

**The minutes of the Regular Public Meeting of the Township Council of the Township of Saddle Brook held on October 16, 2025 at 7:00 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 – absent  
Councilwoman Mazzer – present  
Council President Gieren – present

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

Council President Gieren – 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 Gieren – Before we open the meeting to the public I just want to explain to everyone this is not a meeting about the building it's a meeting about the plan for that property. Motion to open to the meeting to the public.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

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

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

Andrew Dziedzic of Saddle Brook comes forward. Just sticking on 93-95 Market Street. You had two requests for proposals out so this is a brand new applicant that hasn't done a presentation or a proposal. I thought the initial four story 60 unit was going to a Korean. So is it actually going to be a traffic study, an engineer study, a flood study, a school study on this? Is this going to be presented in 30 days, 60 days, 90 days? I don't know when the first RFP went out four or five months ago you had one person then you were negotiating with three or four then you picked him. Now this is a whole new developer, development, contractor and in terms of the actual property what is the sale price? Are we looking for a million, three million, five million, ten million and if they get it looks like 60 units what's the actual tax revenue the Town will have per year going forward off those 60 units? So just looking for an actual date when this is going to be presented to the public a Council workshop where it's not recorded in a public meeting traffic study, engineer study, school, flood study? Also we're having this same meeting in a town a few miles away in Carlstadt they mailed the whole town. It was a very nice letter asking for everyone's comment, opinions, concerns feel free to come by. I don't think you guys mailed half the Town, a quarter of the Town I don't even think you mailed a district. I think you just sent this to one street of residences. Why wasn't districts three, four and five mailed this two or three weeks ago? I don't understand between the RFP's, these different negotiations with developers, the sale price, how much tax revenue we're going to get, what is the zoning, is it staying commercial, residential? I just think you're going to open up the whole Market Street both sides to developers that are very ambitious in Paramus and Garfield and Hackensack and Teaneck and between just not communicating to even half the Town or a quarter of the Town I don't think you should put developers over residents. I think you should put residents over developers thank you.

Tommy Hayes from Floral Lane in Saddle Brook comes forward. I'm not here for political reasons I'm here to brighten your day. So I'd like to talk a little bit about what I do. Drums From Heaven is my charity event that I hold every year. I try to help people I care about community service a lot. That's what keeps me going trying to do good things for others. So I'm here to invite Saddle Brook hopefully they'll see this livestreamed because the event happens on Saturday October 18<sup>th</sup>. We're doing it at the VFW we go from 4:00 to 10:00 pm it's twenty five dollar donation to get in with food included. It's the 20<sup>th</sup> anniversary I've been doing this and it's the last one I'm doing. I'm getting kind of old for this and my body's aching a little bit so this is it the last one so I'm hoping to get some Saddle Brook people out here. We're raising money for a ten year old Saddle Brook girl her first name is Paige she has Rett Syndrome she has some medical difficulties and a young man who lost his leg to cancer. So what we do is we have drums of course we have performances by the Caravan Belly Dancers nothing X-rated just a cultural dance. I have a band we do some parodies, song parodies about drums and it's a fun night. It goes for six hours so since I'm helping a Saddle Brook resident I thought it'd be important

to come out and invite some Saddle Brook people. So if you can come to the VFW I'm sure you'll enjoy the night. We have an annual costume contest it's Halloween themed you don't have to wear one if you don't want. If you come there'll be tricky tray prizes. I have \$3000 in prizes to give away. A lot of percussion stuff and some dinners gift certificates things like that. I have a very special tambourine signed by Vanilla Fudge all four living members current members. It's a collector's item for sure. Other special drums are there if you're into that at all but the main thing is we get together to help other people. So that's what keeps me going that's why I do this. Over the last 20 years my charity has raised over \$125,000 for worthy causes. I appreciate the people that have supported it and I sincerely hope that more people can come out for my last event. Again it's October 18<sup>th</sup> at the VFW and it goes from 4:00 to 10:00. Every hour is a different part of entertainment. So if you come for a little while have a bite to eat make a donation or try for a prize fine if not just support it if you can. I know there's a garage sale this weekend hey at night you want to go relax come to the VFW. Last thing if you can't come and you'd like to donate please use Venmo Tommy Hayes at Drums From Heaven. That's it thank you for your time.

Timothy Staunton of 35 Harrison Avenue comes forward. I just have a couple of questions. I want to know where all the Council members stand on this proposal for 93-95 Market Street. If that could be answered now I would appreciate it.

Council President Gierek – Everyone is going to make comments later so they could include that as part of their comments.

Mr. Staunton – If they make their comments later we don't have a chance to address them.

Council President Gierek – This is a public comment portion of the meeting so you could make your comments. This isn't a question answer I'll give you my position when I make the comments.

Mr. Staunton – I know pretty much where you stand on that. Coming here and speaking to everybody I can tell where you stand on this. I'd just like to know where everybody else stands on it. I live on Harrison Avenue I don't think Market Street is a place for 60 apartments. I certainly don't want to be looking at 60 apartments right outside my front door. How would you all like it if that was in front of your house? I know your answer is going to be oh Market Street is commercial we can do what we want. What about the residents that live behind it? It's not fair and it's not right. How is the guy across the street Ed's Tavern how many apartments over there 8, 10, 12 I don't even know what the number is. How come he didn't do more? Was he told no? This guy is going to come in here and put 60 units on Market Street. One I don't think it's safe, two I just think it's a bad idea. How many accidents have been there already on Market Street with people going into

that building where Ed's was ridiculous. I think you really need to take a hard look and maybe reconsider what you're thinking about thank you.

Mayor White – Maybe we should have the attorney explain.

Council President Gierek – I was going to as soon as the meeting was closed to the public, I was going to have the attorney explain and answer some of the questions.

Mayor White – The only thing is some of the people may want to come up and speak about you know once they understand what this meeting's about they may correct their comments a little bit differently so that's okay.

Council President Gierek – Mr. Schettino would like to just give everyone a brief explanation about tonight?

Mr. Schettino – Yes and just to address some of the earlier comments this is the introduction of the redevelopment plan. It is the first step it is not the last step. There will be again multiple opportunities for the public to address not only the plan because this is the introduction. It will then go to the Planning Board. You will have an opportunity if you so choose to go to the Planning Board and again voice your concern and then it will come back to this Governing Body for a hearing and adoption. At which time, the residents again will have an opportunity to speak and not only will you have an opportunity to speak but you will know where each member of the Governing Body stands because they will have voted by that time and you will be able to address your comments before they vote and after they vote. Then after the Redevelopment Plan if it is adopted after that is done then any developer can come forward with a project that fits within the Redevelopment Plan. Two proposals were heard at a public meeting. They didn't have to be advertised at all but this Governing Body because they wanted full transparency gave notice to those residents who would be most impacted and I think it's fair to say that those residents further publicized it whether it was through social media or word of mouth so that many residents in this community as it wasn't hidden from anyone were well aware of the potential development of that site. Probably not knowing exactly what was going to be there but knowing from when the time the Municipal Building was closed and moved to this site it was stated way back then that that site would eventually be sold and that it would be redeveloped. So it hasn't been a secret it's not comparable to what's happening in Hackensack where those projects involve developments of three or four hundred units in some cases a thousand units. This is not so when someone compares it to what's happening in Hackensack that's not even to say it was apples and oranges would be not even enough of a way to describe the difference between what occurred there and here. Also with respect to what occurred here and why there's only been two presentations is because other developers who approached the Committee and the Governing Body wanted to put over a hundred units some over 120. That was a non-starter with the Governing Body. They didn't want to waste the public's time and they certainly didn't want to waste their time with projects with that much density. So they were told not even to come or submit a plan. So it wasn't that there weren't other people interested in developing the site, it was that their proposals for the site were far more intense than what this Governing Body wished to have at that site. As to what occurred across the street, who can speak to that other than to say that that's what that developer wanted. At that

time retail space was much more desirable than it is today and additionally no one through all the time that this property has been available, including to the property owner across the street who was approached if he would want to build a similar type development including the two times it was advertised to try to get a development similar to across the street no one expressed any interest whatsoever. So yes it would be nice to wish for someone to come forward who would have a similar project but apparently the market doesn't call for it or a developer doesn't feel it would be worth their while to do so. As to what will eventually happen as to the value of the property yes the municipality will be looking to get the maximum value for the property which will go into the budget which will have a positive impact on property taxes. In terms of what the potential ratable is again if a project similar like this goes forward the ratable will be over \$300,000 a year. Which is more than what the Home Depot was paying at this site. Which was another representation made to the public when this Municipal Building was built that that site would be developed and the ratable that it would generate would offset the lost ratable that occurred when Home Depot was taken over for this site. So in terms of the property impact on the taxpayers, one it will be through the value of the property and two will be through the ratable that it generates. So again there hasn't been any attempt whatsoever not to include the public. All the advertising that took place to this point was not required at all by statutes or was customarily done by municipalities. So the notice that you received was not required it was out of concern that you were made aware of each step of the process and as you are aware as you've been attending the meetings. Did I cover everything?

Council President Gieren – I think so thank you.

Mr. Staunton – So the letter that we received that came to our houses said there was a meeting tonight about this proposal and there's a Planning Board meeting on the 20<sup>th</sup>. So what's the Planning Board meeting all about then? If this isn't approved yet or this isn't submitted or whatever what's the Planning Board meeting for?

Mr. Schettino – That property several months ago was designated as an area in need of rehabilitation and it met the criteria that's why it was done so. So that went through all the formal process there was a hearing, the Governing Body requested the Planning Board to conduct a hearing, our planner did a report, he submitted the report to the Planning Board that was all done. The next step after the area is designated as an area in need of rehabilitation is to prepare a redevelopment plan. Again tonight's introduction is only for the plan not the project, it's zoning essentially. So just as for example let's say your residential zone has a plan that says you can build a 3,000 square foot structure it can only be so much in height and this is the criteria for the development of the site. That's what tonight is the introduction of. The Planning Board reviews it to determine whether or not that plan is consistent with the Master Plan. What the Master Plan calls for Market Street and then that plan goes back to the Governing Body for approval or disapproval. Again I know I'm repeating myself but the question was asked. After all that is done then the developer presents a project for the site. I just have to remind the Chair it's not my decision but once you allow somebody to get up multiple times you have to let everybody get up multiple times.

Mr. Staunton – It'll take me two minutes not even two minutes it'll take me 30 seconds all right. So just give me a little patience because it's not in front of your house okay it's in front of my house so just relax.

Mr. Schettino – I am relaxed you sound a little agitated.

Mr. Staunton – I am a little agitated.

Mr. Schettino – Okay well I'm very relaxed.

Mr. Staunton – The last Council meeting the Town lawyer said that the height of the building is only 35 feet so it's considerably lower than what the original developer was which was 40 feet. I don't see a big difference between 35 and 40 feet. I do construction every day. So to me it's not a big difference.

Mayor White – It's 37 feet I just want to be accurate.

Mr. Staunton – Two feet wow that's wonderful.

Mohamed Hanafy of 32 Harrison Avenue comes forward. I will be directly affected by this. I think most of the members here and most of the people sitting they've seen our faces enough times that's how much concern we have with this project. I say this multiple times I think it's a broken record. We appreciate you guys transparency on this and I understand it's a lot for everyone. I keep thinking about this project because I used to live in Jersey City. I was in a very populated area. I saved a lot of money to buy a house in Saddle Brook because the area is nice. The streets are much nicer, quieter, open the lifestyle is completely different than Jersey City as a lot of people are aware and for that to completely almost change like I'd rather go back to my parent's house in Jersey City they don't have 60 unit buildings in their backyard which is huge. Regardless of the case of we talked about this many times there's issues with water there's issues with traffic there's issues with garbage there's issues with noise. There's so many issues that you have to overcome first. Even if you go through all of this there's no way to gauge the physical and the atmospheric impact that it has on the neighbors. There's no test for that. No one knows how it feels. A lot of people don't know that and a lot of people don't understand it and with my small professional career of architecture I see what that does to people and we have to think about space we have to think about like the atmosphere how high buildings are how it impacts everything. No offense to my neighbors obviously they know how it feels already but they have no clue how much worse it's going to be for them no idea because it is significantly higher than what everyone's used to. Everyone's used to one, two story whatever the case is and I keep saying this multiple times, the original zoning is for one, two stories whatever the case is. You're limiting a certain parking spot. I understand something has to be there but you just don't go crazy and go 60 units. I know something has to be there and someone's always going to complain about it I get that but there's a limit to it. That's why there's zoning that's why there's rules and we should stick with it. I understand they have to go through 60 to make it worth their money and their time but we have to think about the people that are being affected by it directly. No one here understands how much that's going to cost or affect everyone on a daily basis it's just not right. I want to be in my backyard with my son without 60 units hovering over me it sucks. That feeling is going to suck. I'd rather go back to Jersey City and the projects

at that point it's crazy and it's just not right. We said this so many times. We understand that there's going to be something that's there we get it, we understand it. Something has to be there and trust me I'd rather have a bunch of two family homes or one family homes back there than the old beat up police station. I look at it every day and it looks terrible and I wish you guys put evergreens a fence and go crazy that's great but to a limit. See what it looks like see what the impact is. Unfortunately, none of you guys are being affected by it directly we are. It's literally I'm going to share a backyard with these people whoever they are and it's just not right for us that's all.

Sylvia Zottarelli of 236 Lanza Avenue comes forward. You explained the process of what is going to happen just out of curiosity I've lived in this Town 35 years has there ever been a project that's been knocked down and if so which one? Because I don't think there's ever any so it's going to happen.

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

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gieren – yes

## **COMMENTS**

Mayor White – I have a proclamation this month is Breast Cancer Awareness Month. Mayor White reads the proclamation.

**Township of Saddle Brook  
Office of the Mayor  
PROCLAMATION**

### **Breast Cancer Awareness Month**

**WHEREAS**, October is National Breast Cancer Awareness Month; and National Mammography Day is always the third Friday in October; and

**WHEREAS**, for women in the United States, breast cancer is the most common form of cancer except for skin cancers. Every woman should know the risks and what they can do to help lower them; and

**WHEREAS**, a mammography, can detect breast cancer up to two years before physical symptoms can be seen or felt; and

**WHEREAS**, death rates from breast cancer have been declining, and these changes are thought to be the results of treatment advances, earlier detection through screening, and increased awareness.

**NOW, THEREFORE BE IT RESOLVED**, that I, Robert D. White, MAYOR of the Township of Saddle Brook, New Jersey, do hereby proclaim the month of October as Breast Cancer Awareness Month. I encourage our residents to become educated and informed about programs and services that offer early detection and to also celebrate the survivors and memorialize those who have lost their battle.

Council President Gieren – Thank you Mayor.

Mayor White – I'm just going to make some comments about this whole redevelopment plan. Tonight as it was said it is a first step. I understand everybody out there is concerned and they should be because we're taking another step towards redeveloping that property. What's happening tonight is we're voting to amend the plan. The original plan that we put out called for mixed use which was commercial, retail and residential apartments. Tonight we're proposing to just do residential only. When we originally wanted the mixed use we were thinking like across the street at Ed's. That was a good project. It does have some traffic concerns and somebody brought up about accidents and you know the parking is a little bit of an issue there but anyway what we found out that we didn't get any bites when we put that proposal out mainly because the shape of the lot is irregular and it's not conducive to that mixed use that we originally wanted. We believe though now at this time through, you know, we're learning as we're going along too that residential actually is a better alternative than the mixed use and one of the big reasons is because like Mr. Staunton said the problem when you have retail is you have more traffic. You have people coming in and out depending on the hours of operation you're going to have people all day going in and out whereas residential it's limited. You know what I know it's hard to believe but I just task you with when you're driving around Town go past 140 Mayhill Street by the railroad tracks there. Go past the Grand which is on Midland Avenue by Route 46. Go by there if you're retired go by there all different times go by there right now. You don't get that much traffic, not nearly the same amount. I've done it myself I mean I've seen cars, I haven't seen cars backed up trying to pull out or pull in. You know sometimes there's cars but a lot of times there's no cars. There's no people coming out even during rush hour and there's a lot of reasons for that. We feel that commercial only would be better than the mixed use. The traffic at rush hour is a problem. It's a problem on Market Street it's a problem right now. The biggest reason why it's a problem is because the intersection of Market and Main in Lodi. Market , Main and Rochelle and then it turns into Essex. That intersection is terrible because there's only one lane each way. We've been asking for a long time Councilman Cimiluca has been on the Council and Councilwoman Mazzer 24 years almost 25 years and Councilman Cimiluca almost 20. So we've been asking the County to widen that area but it's a huge project. It's a big expensive project but it does have to get done and I know myself regardless of what happens with this project it needs to get done. Because that's what's

causing especially with the traffic that's going east on Market during rush hour we've all seen it. We've seen it backed up all the way past I mean sometimes when there's a problem there's an accident it's all the way to 7-Eleven it's crazy. So what we want to do is we want to really pressure if that's the right word the County to widen that but you have the river underneath, you got the bridge over. You have to widen it and you have to put pillars in the water it's a big expensive thing and really they've been talking about it for years, but we have to push to get that done regardless. So when we first put this plan out the original plan out to bid we got no interest at all nothing nobody. So we put it out a second time. That time we ended up getting three developers that showed interest. The first as Mr. Schettino said was an individual that did a lot of work in Garfield I don't want to mention the name but he wanted 120 units there and he also wanted a pilot. Which I don't know if everybody understands what a pilot is. Basically it's a tax abatement they don't have to pay the full taxes and it could be five years, ten years, thirty years but that's what the person wanted. So we flat out said no way we're not going to do it but we never heard from that developer again. Then the second developer came and proposed 60 units. Now he did that person Mr. Daniel Lee he came in and a lot of you in the audience were here and he did a presentation and his presentation was much higher there was no underground parking not nearly the same amount of parking. So there was a lot of concerns and the residents that were here really did do you know they grilled this person and their engineer and they came up with a lot of good things a lot of legitimate concerns. So he ended up backing out. We asked him we said look you know what the way you proposed it here you have to come back with something different and he chose not to. So then the third developer came in and he knowing that we heard from the residents and the concerns were basically I mean this is not all inclusive but the height of the building was a problem, the setbacks, how close the building was going to be to the Harrison Avenue residents they felt it was too close, insufficient parking and increased traffic. Those were the primary concerns so the third developer Kenneth Mecca came in and he did a presentation. A lot of you were here Mr. Dziedzic I don't think you were here. I think it was during a work session so I don't believe it was videotaped. I don't remember but I know many of you were here. So he did the presentation I think it was back in August and he was able to alleviate or we felt and I think some of the residents did too some of the concerns. His proposal was for 60 apartments with no commercial retail component to it. Now what he suggested was underground parking for 120 vehicles plus which is very important 40 additional parking spaces for the Police Department. When we built the Police Department there wasn't enough parking years ago. We actually were looking to maybe purchase the property on Harrison Avenue so they can go out the back but that didn't work out. So there's limited parking but now since 2006 when they vacated the old Police Department that's been vacant that building's been vacant and that's where they park the police cars now and they also park there when they report for duty. They park in the parking lot which is a little further west. So anyway the other thing was the roof the height was too high so they proposed a tiered type of roof where it was lower and then higher in certain areas at the highest it would be 37 feet. The building also he proposed to move the building closer to Market Street so it wasn't so much on top of Harrison Avenue. Also he suggested a larger buffer zone with recommended privacy type of landscaping with giant arborvitae that would eventually grow in and you wouldn't even be able to see the building at eye level anyway or if you were sitting on your deck or something. If you looked up there's 37 feet it's going to be above. So you're probably going to see that until those arborvitae grow if they grow 37 feet. The other thing was and this was always the case because even with the second person that came Mr. Lee

Harrison Avenue is going to be blocked off. There's going to be no access in or out from the apartments from the construction site and from the eventual project or whatever is going to go there there's going to be no access onto Harrison. So that was another thing. A big problem I don't know if I mentioned it but the garbage dumpster. There was a lot of talk about the garbage being in the back and the noise when the garbage hauler comes and collects it. So this proposal is to have it underneath by the parking garage. So actually in the front so there shouldn't be any noise or smell or anything and he's proposing a garbage compactor. So that's really the history of it so you understand that. Some other things are by doing this project some of the advantages to the Town as a whole I know I'm not going to convince people from Harrison and the people that are here that this is a good thing. It affects them and I get it I do I understand it and I feel for you I do but you got to kind of look at what we're facing up here too. We have to make a decision what's best for the whole community. So anyway by doing this project we'll get credit nine additional units towards our affordable housing obligation. Which I can't get into the whole thing with affordable housing but let's suffice it to say that we're obligated that we have to work towards meeting our number of units that we're required to build in the next ten years. We have ten years to try to do this and there's no way around it. You know a lot of people say just ignore it. All the towns that have ignored it or that tried to sue have lost and they've lost a lot of money. They've lost a lot of money paying attorneys. They end up sometimes builder remedy comes in and they have to put instead of 60 units they have to put in 200 units. So it's not a good thing, it's easy to say yeah, yeah, yeah do this do that but you know what again we have to protect the Town and do what's right for the Town. The breakdown of the apartments per the COAH requirements there'll only be 3 three bedroom apartments. Now that is important because the more three bedrooms the more kids you're going to get right so three is not so bad. Now we checked with our school district I mentioned this the last time, the other apartment complexes that I mentioned 140 Mayhill that's one of the newer ones and the newest is the Grand over on Midland Avenue it's minimal it's not a significant impact on school and student enrollment. It's just not and we have the numbers. We've checked with other towns. We checked with Hackensack in Hackensack there are thousands of units and you know what it really doesn't I mean it has some impact but it doesn't have a huge impact that people fear oh we're going to need to build a new school or more classrooms or there's going to be more kids in the classroom it's going to affect the school. This is a big one and I mentioned it but there's a lot of rumors out there about the pilot. People are spreading rumors about the man that just walked in is telling everybody that. Mr. Rodriguez yes well I'm introducing you. He's saying that there's going to be a pilot 30 years and the developer's in our pocket or we're in the developer's pocket I guess you know whatever. You know there's also a rumor out there that I'm a realtor I gave up my license I'm actually I'm saying this because I want to be totally honest I'm what they call a referral agent. I really can't buy or sell anything but people are saying that I'm the one selling the property. That's what they call horseshit. So but anyway once the apartments are built as Mr. Schettino said we're looking at an estimated \$300,000 plus in revenue. Now you know what I've heard people say and you know what look maybe it's a misstatement or whatever but you know I know I've said it myself oh it's going to lower your taxes. It's not going to lower your taxes but it could stabilize them. It's an extra \$300,000 that the rest of the property owners don't have to pay. So you know what it's going to help It's definitely going to help. As you know taxes go up you know they're going to go up. We're subject to the same you know your energy cost 20% right we have how many buildings in Town how many schools do we have in Town that we have to pay for? Healthcare is a big one as well. So anyway it's going to

help. The other thing that I've heard which is really and I've spoken to all the Fire Department, the Police Department, the Ambulance Corp it's not going to put 60 units, let's say there's 120 people, let's say there's 200 people in there it's not going to have a negative impact on our emergency services it's just not. In fact I had a good conversation with the Fire Chief today everything's going to be up to code with the fire codes all new equipment fire alarms. They're going to have easy access to get in and out of there so that's just kind of crazy talk it really is. I can understand people maybe thinking that but that's not going to impact our police, fire and ambulance. That's all I have about that but I do have some other things I want to get to. I'll try to rush I know I'm talking a long time here. We should have received the budget you should have received tax letters the final tax bill along with a letter explaining the taxes which came with your tax bill. As far a Public Service the gas main replacement project and the paving thank God they're almost finished with the gas mains and they should be done by the end of the year and then they should start paving. Hopefully, they'll be done in time because they can't pave once it gets below freezing but whatever they don't get done this year with the paving they'll start in the spring. So some events this month we had a shredding event. I want to thank my secretary Christine and the DPW for their help Manny help from the DPW. Our Lady of Mount Virgin Car Show I want to thank everybody the committee for Mount Virgin and all the participants. It was really a very good show well attended and the Manzos John and Kathy do a fantastic job with that. We had a senior pancake breakfast I want to thank Karen D'Arminio our director and everybody that helped with that. The Fishing Derby which was postponed we usually have it in June near Father's Day. Thank everybody that participated our Ambulance Corp came out and Recreation Director Andy Gallo my secretary Christine. The UNICO Street Fair another annual event I want to thank UNICO for all the hard work they put in and they do a great job. This year was perfect weather and it was very well attended and it's a tremendous I like to call it a Town event because the UNICO does all the work but you know what the Town gets a lot of credit for that people from other towns come. So also too there's a resolution that we have on tonight celebrating Italian American Heritage and Culture Month. UNICO has given me the Italian flag which we put up on October 1<sup>st</sup> and we take it down on the 31<sup>st</sup>. It flies for the whole month out here in the parking lot. Leaf bags are available until they last here at the Municipal Complex. You can come anytime 8:30 to 4:00 pm here at Town Hall. Some upcoming events October 21<sup>st</sup> is the Senior Halloween Party 6:00 pm at the VFW. You can call the Senior Center 201-845-4594 I think there's some tickets left. It's free for residents. The Halloween Home Decorating Contest you have to register by October 24<sup>th</sup>. Registration information is on our website saddlebrooknj.us. The Trunk or Treat is October 25<sup>th</sup> in the Municipal Lot here 12:00 noon to 2:00 pm. We also have an extra hour where we add a sensory Trunk or Treat from 2:00 pm to 3:00 pm. Our Senior Center Open House we're having October 27<sup>th</sup> from 12:00 noon to 8:00 pm at the Senior Center Caldwell Avenue. The Board of Education Candidates Night is October 29<sup>th</sup> 7:00 pm at Saddle Brook High School Middel School Auditorium. Don't forget about the election November 4<sup>th</sup> election day the polls open 6:00 am close at 8:00 pm. Veterans Day is November the 11<sup>th</sup> services at the VFW Circle at 11:00 am at Mayhill Street and Saddle River Road. Municipal Offices and DPW will be closed. Section 2 pickups will be Friday November 14<sup>th</sup>. Some other items the Fire Department is doing their calendar drive I think they started last week. They're going to do it again this weekend so please be generous our Fire Department does a fantastic job. They're volunteers they put their lives on the line and really our emergency services are second to none. I'm very proud of them they do a fantastic job. We also have something new we created a community calendar it's on

the Township website. Basically what a community calendar does is it acts as a central hub for local events and information. So you go to the website saddlebrooknj.us. Any nonprofit organization can request you submit a request via the website for an event to be posted. Now there's some restrictions obviously against commercial, political or private activities. So if you're unsure submit it and we'll get it posted on there. So this way you can go to that and everything's going to be there. I mean some things are not obviously, it's every Recreation Game every High School Football Game is not going to be there you know that kind of thing but special events. Anything with the school if they do that Community Partnership at night or some other event this Meet the Candidates Night will be posted on there. I want to do a shout out for Tommy Hayes. Tommy you know for 20 years you've been doing this and you've helped a lot of people and you know what I've gone to if you haven't ever been to one of the drum circles you gotta go. I'm telling you you'll have fun it's worth it it's for a worthy cause. Even if you stop in and have something to eat or just stop in and watch it's a lot of fun. It's a very interesting and a great time. Tommy thank you so much. Finally Happy Halloween.

Councilman Accomando – First the car show was well attended it was a great event beautiful weather. We have the Trunk or Treat coming up please come out and volunteer of you can. We need volunteers for that if you want to volunteer call Christine the Mayor's secretary. Now with the residents on Harrison you know where I stand but I'm concerned and I spoke to some of you people directly and I genuinely am concerned for you guys but my biggest concern is that like the Mayor said with the affordable housing. We have an opportunity to control what comes in there at this point. If the State comes in and says we want to put up 280 units we can't fight them. We don't have the means to go against them and that'll be even worse for I don't think just for you guys but for the whole Town. I grew up in low income housing. I don't want to see 180, 230, 250 low income housings so I could relate to what you're saying and I'm genuinely torn right now with what to do. The problem is the area is in need of redevelopment and the State's going to use that against us in my opinion. That's just my opinion. So like I said we have the opportunity to control what's going there. I'd rather say all right put the 60 units but move it this way move it that way make it nicer or more appealing for the residents as opposed to a few hundred units coming in all low income. So I really don't know honestly I'm teetering like I said I'm being honest. I've always been honest I've listened to you I just honestly think that this is a better way to go opposed to affordable housing coming in and doing what they want to do. So I think that will definitely hurt not just you guys which is my biggest concern but the whole Town. I'm torn honestly and I just want you to understand what yeah we're up here but we're not just doing what we have to do for us it's for the residents. Not just you guys live on Harrison Avenue by all means you have the 100% at stake. Other people are coming which I'm glad to see people from other sides of Town coming here because they show concern and that's what we should have for each other is concern so I'm torn.

Councilwoman Mazzer – First and foremost I want to address what Ms. Zottarelli asked. Like the Mayor said I've been sitting up here for 25 years. We did have an issue I'm not sure the year and I'm sure Mr. Rodriguez would probably correct me but where a builder came in for Veterans Field and they wanted a higher density than would have been allowed and we took them to court and ultimately we ended up purchasing it and that's Veterans Field versus all the apartments that they wanted to do because we still had actually it was the beginning of Mount Laurel obligation at the time. So we don't want to

be in that position to be honest with you and I will not be building it either but I don't look forward to a builder's remedy coming in and asking for an even higher density than 60 units to be honest with you. Don't want to be there but at the same time I'm going to keep an open mind. I do sit on the Planning Board and I do look forward to what my colleagues have to offer also and I'm going to keep the best interest of our Township always at my heart. Mr. Hayes thank you for your 20 plus years I'm sure of dedication to our community. You did so many amazing things thanks again. Just one more reminder that this weekend is the Townwide Garage Sale starting on Friday, Saturday and Sunday thank you.

Councilman Cimiluca – Again what was said today is correct that today is just one of the first steps. We shouldn't say it's the first step because we've been doing this for months and months. I know back when we were thinking about building this place or taking over this place we had people coming in saying oh you're not telling the Town you're hiding it and at that point we were in negotiations for two years but people seem to always think that things are being done non-transparent. We try to be as transparent as possible maybe we could do a better job but I think that we've done a pretty good job of telling everyone what's going on. Tonight's vote is to adopt basically or send the Redevelopment Plan to the Planning Board for their review. So this is going to be reviewed a number of times. The developer has already taken into consideration as the Mayor had said has already taken into consideration the defects that everyone here including me saw in the original developer plan. What they did was they moved it further away from Harrison, they lowered it, might not be as low as some people would want but there has to be it has to be a certain height to get a certain number of units in there. They did provide the parking underground and also gave us forever 40 parking spaces for free that we are not going to have to pay for and they've also indicated and I think I can say this that they would dedicate the western part the tip of the triangle for Town use and we're talking about bringing back that electric billboard and have it there just because people often say well we don't know what's going on in Town we didn't know about it. Well I thought that billboard was one of the best things that we had because everyone's on Market Street. You're going to see some stuff there so if it goes through and again it's just in the planning stage right now but that's one of the things that I've been pushing. That if this is going to be something we know that they can't build there rather than just have it just grass or bushes or nothing gravel to get something so this way it helps the Town. Now originally I think I mentioned it at a meeting that I felt that the place should be a combination of residential and businesses or I said put the market in Market Street. But I think that most of the I was surprised that even the residents on Harrison at least some of them that came up and they didn't want that and in thinking about it they probably were right because when you think about how many times you go in and out of your house generally you go to work you come back you park your car sometimes you go out at night and you come back. For the most part you're not going in and out but with retail space a doctor's office or anything like that you're going in and out I do think that this would generate in retrospect I think I was wrong this would generate less traffic and as the Mayor said I was a Zoning Board Attorney for a while and the Verizon I don't even know if people know that there's a Verizon place on Midland Avenue and people came to the meeting saying oh my God the traffic is going to be horrendous Midland Avenue is going to be backed up. That's not correct and as the Mayor said the Mayhill apartments you can go past there there's no line or traffic and at the Grande where Bob Ski's used to be you pass it and you don't even know it's there sometimes. People will say well to all of us well it's not in your backyard and I understand that but listen none of us are immune from having things

developed. I live around the block from a school and Ms. Zottarelli knows she lives right near a school. From eight to nine and two thirty to three thirty you can't go around. You kind of can't get out of your driveway. I bought the house around the school and I got to live with it. Now on the same block as me they're going to have that 58 unit affordable housing. It's down the street but it goes onto Midland Avenue and that's where my street intersects so if there's an issue there with traffic it's going to directly affect me. So again I'm not immune and I don't think anybody here is immune to having things that are built in Town that have an adverse effect on them and hopefully it'll be a minimal adverse effect. The Mayor had mentioned about the intersection and I was at a doctor's visit today and my doctor said "You know 1972 there was a headline in the Bergen Record that talked about that same intersection and how it was horrible and how it needed to be fixed". He also said that President Nixon at that time had something called the highway trust fund and they gave money to the County again fifty something years ago to fix that intersection and then the County took that money and did something else with it but didn't fix that intersection. So this is ongoing from fifty plus years ago. We're like the Mayor said putting as much pressure as possible. It is an election year for our State representatives and our County representatives and believe me we've been talking to them about trying to get this done. Unfortunately, it's a combination of County, State and Federal I mean Route 80 is right on top of it. It's an interstate highway. So when you got three levels of government above us that you have to deal with it just makes it tougher and tougher. The Mayor had mentioned pilot and for those who don't know PILOT stands for payment in lieu of taxes and what happens is they would instead of paying taxes they would give an annual amount of money. Sometimes it's attached to how much revenue they have for either a minimal time or a longer period of time. The difference is that instead of taxes the PILOT goes directly to the Town whereas our taxes go toward the Board of Ed. That just comes to us and doesn't go to the Board of Ed so some towns like that. Oh we don't have to give any money to the Board of Ed but we're all in this together so whether it comes out of our budget or their budget it's coming out of your budget for those who didn't know about that. Other things that we have here I'm glad that the Mayor mentioned all these events that we have and it makes me proud to be from Saddle Brook. That we have a lot of things going on throughout the Town. He mentioned between last month and this month probably 10 different events including the UNICO event and I think there's going to be a resolution tonight honoring UNICO. I've been a proud member of UNICO for over twenty years. I was happy to go to our UNICO National Convention down in Fort Lauderdale this year because one of our hometown guys Joe Nasello was inducted as the president of the entire international organization of UNICO. Ed is here and Sue Syme a bunch of people that are here were also there. I think we have two Saddle Brook guys that were national presidents correct me if I'm wrong. I think Sal Mangano was the national president and now Joe Nasello so congratulations to them and congratulations and thank you to everyone in UNICO. It's a great organization and anyone who's eligible to join I recommend that you join. Tommy Hayes is here I had dinner with his brother on Monday and he mentioned that you're kind of retiring from the drumming business and I know you got mad at me the last time I said this but it's the closest thing to Woodstock that you're going to find. Don't get mad at me it's not in a negative way. It's a cool thing. People are having fun just letting loose and I've been to a number of them and they're great. It's a great thing and thanks Tom for everything that you've done over the years and continue to do. Andrew had said something last month about the salary increase in the budget of \$400,000. He looked at the numbers and I said that can't be as he was saying that I said that can't possibly be true. So I asked our Business Administrator to look into it he did get

back to me but I think he I'm going to defer a little bit of time to him to explain where that number may have come from and the fact that it's not right. I don't blame you for getting it wrong but there is an explanation.

Mr. Homsi – Thank you Councilman. After looking at that in the budget and I knew at the time but I just wanted to verify why that was and pretty much what the CFO and I through his recommendation did in several departments was just lapse a few departments into one department. For that specific example, the Police Department had their this is strictly salaries and wages. The Police Department had a 2024 budget of a little over 4.6 million dollars and the Special Law Enforcement Officers had their own salaries and wages budget for \$202,000 and if you look at 2025 the police budget went up from 4.6 million to 4.9 million and the other line went from \$202,000 to essentially zero. What happened was we lapsed that all into the police line just a financial administrative decision to make it easier. So that line did increase total by \$352,000 but of the \$352,000 from year to year \$202,000 were from that Special Law Enforcement line. So just lapsing just for financial administrative ease the two lines together in the simplest form I could explain it in.

Council President Gieren – Thank you and the Special Law Enforcement Officers those are the ones in the schools.

Mr. Homsi – Correct.

Councilman Cimiluca – Thank you Mr. Homsi. When I was young my first real job other than paperboy was at the Lodi Library and I became a very voracious reader read all the time encyclopedias anything I could get my hands on. I lapsed after several years of doing that and recently I say over the last year or so I've gotten back into reading. I take the train into Hoboken every day so it's a good time for me 30 minutes uninterrupted because I go on a quiet car you can't talk and I've been reading and I just want to give a shout out to our library they do a great job. For those who are not members or those who haven't been there recently it's renovated people are super friendly. They have many many programs for both children and adults and I recommend that you take a visit there. If you're not a member please join and take advantage of the programs that they offer. Coming up in a couple of weeks is an election it's a very important election for New Jersey it's our governor. Regardless of what side you're rooting for or supporting it's very important that you go out there and vote. People have died for your right to vote so I'm just asking everyone to go out there cast your vote and it's important for Saddle Brook because we have a Board of Ed election. So like we said over here more than 50% of the Town budget is based on the Board of Education. You want to put the right people in there. So go out go to that candidates night find out who you like talk to people. You know what don't just limit it to that night talk to your friends, neighbors, anyone who's got kids in school talk to them and find out what they think and then make up your own mind and see who's the best people to lead our Board. Lastly I just want to congratulate and my good friend Captain Joseph Califano and Shayna Kugler the Chief's daughter on their wedding which I believe just happened a couple of hours ago. So congratulations and the best of luck in your married life thank you.

Council President Gieren – On the agenda tonight we have a resolution in recognition of Italian American Heritage and Cultural Month. I'd like any Saddle Brook UNICO members

to please step up to the podium I have a resolution on behalf of the Mayor and Council. Any members of the Council that are on UNICO please step up.

Council President Gieren reads the resolution.

# ***RESOLUTION***

**WHEREAS, OCTOBER IS ITALIAN HERITAGE AND CULTURE MONTH, AND**

**WHEREAS, WE TAKE THIS OPPORTUNITY TO RECOGNIZE THE MANY CONTRIBUTIONS MADE BY ITALIAN-AMERICANS THROUGHOUT THE UNITED STATES, NEW JERSEY AND IN PARTICULAR HERE IN SADDLE BROOK, AND**

**WHEREAS, WE RECOGNIZE THE COMMITMENT OF THE SADDLE BROOK CHAPTER OF SADDLE BROOK UNICO TO OUR COMMUNITY BY SUPPORTING PROGRAMS INCLUDING SADDLE BROOK'S STREET FAIR, LOCAL FOOD BANKS, AWARDING SCHOLARSHIPS ESPECIALLY AWARDING THE BRIAN PICCOLO SCHOLARSHIP TO A HIGH SCHOOL SENIOR EXCELLING IN SPORTS, SUPPORTING CAUSES SUCH AS JIMMY V., COOLEY'S ANEMIA, ST. JUDE, MENTAL HEALTH PROGRAMS AND ANTI-BIAS PROGRAMS, AND INSTALLING BENCHES AND A NEW GAZEBO IN UNICO PARK, AND**

**WHEREAS, MEMBERS OF THE SADDLE BROOK CHAPTER OF UNICO HAVE GONE ON TO SERVE AS UNICO DISTRICT GOVERNOR AND UNICO NATIONAL PRESIDENT INCLUDING CURRENT PRESIDENT JOSEPH NASELLO, AS WELL AS RECEIVING NUMEROUS HONORS AND RECOGNITION,**

**NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND TOWNSHIP COUNCIL OF THE TOWNSHIP OF SADDLE BROOK THAT THE SADDLE BROOK CHAPTER OF UNICO IS COMMENDED FOR FAITHFULLY FOLLOWING THE UNICO MOTTO "SERVICE ABOVE SELF" AND RECOGNIZED FOR ITS SERVICE TO OUR COMMUNITY AS WE CELEBRATE ITALIAN HERITAGE AND CULTURE MONTH**

Council President Gierek – Congratulations thank you. I too would like to comment about 93 Market Street. Unfortunately, nobody gets any joy of having to make some hard decisions. Contrary to what some people might think here there are sleepless nights when we affect residents. The last thing we want to do is affect any resident here. We work for the residents unfortunately at times we have to make decisions based on the entire community and again they're not easy decisions to be made. Like the Mayor said, like Councilman Cimiluca said we're in the beginning stages of this process and any decisions we'll make on my part will be in the best interest of the people here in Saddle Brook. In addition to that I also want to mention Trunk or Treat on October 25<sup>th</sup> Saturday hope to see everybody there. Veterans Day is November 11<sup>th</sup> hope to see people at that ceremony. I too would like to commend Tommy Purple Hayes for all of your hard work and your commitment to the people that need it the most needy people in our community. So thank you very much and I just want to wish everybody a Happy and safe Halloween thank you.

## **ORDINANCES**

### **1. ORDINANCE # 1792-25 SECOND READING**

#### **AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 206 OF THE CODE OF THE TOWNSHIP OF SADDLE BROOK REGULATING THE OPERATION OF SPECIFIC CLASSES OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES**

Council President Gierek asked that a motion is in order that the Township Clerk proceed to give same ordinance a second reading.

Motion: Councilman Cimiluca

Second: Councilwoman Mazzer

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando - yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gierek – yes

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

#### **AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 206 OF THE CODE OF THE TOWNSHIP OF SADDLE BROOK REGULATING THE OPERATION OF SPECIFIC CLASSES OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES**

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

Motion: Councilman Cimiluca

Second: Councilman Accomando

Roll Call:

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

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

Omar Rodriguez of Madison Avenue comes forward. I'm wondering why we have this necessity or love with cannabis business stores. This is about cultivation and you changing the square footage in order to accommodate someone that you might know. What is the need for Saddle Brook to have cultivation? We got all kind of levels. It is the only municipality in the State of New Jersey out of 566 municipalities that we have everything every single thing. We are going to even pack marijuana and it's up to today that I haven't seen a plan. How the odor if any odor is going to come out of those stores buildings whatever you want to call it. This is about cultivation this particular amendment that you're going to make but I'm wondering if Saddle Brook is about this. Can someone explain to me what is the need what is the purpose to accommodate someone that wants to cultivate? Don't we have enough already with three approved retail stores for sale? We got all types the only municipality in the State of New Jersey that we have everything. We are giving out the store. We are a small Town but we are acting big. What do you think that is going to generate? I heard a couple of years ago that it's going to generate millions of dollars. Nowadays in every single block basically in most of the towns they are popping up. Why are we going out of our way to try and accommodate these type of businesses? Can someone explain to me? I guess not. Thank you.

Council President Gierek – I just want to state that yeah we gave out resolutions for cannabis. It's been a dud to say the least. Anybody that passes on 46 sees the one store that opened up. This same individual that just got done speaking was telling us that we needed to hire a half dozen more police officers and we needed to have you know we were going to have trouble and everything else. That's not the case. A lot of them quite frankly are struggling. Having cultivation you wouldn't even know it was there. We would get 2% of the revenue. Some people may be for it some people may be against it. You will not see people driving in and out of there. Some people again may be for it may be against it but the stuff that you're hearing from certain individuals it's all just grasping and political nonsense.

Councilman Cimiluca – Through the Chair. That location was already approved for cultivation. The only thing that this is changing is the square footage. I don't believe they're going to be doing manufacturing there.

Council President Gierek – In fact, Councilman Cimiluca we're going to be rescinding theirs.

Councilman Cimiluca – For the manufacturing?

Council President Gierek – Yeah for the manufacturing so they're not going to be doing any manufacturing. So that's going to be one less of the nine. So now we'll be at eight.

Councilman Accomando – Through the Chair. The thing that boggles my mind and this goes for not just Saddle Brook but every town in Bergen County maybe even the State. Everybody's worried about putting in legal cannabis businesses but nobody's worried about vape shops selling illegal marijuana to our kids. That's what bothers me is that we haven't had not one person come up to the podium and say anything about the vape shops we have in Town, I think you may have, come to this Town and say what are we doing about the vape shops selling illegal marijuana to our kids. You know what we've done nothing and it's embarrassing that we've done nothing to do anything about it because we don't have control of it. They come in and they can open up without any permits or any approvals. They can just open up and I just don't understand how that can happen in today's society but yet we have legal marijuana shops coming that's going to sell legal clean marijuana without fentanyl in it and yet people complain about that but they won't complain about our kids getting illegal vapes with marijuana in it. I'm just confused about that. That's all I had to say thank you.

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

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando - yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gierek – 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# 1025-153**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 206 OF THE CODE OF THE TOWNSHIP OF SADDLE BROOK REGULATING THE OPERATION OF SPECIFIC CLASSES OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES**

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 Cimiluca

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando - yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gieren – yes

## **2. ORDINANCE # 1793-25 – FIRST 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**

Motion: Councilman Cimiluca

Second: Councilwoman Mazzer

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando - yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gieren – yes

### **NOW THEREFORE BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SADDLE BROOK THAT:**

**CR# 1025-154**

### **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**

The above mentioned ordinance heretofore passed on first reading, be further considered for final passage at a meeting to be held on November 13, 2025 at 6:30 PM, or as soon thereafter as the matter can be reached at the Municipal Complex, 55 Mayhill Street and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance according to law, with a notice of its introduction and passage on first reading and of a time and place when and where said ordinance will be further considered for final passage.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

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

The Township Clerk reads the following:

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

Motion: Councilman Accomando

Second: Councilman Cimiluca

Roll Call:

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

## **MINUTES**

**THE FOLLOWING IS NOT PART OF THE CONSENT AGENDA:**

**SEPTEMBER 18, 2025 REGULAR PUBLIC MEETING**

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes  
Councilman Accomando - abstain  
Councilwoman Sanchez – absent  
Councilwoman Mazzer – yes  
Council President Gierek – yes

## \* **RESOLUTIONS**

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

**CR# 1025-155**

**WHEREAS**, the Director of the Division of Local Government Services has formally directed all municipalities to adopt a Corrective Action Plan as part of their annual audit process, and

**WHEREAS**, this Corrective Action Plan shall be submitted to the Director of Local Government Services upon adoption by the Township Council and it shall be kept on file with the Township Clerk, and

**WHEREAS**, the Plan shall cover all audit findings and recommendations and be prepared in accordance with the Single Audit Act OMB Circular 12A and Local Finance Notice 92-15; and

**NOW THEREFORE BE IT RESOLVED** and the Township hereby approves the attached Corrective Action Plan for the 2024 Annual Audit, and

**BE IT FURTHER RESOLVED** that the Township Clerk is hereby directed to maintain said Plan in Township files, available to the public, and

**BE IT FURTHER RESOLVED** that a certified copy of this resolution, including the Corrective Action Plan, be forwarded to the Director of Local Government Services.

Motion: Councilman Accomando

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gierek – yes

## TOWNSHIP OF SADDLE BROOK

### RESOLUTION APPROVING SETTLEMENT AGREEMENT AND RELEASE

**CR# 1025-156**

**WHEREAS**, the Township of Saddle Brook and Jackson J. Vargas-Tejeda desire to resolve and reach a full and final resolution in the matter entitled Jackson J. Vargas-Tejeda, Plaintiff, v. Township of Saddle Brook and Vincent Liberty, Defendants, filed on or about September 11, 2023 in the Passaic County Superior Court, Docket No. PAS-L-2471-23; and

**WHEREAS**, the Plaintiff and Defendants have negotiated and reached a settlement in accord with the Settlement Agreement and Release attached hereto and incorporated herein by reference; and

**WHEREAS**, the Township Administrator and Borough Attorney have reviewed the attached Settlement Agreement and Release between the Parties and recommend the approval 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 Settlement Agreement and Release attached hereto and incorporated herein by reference with regard to the within referenced matter be and is hereby approved; and

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

**BE IT FURTHER RESOLVED**, that the Township Clerk be and is hereby authorized and directed to forward a certified copy of this resolution together with the Settlement Agreement and Release to James Vasquez, Esq., the attorney representing Plaintiff in this matter upon its passage.

**BE IT FURTHER RESOLVED**, that a copy of this Resolution and Settlement Agreement and Release shall be kept on file in the Clerk's Office upon its passage.

Motion: Councilman Accomando

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gieren – yes

**TOWNSHIP OF SADDLE BROOK  
RESOLUTION**

**CR# 1025-157**

**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 **\$5,644,341.77** PROVIDING FUNDS ARE AVAILABLE AND ALL BILLS SUBMITTED COMPLY WITH N.J.S.A. 40A: 11-1 ET. SEQ AND ANY OTHER APPROPRIATE STATUTES.

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

Motion: Councilman Accomando

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gieren – yes

**TOWNSHIP OF SADDLE BROOK  
RESOLUTION**

**CR# 1025-158**

**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 **\$389,975.83** PROVIDING FUNDS ARE AVAILABLE AND ALL BILLS SUBMITTED COMPLY WITH N.J.S.A. 40A: 11-1 ET. SEQ AND ANY OTHER APPROPRIATE STATUTES.

Motion: Councilman Accomando

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gieren – yes

# **RESOLUTION**

***INTRODUCED BY MAYOR AND COUNCIL***

**CR# 1025-159**

**WHEREAS, OCTOBER IS ITALIAN HERITAGE AND CULTURE MONTH, AND**

**WHEREAS, WE TAKE THIS OPPORTUNITY TO RECOGNIZE THE MANY CONTRIBUTIONS MADE BY ITALIAN-AMERICANS THROUGHOUT THE UNITED STATES, NEW JERSEY AND IN PARTICULAR HERE IN SADDLE BROOK, AND**

**WHEREAS, WE RECOGNIZE THE COMMITMENT OF THE SADDLE BROOK CHAPTER OF SADDLE BROOK UNICO TO OUR COMMUNITY BY SUPPORTING PROGRAMS INCLUDING SADDLE BROOK'S STREET FAIR, LOCAL FOOD BANKS, AWARDING SCHOLARSHIPS ESPECIALLY AWARDING THE BRIAN PICCOLO SCHOLARSHIP TO A HIGH SCHOOL SENIOR EXCELLING IN SPORTS, SUPPORTING CAUSES SUCH AS JIMMY V., COOLEYS ANEMIA, ST. JUDE, MENTAL HEALTH PROGRAMS AND ANTI-BIAS PROGRAMS, AND INSTALLING BENCHES AND A NEW GAZEBO IN UNICO PARK, AND**

**WHEREAS, MEMBERS OF THE SADDLE BROOK CHAPTER OF UNICO HAVE GONE ON TO SERVE AS UNICO DISTRICT GOVERNOR AND UNICO NATIONAL PRESIDENT INCLUDING CURRENT PRESIDENT JOSEPH NASELLO, AS WELL AS RECEIVING NUMEROUS HONORS AND RECOGNITION,**

**NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND TOWNSHIP COUNCIL OF THE TOWNSHIP OF SADDLE BROOK THAT THE SADDLE BROOK CHAPTER OF UNICO IS COMMENDED FOR FAITHFULLY FOLLOWING THE UNICO MOTTO "SERVICE ABOVE SELF" AND RECOGNIZED FOR ITS SERVICE TO OUR COMMUNITY AS WE CELEBRATE ITALIAN HERITAGE AND CULTURE MONTH**

**Motion: Councilman Accomando**

**Second: Councilman Cimiluca**

**Roll Call:**

**Councilman Cimiluca – yes**

**Councilman Accomando – yes**

**Councilwoman Sanchez – absent**

**Councilwoman Mazzer – yes**

**Council President Gierek – yes**

**\* CORRESPONDENCE**

**1. CHIEF ZOTOLLO**  
**TO: PETER LO DICO**

**RE: LIVERY APPLICATION – DIAMOND NOIR**  
**DATE: SEPTEMBER 17, 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. Zottollo, Jr. – Chief of Police  
**Date:** September 17, 2025

**Re: LIVERY APPLICATION**

Diamond Noir, LLC  
Park 80 W, Plaza II  
250 Pehle Ave, Suit 200  
Saddle Brook, NJ 07663

Serkan Uyan  
100 Vail Road, Apt M23  
Parsippany, NJ 07054

In accordance with Township Ordinance, an investigation was conducted regarding the above business and 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 business or 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.

*C-1*

CC: file

10/16/25

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## **\* APPLICATIONS**

### **RAFFLES/APPLICATIONS October 16, 2025**

#### **Raffle**

1. RA# 1425 – St. Philip Church – 488 Saddle River Road - 50/50
2. RA# 1426 – EC Athletics – 224 Midland Ave. – Merchandise Raffle
3. BA# 1427 – Elmwood Park Bombers – 488 Saddle River Road – BINGO
4. RA# 1428 – Saddle Brook Spirit Leaders – 225 Market St. – 50/50
5. BA# 1429 – St. Philip Church – 488 Saddle River Road – BINGO

#### **Livery**

6. Diamond Noir, LLC – 250 Pehle Avenue – NEW

## **\* REPORTS**

1. MUNICIPAL COURT MONTHLY REPORT – AUGUST 2025
2. BERGEN COUNTY HEALTH DEPARTMENT REPORT – AUGUST 2025
3. BERGEN COUNTY ANIMAL CONTROL REPORT – AUGUST 2025
4. GRANT WRITER'S MONTHLY REPORT – AUGUST 2025
5. DPW MONTHLY REPORT - AUGUST 2025
6. FIRE PREVENTION OFFICIAL'S MONTHLY REPORT – AUGUST 2025
7. CONSTRUCTION CODE OFFICIAL'S MONTHLY REPORT – AUGUST 2025
8. PROPERTY MAINTENANCE OFFICIAL'S MONTHLY REPORT – AUGUST 2025
9. POLICE DEPARTMENT MONTHLY REPORT - AUGUST 2025
10. TAX COLLECTOR'S MONTHLY REPORT – AUGUST 2025
11. WATER UTILITY MONTHLY REPORT – AUGUST 2025
12. BUDGET STATUS REPORT – SEPTEMBER 2025
13. ENGINEER'S MONTHLY REPORT – SEPTEMBER 2025

## **OLD BUSINESS**

Mayor White – I just want to mention I forgot to mention in my remarks about the redevelopment. This is to Andrew Dziedzic you keep mentioning that it's a four story building that's incorrect. A four story building would be at least 50 feet so that's not accurate in fact it's untrue and misleading. I hope that next time you come up that you'll at least not say it's a four story building because it's not. My other remark is to Mr. Rodriguez. You mentioned about the cannabis and you mentioned that we're you said we're the only Town in New Jersey. I want to make sure that's what your statement is because I'm going to research it because I think you lied. I think you don't even have that information.

Mr. Rodriguez from his seat asks the Mayor if he is sober

Mayor White – Yes I am I don't drink at all. You know you say things all the time.

Council President Gierenk bangs the gavel to regain order.

Mayor White – Half the things that he says are a lie and he's out there making a lot of lies. Tonight he said something and I don't think he knows at all what he's talking about. You made the statement so I'm going to research it and if you're wrong I'm going to come here next meeting.

Mr. Rodriguez – If I'm right?

Mayor White – If you're right I'll say you're right. Past experience I know you're a liar Mr. Rodriguez thank you.

## **NEW BUSINESS**

Council President Gierenk – I just want to mention in new business the Flood Committee and the Green Team Committee are looking into a new program called Resilience New Jersey and it provides grants for climate change and flooding so the Green Team / Flood Committee will be looking into this and getting more information on it in the future. It's on the agenda so I wanted to mention it. Can I have a motion to approve the Best Practices

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gierenk – yes

Council President Gierenk – We also need a motion to approve the Resilience New Jersey Department Grant Program.

## **TOWNSHIP OF SADDLE BROOK**

### **RESOLUTION**

**CR# 1025-160**

Title: Authorization to Apply for Resilient NJ DEP Grant Program with the County of Bergen

WHEREAS, the New Jersey Department of Environmental Protection (“NJDEP”), through its office of Climate Resilience, has bade a grant opportunity available through the Resilient NJ program for municipalities that form a Regional Team to work together toward developing a regional Climate Resilience Action Plan; and

WHEREAS, the County of Bergen has expressed intent to form a Regional Team to explore flood mitigation measures for the Saddle River; and

WHEREAS, the Township of Saddle Brook would like to join the County’s Regional Team along with neighboring municipalities by submitting a joint application; and

WHEREAS, if awarded, the Grant program will require an additional resolution to accept and affirm participation in the development of a Regional Action Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Township of Saddle Brook:

1. Is authorized to apply for the Resilient NJ Grant Program; and
2. If awarded, agrees to comply all grant parameters and regulations; and
3. Commits to cooperation with the County of Bergen as the Prime entity.

Motion: Councilwoman Mazzer  
Roll Call:

Second: Councilman Accomando

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

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

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

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

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

Mohamed Hanafy of 32 Harrison Avenue comes forward. I think this is a different topic. You mentioned something about the bridge getting wider it's a project that's been around for 50 whatever years. Is there anything that the neighbors and we can do to help you guys push that? I'm very curious that's the only question I had. I just want to know if you guys could tell us what we need to do. Do we need to vote it push it? It seems like you guys have been talking about this for years. If there's something that we can do you can see us we're all very active we would like to help you guys push it through.

Council President Gieren – Contact your State Senator Joseph Lagana and the Assembly People Lisa Swain and Chris Tully and County Executive Jim Tedesco.

Mr. Hanafy – You said a lot of things right now that I can't memorize.

Council President Gieren – We're in legislative District 38 so our State Senator here that represents us is Joseph Lagana and our Assembly Representatives are Chris Tully and Lisa Swain. The Bergen County Executive is James Tedesco. If you go online and look at District 38 here in New Jersey it'll give you all their names and numbers and you could contact them.

Mr. Hanafy – So I'm just going to be one guy that calls do you recommend a different way of going about this

Mr. Schettino – A petition would be.

Mr. Hanafy – A petition thank you so much.

Andrew Dziedzic come forward. Ordinance 1793-25 about the Redevelopment Plan amendment. So when is the date and time of that presentation going to be? Because the only presentation you had was for the four story 60 units and the attorney repeatedly said during the last meeting there's been multiple televised recordings. The Council workshop agendas on the first Thursday at 5:30 are never televised. So where are these televised recordings that you stated in the last Council meeting that we've had multiple televised recordings for you to review? We've had none. The only presentation from any developer was four stories and 60 units. So can you please tell the public now because unlike the Mayor of Carlstadt who mails the entire town about a redevelopment project to have their opinions, concerns heard. Do you have a date and time? I mean you've been looking for RFPs for six or seven months now. Another question why does it have to be 60 units? I don't understand why can't we get down to 30 units or 20 units? So just looking on the date and time for a presentation, any studies going to be done in terms of the school impact, flooding impact, infrastructure, water impact, can the infrastructure on Market Street sustain a new massive development? Additionally I'm very happy of the accounting error that you found because that puts \$300,000 back into the budget. So last year in the budget we had an extra two and a half million dollars and you said that this property of 60 units will generate \$300,000 per year but you took 1.3 million you left and you spent 1.2 million and I find it hard to believe that you spent \$700,000 on a single tax appeal. If you're going to lose that tax appeal eight or nine years ago you pay it off immediately because

if you continue to let it run it's going to be a massive amount. So thank you for the \$460,000. I've been coming here for four months. I find it hard to believe you spent \$704,000 on a single tax appeal and the other thing of it's going to generate \$300,000 per year. If it doesn't look right based upon you only telling one street in Town about this presentation we don't even know if that's going to be presented but when we built this building for thirty, thirty five million there was not even a referendum. So you guys are looking for \$300,000 per year but you're building a thirty, thirty five million dollar building doesn't make much sense to me. I mean we have 60 units on Rosol Lane this could be 60 units that's 120 not to mention all the affordable housing. I just don't understand there's no transparency no communication. Nobody's getting communicated in Town but a single street of residents. So just looking forward to the date and time of that presentation thank you.

Councilman Accomando – Through the Chair. Just for the record this building wasn't 35 million it was 28 million completed and purchased.

Council President Gieren – By next month it will be 40 million and then 45 and 50. That's probably what it would cost now about 45 million now at a twice interest rate.

Mr. Homsi – Through the Chair. If I may just to clarify one point and I'll explain it again if I didn't explain it clearly the first time. There was no accounting error maybe it was just misread on the budget. I know it was just two lines combined into one thank you.

Council President Gieren – I appreciate your comments Mr. Homsi thank you.

Omar Rodriguez of Madison Avenue comes forward. About the 28 million I doubt it very much. I got to see it in writing. I request that a year and a half ago and I haven't received the paperwork about the cost of this building and it's in excess of 32 million dollars I can see that. Unless you show me the paper that's when we're going to talk about but right now my name has been popped up. I've been in the audience I came late on purpose> I didn't pretend to speak up at the podium today I want to just hear what's going on. Since my name was brought up I want to just clarify a lot of this stuff. They say that I just spread lies okay let's go just by the facts. Caldwell Avenue across the street from Senior Citizen Center they tried to sell us a piece of property that was paying taxes. We give it to the County they build it how much taxes they paying for all those units \$60,000 a year. Is that a lie? They told us that it was going to stabilize taxes lie. That's a fact that the residents of Saddle Brook were going to get those units wrong. That's a fact. People from all over the State of New Jersey came to live there but now here we're going to talk about what's going on. Councilwoman Mazzer just brought my name about Veterans Field. Yes I'm responsible for the park because they were going to build hundreds of units over there and I fought for that against it because I was in the Council and what was the negotiation that we create a park we build a park and they were not going to build those hundreds of units and I'm proud to say that. However since they mention again that Councilwoman Mazzer got 25 years of experience Councilwoman can you tell me what is a tax abatement? I guess not. Who is the applicant for the 60 units tonight that came? You don't know. I stated last meeting that it says on the paperwork Dannon Group and you told me that is not important but today you're approving for someone that says a different name on the application. They put in the agenda a name now the blueprints is a different name but now let me just go on. Right now they say that it's not a PILOT. It's not in your

control. Mayor you just stated today that you used to have a real estate license. You should know that if they go for a tax abatement they don't have to go here. They don't have to come here they can go for a tax abatement of 20 years or 30 years and go to the State.

Mr. Schettino – That's completely untrue.

Mr. Rodriguez – I have the floor if they're going to interrupt me I hope that you give me my time because when you talk no one interrupts you.

Council President Gieren – This is a Council meeting not an Omar Rodriguez meeting.

Mr. Rodriguez – If you want to debate me let's go one on one if you have knowledge. Let's go on any issue right now.

Council President Gieren – Your time is up Mr. Rodriguez.

Mr. Rodriguez – What is going to be the asking price on the property?

Council President Gieren – Have a good night Mr. Rodriguez.

Mr. Rodriguez – Is he wrong are you hiding something do you have any shady deal what is the asking price? They have to pay a price the public got the right to know.

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

Motion: Councilman Cimiluca

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gieren – yes

Mr. Rodriguez continues to shout out questions and disrupt the meeting. He finally leaves and order is restored.

Mr. Schettino – If I can just address what was said it was a blatant misrepresentation would be saying it nicely. The only way you could get a PILOT is through the Governing Body. There's no other way possible. Legally you could go to court it's impossible. There are very few certainties in the law at least that an attorney would say because nothing is 100% but I can tell this audience that 100% the only entity that can give a PILOT on property located in their town is the Township Committee and I can also tell you 100% certainty that this whatever gets developed there is not going to get a PILOT because they're not eligible for a PILOT and they're not seeking a PILOT. As far as a tax abatement I don't know where he's throwing that up from because a tax abatement is only by statute that you could possibly be eligible for a tax abatement. So those statements were

irresponsible and a complete mischaracterization and a misrepresentation to the public for whatever purpose he's seeking to achieve but it serves no benefit to the public to spread inaccurate and misinformation. As far as when a presentation is going to be made again this is only for the zoning. I'm calling it zoning but legally speaking it's a Redevelopment Plan. There will be a formal presentation of any application for the development of that site where you will get all of the details and there will be a traffic study and there will be studies as to or testimony as to the number of students. All of that will be presented when an applicant submits an application for a project. At this point in time no application has been submitted to the Planning Board which is where it would have to go. The Planning Board approves site plan and if there's any variances required it goes before the Planning Board. An application has not been filed by either the developer who presented their proposal or anyone else for that matter with respect to the development of that site. So all these comments about the lack of transparency and so forth again are mischaracterizations. I don't know what the intent of the people are who spread this misinformation. I think the people on Harrison Avenue deserve the truth. They don't deserve people to try to get you incited over false statements. Perhaps they think that's the only way they can get you motivated but you seem pretty motivated just based upon the facts and it's in everyone's interest to only spread the facts and not spread misinformation.

Council President Gieren – Thank you.

Councilman Cimiluca – Not to beat a dead horse but again about misinformation. The gentleman came and said that the name on the plan was different than the name in the ordinance or on the agenda. I just read the entire ordinance and there is not the name of a developer on the ordinance because this is not an ordinance to grant any developer the right to develop there. All this is, is to adopt the Redevelopment Plan. It doesn't mention the name of a developer nor should it because that's not what the purpose of this ordinance is for.

Council President Gieren – He didn't understand the process. He doesn't listen when he comes here he's just thinking about what he's going to say when he grabs the microphone.

Councilman Cimiluca – I think the plan might have the architect's name and he may have gotten the name of the developer from the last meeting and they're not the same but obviously the architect is not the developer. The architect is someone who works for the developer. So that may be the issue but I just wanted to because I didn't think that the developer's name would be in an ordinance of this type and in fact it was not so another misrepresentation.

Council President Gieren – Thank you Councilman. Anyone else final comments?

Mr. Lo Dico – Through the Chair. Just to clarify with this building because we've all been involved with this building I think since 2019 when we first met. We borrowed money through the Bergen County Improvement Authority 28 million dollars. We did purchase the property we retrofitted the building and stayed within that 28 million. We were able to get the loan at 3% interest and it was built in over three years into the budget years ago and I think just to clarify that we did stay within the budget at the time of 28 million which

is what we said we would do and I think it's a great accomplishment for the Town and for everybody that's sitting up here. I just wanted to clarify.

Council President Gierek – Thank you Mr. Lo Dico. Anybody else have any final comments? Motion to adjourn.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gierek – yes

Meeting adjourned at 8:40 P.M.

Respectfully submitted,

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Peter Lo Dico, RMC, CMC  
Township Clerk

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David Gierek  
Council President

Approved: December 18, 2025