Assist in the bid opening, review of bids, and recommend award of the contract.
7. Provide construction observation services during the construction phase of the project. Observation will be on a part-time basis for any concrete work that is performed. We will check

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the concrete formwork prior to the concrete pours and observe the concrete pours. We will provide full-time observation for utility installation, milling and paving. We anticipate concrete work to last 4 weeks, utility work to last two days, milling two days, and paving two days.

8. Provide contract administration services including the processing of change orders and payment requests. We will prepare and issue an initial submittals list to the Contractor to assist in providing submittals in a timely manner and then review and return shop drawings submitted by the Contractor. We will attend the preconstruction meeting and issue meeting notes. We will provide clarifications to the Contractor as needed and requested from them. We will perform a punch list inspection and provide a list of punch list items to the Contractor.

#### **PROJECT COST**

The anticipated project cost(s) are detailed as follows:

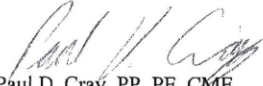
Item	Task	Budget Estimate
A	Estimated Construction Cost:	\$ 410,000.00
B	Surveying	\$ 24,000.00
C	Engineering:	\$ 25,000.00
D	Contract Administration and Inspection	\$ 38,000.00
	<b>Total Project Cost:</b>	<b>\$ 497,000.00</b>

#### **COST OF SERVICES**

Our lump sum fee is based on the scope as known at this time. If unforeseen and/or unanticipated work items arise, our office shall provide a separate or amended scope of services & cost proposal for consideration and approval. Our lump sum fee of **\$87,000.00** will be billed monthly based on the percent complete of each phase.

We await your written authorization to begin preparation of the required documents for bidding. We trust the information provided meets your requirements for this project. Should you have any questions, comments, or require additional information, please feel free to contact the undersigned at our Secaucus office.

Sincerely,  
**REMINGTON & VERNICK ENGINEERS, INC.**

  
Paul D. Cray, PP, PE, CME  
Executive Vice President

Cc: Mayor Robert White  
Pete LoDico, Clerk  
Robert Klein, RVE

6. R. KLEIN, RVE, TWP.ENG.

TO: J. HOMSI, BUS. ADM.

RE: RECOMMENDATION TO AWARD BID  
3<sup>RD</sup> STREET IMPROVEMENTS – AJM  
CONTRACTORS \$160,479.00  
DATE: NOVEMBER 4, 2025



One Harmon Plaza, Suite 600  
Secaucus, NJ 07094  
O: (201) 624-2137  
F: (201) 624-2136

November 4, 2025

Jimmy Homs, Township Administrator  
Township of Saddle Brook  
55 Mayhill Street  
Saddle Brook, New Jersey 07663

Re: Township of Saddle Brook  
3<sup>rd</sup> Street Improvement Project  
Recommendation to Award  
RVE File No. 0257-T-126

Dear Mr. Homs,

We have tabulated the bids received on Wednesday, October 29, 2025, for the above captioned project and find the lowest bidder to be AJM Contractors Inc., 300 Kuller Road, Clifton, New Jersey 07011, in the amount of \$160,479.00; representing items #1-18 on the base bid.

A copy of the tabulation and original bid documents are enclosed for your review.

Therefore, in accordance with the Local Public Contracts Law, NJSA 40A:11-1 et seq, the contract should be awarded to the lowest responsible bidder, which appears to AJM Contractors Inc.

This award recommendation is contingent upon review and approval of bids by the Township Attorney's office and the availability of funds as certified by the Finance Department.

Should you have any questions, please feel free to call me at (201) 624-2137.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.

Robert J. Klein, PE, CME  
Township Engineer

Cc: Mayor White  
John Schettino  
Pete Lo Dico  
Frank Barrale  
Vincent Buono

C-6

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7. CHIEF ZOTOLLO  
TO: PETER LO DICO

RE: LIVERY APPLICATION – MUSA AKGUN  
DATE: OCTOBER 10, 2025

## Saddle Brook Police Department



JOHN A. ZOTOLLO, JR.  
CHIEF OF POLICE



SADDLEBROOKPD.COM



63 MARKET STREET  
SADDLE BROOK, N.J. 07663  
201-587-2924

To: Peter LoDico – Township Clerk  
From: John A. Zotollo, Jr. – Chief of Police  
Date: October 10, 2025

Re: LIVERY APPLICATION

Musa Akgun  
Park 80 West, Plaza II  
250 Pehle Avenue, Ste 200  
Saddle Brook, NJ 07663

In accordance with Township Ordinance, an investigation was conducted regarding the above individual who filed a Livery Application. The livery service will operate out of 250 Pehle Avenue.

The investigation did not reveal anything that would disqualify the individual.  
All required documents were provided and the company meets all insurance thresholds as required.

I therefore find no reason why this application should not be approved.

CC: file

C-7



## **\* APPLICATIONS**

### **Livery**

1. Musa Akgun – 250 Pehle Avenue – NEW

## **\* REPORTS**

1. MUNICIPAL COURT MONTHLY REPORT – SEPTEMBER 2025
2. BERGEN COUNTY HEALTH DEPT. MONTHLY REPORT – SEPTEMBER 2025
3. BERGEN COUNTY ANIMAL CONTROL REPORT – SEPTEMBER 2025
4. BERGEN COUNTY ANIMAL CONTROL REPORT – OCTOBER 2025
5. GRANT WRITER'S MONTHLY REPORT – SEPTEMBER 2025
6. GRANT WRITER'S MONTHLY REPORT – OCTOBER 2025
7. DPW MONTHLY REPORT - SEPTEMBER 2025
8. CONSTRUCTION CODE OFFICIAL'S MONTHLY REPORT – SEPTEMBER 2025
9. PROPERTY MAINTENANCE OFFICIAL MONTHLY REPORT – SEPTEMBER 2025
10. FIRE PREVENTION MONTHLY REPORT – SEPTEMBER 2025
11. FIRE PREVENTION MONTHLY REPORT - OCTOBER 2025
12. CANNABIS REVENUE MONTHLY REPORT – SEPTEMBER 2025
13. WATER UTILITY MONTHLY REPORT – SEPTEMBER 2025
14. TAX COLLECTOR'S MONTHLY REPORT – SEPTEMBER 2025

Councilman Accomando – The gentleman that came up before asking the question if we would want that in our yards. I'm going to be honest with you I can't answer that question because I answer honestly I'll never be in your situation, your position. So I don't want to sit here and say yes for the naysayers and no for the no sayers. I want to be honest. I wouldn't be in your position if at the stage of my life I was put in a situation like this. I don't have a mortgage I would sell and I'm being honest. You asked for an honest opinion I can't answer you honestly if I want this in front of my house. If I just moved here and I had an opportunity I had kids growing up and this was going to be in front of my house would I fight it a hundred percent I would fight it but I can't answer you honestly and I apologize for that.

Mr. Hanafy – I appreciate it. I know I don't have anything to say right now but I feel like we came here so many times and they're still doing 60 units they're still doing 40 feet height it just really sucks. I appreciate your concern at least.

Council President Gierak – Thank you Councilman. Old Business.

## **OLD BUSINESS**

No old business.

## NEW BUSINESS

Mr. Lo Dico – Through the Chair. We have resolution approving escrow funding agreement with the Manor at Saddle Brook, LLC for new business.

Council President Gierrek – Motion to approve this resolution.

**TOWNSHIP OF SADDLE BROOK  
RESOLUTION APPROVING ESCROW FUNDING AGREEMENT WITH THE MANOR  
AT SADDLE BROOK LLC**

**CR# 1125-172**

**WHEREAS,** The Manor at Saddle Brook LLC has been designated as the Developer with regard to the redevelopment of the property identified as Block 611, Lot 1.01 which has qualified as an area in need of redevelopment; and

**WHEREAS,** the Township has accumulated fees due to its third party consultants with regard to the Redevelopment Plan and Redevelopment Agreement (the “Plans”); and

**WHEREAS,** the Township and The Manor at Saddle Brook LLC have agreed to enter into an Escrow Agreement wherein The Manor at Saddle Brook LLC has agreed to post an escrow from which the Township may pay its consultants’ fees pending the Agreement between the Parties as to the terms and conditions of the Plans; and

**WHEREAS,** the Township Council and Township Attorney have reviewed the Escrow Agreement, a copy of which is attached hereto and incorporated herein by reference, and approve of same.

**NOW, THEREFORE BE IT RESOLVED** by the Township Council of the Township of Saddle Brook, County of Bergen and State of New Jersey, that the Escrow Agreement between the Township and The Manor at Saddle Brook LLC, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED,** that the Mayor be and is hereby authorized and directed to execute the attached Escrow Agreement on behalf of the Township; and

**BE IT FURTHER RESOLVED,** that the Township Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed Escrow Agreement to The Manor at Saddle Brook LLC upon its 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

Council President Gierrek – Motion to open the meeting to the public for agenda items only.

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 Gierrek – The meeting is now open to the public for agenda items.

Steve Mariconda of 24 Harrison Avenue comes forward. I just had a quick question. Is it expected that the Planning Board meeting on Monday next Monday will have one of these people or will it be the following month?

Mr. Schettino – I think it's going to be a while. I wouldn't think it's going to be this year.

Mr. Mariconda – Oh you don't think this year they're going to show up with a proposal.

Mr. Schettino – No.

Mr. Mariconda – Okay I just wanted to confirm thank you.

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

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

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

## COMMENTS

Council President Gierrek – Does anyone have any final comments?

Councilman Cimiluca – Although it might seem that there wasn't anything done that you're just excuse my language pissing in the wind on this you're not. We heard what you said as you most of you came here for the original developer who came in. Who wanted the same number of units as this developer and that seems to be the lowest number that

they'll go. Because certainly if a developer came in with a unit that was more compact, less height, more open space I'm sure the Town would have given that consideration and I for one probably would have gone for that. I mean it's just like you said I asked some questions I knew the answers to them but for people that don't know the answer this has been going on for six months. A lot of people say you pulled the wool over our eyes. This came out of nowhere. Well we've been doing this for six months and I think everyone who has lived in Town for a while knows that as soon as we built this building that something was going to happen over there. It's just a matter of when and what. I know that whenever there's development there is always opposition. I remember when Veterans Field was built people on Steinway and the people on Sampson Street the townhouses on Sampson Street were very opposed to that because I guess they got used to having the DPW facility there and they'd rather have that. Now the people on Steinway a lot of them have their backyards they sit out there and watch the football games and you know almost like tailgate down there. So I'm not saying this is a great thing for the people on Harrison obviously it's not and in answer to that question no I wouldn't want that in my backyard. No, I mean I don't know who would say that they would but something is going to be there. Right now this is the best thing and I know I might have scared those guys off but no one else has come in. So we're stuck with what we're stuck with. We have to do something and as we've said a number of times the fear is that a developer seeing open space can go and do with all this Mount Laurel it used to be called Mount Laurel this affordable housing come in and say okay you know I want a builder's remedy and now we're not in control of pretty much anything. They can put up a lot more. You know you'll not to offend my friends in Garfield but you'll be Garfield. You'll have 150 and the people that wanted the 140 units are the people that are developing most of Garfield and they came in and wanted to make Saddle Brook Garfield and again no offense to the people in Garfield watching but Saddle Brook should be Saddle Brook. We're kind of I don't want to say stuck but this is the best alternative of the ones that have been proposed. I feel for you and we will do everything in our power now and in the future to make it as comfortable for you as possible. If that means to give you parking limited to you remember when you have guests over they don't have a parking pass don't be ticked off when you get a ticket. We can work that out that's you know other people you call in well we'll work out a system but we're going to do everything that we can to make this as palatable as possible for the people that are the most affected. You have our word for it thank you.

Council President Gierak – Does anyone have any final comments?

Councilman Accomando – I do like the idea of 55 and older but to get 60 homeowners from Saddle Brook in there it's not realistic. I do like the 55 and older comment that was a good idea. I don't think that was even brought up yet.

Mr. Schettino – Well it's permitted. If a developer came forward that's permitted in the plan. It's a residential unit so it allows for residential units.

Council President Gierak – A motion to adjourn the meeting this evening.

Motion: Councilwoman Mazzer

Second: Councilwoman Sanchez

Roll Call:

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

Meeting adjourned at 7:12 P.M.

Respectfully submitted,

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Peter Lo Dico, RMC, CMC  
Township Clerk

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David Gierak  
Council President

Approved: December 18, 2025