

The minutes of the Regular Public Meeting of the Township Council of the Township of Saddle Brook held on December 18, 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 – absent
Councilwoman Sanchez – Arrived at 7:19 pm
Councilwoman Mazzer – present
Council President Gierak – present

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

Council President Gierak – Please rise for the salute to the flag and remain standing for a moment of silence in solemn remembrance of December 7, 1941 attack on Pearl Harbor, and in memory of Nina Galbo, wife of retired police officer Charles Galbo, and mother of retired police Captain James Galbo and retired Township employee Charles Galbo, retired police Sargent Robert Ralicki and firefighter Frank Di Bella.

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

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

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

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

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

Council President Gierak – The meeting is now open to the public please step up to the microphone state your name and address if you would like to address the Council.

John Manzo of 179 Market Street comes forward. I'm here to address the redevelopment of 93 Market Street. I know it's a done deal but I'm totally opposed to it as you all know and I will be speaking against it and I will tonight if we get it in tonight. People come to Saddle Brook because it's a wonderful Town and it has a fantastic Police Department, fantastic Fire Department, Ambulance Corps, DPW it's a really nice Town. It has what you would call a good quality of life. The Town is very well kept; people are happy with their houses. I mean you drive around for holidays everybody's decorating and the streets are clean people take care of their houses. So I don't think it's the benefit of Saddle Brook or any of the residents in this Town to keep overdeveloping it. We do not need another apartment complex in this Town there's 20 of them now. There's only 2.7 square miles in this Town and I think we saturated the market. Especially on Market Street everybody knows what Market Street is like and the traffic and definitely you're going to hear people say it's not going to affect the infrastructure. It is going to affect the infrastructure and I don't think another apartment complex there is going to serve anybody. Now the poor people on Harrison Avenue they are going to get hit the most. Their property value is going down. Their quality of life is definitely going down. If they go to sell their house they're going to get less for it than somebody who lives on the tree streets or on Bell Avenue or Schepis because they're going to look out the front door and there's a three story apartment complex in front of them. These people deserve more than that. They're taxpayers they go to work they're paying their mortgage they're proud of their houses and I'm sure that when they come home from a trip ah I'm home it's good to be home. It's not taking them into consideration it seems like you're sacrificing them and their life and their property value and everything just to develop that property. Now we've been in this new building for like three years. Okay my time alright I'll continue the next meeting thank you.

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

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – absent

Councilwoman Sanchez – absent

Councilwoman Mazzer – yes

Council President Gierak –yes

COMMENTS

Mayor White – I want to congratulate the First Reformed Church of Saddle Brook. They celebrated their 125th Anniversary with a dinner at the VFW on Saturday evening November 22nd. Councilman Gierak and I attended that it was a nice event. Congratulations to the Saddle Brook Recreation Football Junior Football Falcons on their

undefeated season including the Super Bowl against Rutherford on Saturday November 22nd. The team had a pizza party on Monday November 24th where the football players and the cheerleaders were acknowledged. The Town Tree Lighting was Friday November 28th the day after Thanksgiving. I want to thank Santa and Mrs. Claus, Father Bruce from St. Philip's and Pastor Tom Larkin from First Reformed, Saddle Brook High School Middle School Band, Recreation Department, Fire Department, Ambulance Corps, Police Department, DPW and of course Projects and Activities Christine Genuario and Shannon Accomando and also the Women's Club for the help. Congratulations and best of luck to Qawiya Fitness on their Grand Opening which was last Friday December 12th. Qawiya is an all-women's gym at 82 South Midland Avenue. Mr. Cimiluca and I attended that Grand Opening which was a very nice event. Some upcoming things our Annual Fire Department Santa Ride is Saturday December 20th. Thanks to the Fire Department members for doing that every year. The Recreation Department is also continuing to hold the Town's Toy Giveaway until Saturday December 20th we've been doing it since the 14th. If you're a Saddle Brook resident and you are in need of toys or help paying for toys for your kids please visit the Recreation Department any time between 8:30 am and 7:30 pm tomorrow and then Saturday between 8:30 am and 3:30 pm. There's not much time left so if you need the toys, come here there's still a lot available. I also want to thank Dollar General for collecting the toys, the Women's Club and the Saddle Brook Recreation. Town Hall and the DPW will be open until 12 noon on Wednesday December the 23rd and are closed on Christmas Eve and Christmas Day. We will reopen Friday December 26th. DPW yard pickups for section three and four will be Friday December 26th. The Home Holiday Contest winners will be posted on our website saddlebrooknj.us on Christmas Day. Thanks to all who participated. Christmas Tree recycling begins on Monday December 29th using the same days as yard waste the grass and leaves pickup. This will occur weather permitting. Town Hall and DPW are closed January 1st New Year's Day section four pickup will be Friday January 2nd. Reminder now that we had a snowfall to remove your vehicles from the streets when snow is predicted. Also shoveling your sidewalks and cleaning the area around the fire hydrant in front of your home if you have one. Please do not throw the snow in the street. Condolences to the Ralicki, Galbo and Di Bella families and last I want to wish everyone a joyous and Happy Holiday Season. Merry Christmas, Happy Hanukah, Happy Kwanzaa if you celebrate and Happy New Year.

Councilwoman Mazzer – At this time I just want to extend my condolences and prayers to the Galbo family, the Ralicki family and the Di Bella family and wish everyone a Merry Christmas and Happy Holidays.

Councilman Cimiluca – In regard to Market Street I know Mr. Manzo came up here and spoke and will continue to speak and I understand his position on this. One thing that we should remember is that when we built this place when we went to contract and purchased this place and refurbish it and make it the nicest building and facility for use by our residents a few years ago one of the things that we said was that we were going to sell the Market Street property and use that money to kind of makeup for some of the money

that we're spending on this. So when we came up with a number we said well we're going to be getting money from Market Street to supplement and help alleviate the costs so we did promise to do that to sell that property. That was one of the things that we set in order to gain support for this property. You also have to remember that not only will that property help us with our Fair Share Housing obligations but it's also going to bring maybe three hundred thousand dollars a year in taxable income in ratables. I understand that it's a concern for people especially people on Harrison and like I said I feel for you. One thing that we didn't want to have happen and as Councilman Accomando has said is to be subject to the whims of Fair Share Housing where they come in and say listen we're going to control this. At least we were able to control this. Remember the first person that came in wanted 120 units which is absolutely ridiculous but if Fair Share comes in and they steamroll us because they're the government and they're a bigger government than we are it would look a hell of a lot worse. Now the Planning Board is going to have this in their hands and I invite you to go to the Planning Board meetings. The developer has done everything. We gave them parameters and they've met all of those parameters in terms of meeting the redevelopment goals that we had set. So in terms of how it looks where it looks the traffic flow information that's going to be before the Planning Board. We may be starting as quickly as January definitely by February. As the Mayor said there's a new place that opened up Qawiya which means strong woman there's a woman's only gym. We welcome businesses to Saddle Brook again it helps our community and this is as Mr. Manzo said a great community and we want to keep it that way. The Santa Fire Truck Ride we've been told they're going to gather at 2:00 and the trucks are going to go out at 3:00. So if you've got young kids, can't tell you when but my understanding is if you're serviced by one of the firehouses that firehouse will go around in that area that it services starting around 3:00 so you can gather the kids over there. In terms of we had some people pass away this week I don't know the former sergeant so I can't really speak to him but I do know Nina Galbo very well and obviously the Galbo family. I was with her doing some end of life legal work but I certainly didn't think that two weeks after I met her and I tell you she looked great. I was in the hospital with her and she looked great and then I got the phone call that she had passed away so it was shocking. Then a few weeks a later I was over Jimmy Galbo's house and he said hey, you know Frank Di Bella who lives next door to him is not in a good way. I said oh really I haven't seen him in a while and the last time I did see him he looked great and then that same night it was so eerie that same night he called me up and said Frank passed away. Frank's a guy that never you know I don't think anyone has a bad word say about Frank. Another person that wasn't mentioned that was a friend of mine not from Saddle Brook but Frank Dressler he's the County Surrogate, County Official, Constitutional Officer. I ran for his job in 2011 I had gone to his office before that doing legal stuff with probating wills and things like that and he said Andy we're friendly now but after this election we're going to be friends and it's true. He's a gentleman all the way throughout that and I came close but didn't win but he was a gentleman had a sick sense of humor and he will be sorely missed. Thank you have a great holiday Merry Christmas, Happy Hanukah and Happy New Year.

Council President Gierak – Also my sincere condolences to the Galbo, Ralicki and Di Bella families. I don't have a lot tonight so just Merry Christmas to all Happy Holidays and a Happy Healthy New Year. We do not have any ordinances this evening I would just like to ask for our Township Attorney John Schettino to discuss a little bit of the redevelopment at 93-95 Market.

Mr. Schettino – So tonight on the agenda is a resolution designating a developer for the site as well as was stated by Councilman Cimiluca setting forth the parameters of the project that would be developed there as well as the consideration that has to be paid to the municipality for the purchase of the property. Just to summarize briefly because I think there's been somewhat of a mischaracterization as to whether the concerns of the Harrison Avenue residents were addressed. Now they may not have been addressed to the extent that they would like but they were addressed and they were addressed in this way. The project was this has by the way been going on for over a year. I know some people are saying oh what's the rush. This started over one year ago in terms of the sale and the development of that site. Initially what was sought was a developer to build a very similar project that is located across the street which was retail spaces and apartment units on top. There was no interest whatsoever from any developer, not even a request as to much the property would cost. So there was including the developer across the street no interest in developing the side of Market Street in that way. Interestingly enough the Harrison Avenue residents said they requested that there be no retail at the site. So one of the concerns of the Harrison Avenue residents that was addressed was to have no retail at the site and make it solely residential. Secondly they wanted as much of a buffer behind the building as possible and the developer decided to require to move the project as close to Market Street as could be. Third all outdoor parking which could be considered an eyesore for any type of development was eliminated. All parking will be underground and contained within the building. Another concern of the Harrison Avenue residents that was addressed was traffic on Harrison Avenue from the site. There is no access to the building from Harrison Avenue. All access in and out of the building is from Market Street and it was asked and the Mayor and Council agreed that if necessary permit parking would be implemented if it becomes necessary. Although again with access limited only on Market Street they may not be necessary at all. The height of the building again maybe not with the Harrison Avenue residents would have preferred but it's lower than what was initially proposed by different developers. Parking more parking is provided than is required by any structure in this community. So excess parking is provided within the underground parking for the residents that will reside there. As to what the residents on Harrison Avenue will be looking at another concern that was raised and another requirement is a significant landscape buffer which will allow the planting of evergreen probably giant green arborvitaes which can grow as high as 20 feet in height and maintain their full body up and down. So the reality is they may see a portion of the building but when they look out the door they'll be seeing a hedge of giant green arborvitaes. Now as to what are the benefits that the municipality is receiving. The purchase price is 1.6 million dollars so that will be paid on the purchase of the property. Secondly the developer is

restricting and I don't want to say donating but providing to the municipality 40 underground parking spaces which have an estimated value of one million dollars at no cost to the municipality. That will be primarily used by the Police Department or whatever other purpose the Township designates whether it's also to use some of it for storage. It will be secured and it will be monitored and again that's at no cost to the municipality. The developer will also be providing a digital communication board at the triangle piece of the property at his sole cost and expense as well as a flagpole for the municipality. Further the Police Monument will be relocated at the sole cost and expense of the developer. Also as was mentioned there will be nine affordable housing units. So this helps satisfy part of our affordable housing obligation. We're getting credit for 12 even though they'll be 9 because it's an area designated for redevelopment and the State law allows you a credit when you redevelop and you provide affordable housing. So there'll be 12 units there and just to point out and you can contact any municipality in the State when it comes to affordable housing. When a municipality owns vacant land it is a target for affordable housing to provide as high a density as possible and to place as many affordable housing units as possible at that location. Why because the land is available and in Bergen County land is at a premium and typically the most difficult part of providing affordable housing is finding locations for it. So a location such as Market Street would have been a prime property for developing significant density with affordable housing. Also as was mentioned once the property is sold which we're hoping for a closing date in January it will be immediately placed on the tax rent rolls. So a non-taxable property will now be generating a ratable and it's estimated when it's completed and occupied will be anywhere from three hundred to three hundred and fifty thousand dollars a year in a ratable to the municipality. I think that covers it. Let me just say this with respect to the developer too because this is part of the process. The developer was thoroughly vetted. He is a successful developer he has built many projects throughout Bergen County and throughout the State. He's well respected for building quality buildings, for maintaining them and for being what is described as a good neighbor to the community and being willing to participate to the extent that he can in supporting programs in the municipality. So those all are the reasons why this developer was selected based upon his background, willingness to work within the criteria and for meeting the demands of the municipality as to the compensation that the municipality was seeking and the benefits they were seeking for the development of the site.

ORDINANCES

NONE

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: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

*** MINUTES**

THE FOLLOWING IS NOT PART OF THE CONSENT AGENDA:

October 16, 2025 Council Meeting Minutes

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

November 13, 2025 Council Meeting Minutes

*** RESOLUTIONS**

**TOWNSHIP OF SADDLE BROOK
RESOLUTION**

**RESOLUTION AUTHORIZING REFUND OF
PROPERTY TAX OVERPAYMENT
FOR 225 ROUTE 46, BLOCK 120, LOT 3
FOR TAX YEARS 2021 THROUGH 2024.**

CR# 1225-176

WHEREAS, Staples #160 has filed action with the Tax Court of New Jersey against the Township of Saddle Brook challenging the tax assessment against property located at 225 Route 46 and identified on the Township's tax maps as Block 120, Lot 3 for tax years 2021 through 2024; and

WHEREAS, the Township Assessor, the Township Tax Appeal Attorney and Township Appraiser, after independent review and upon consulting with each other, is of the opinion that the settlement proposed below is in the best interest of the Township of Saddle Brook; and

WHEREAS, the Township Assessor, the Township Tax Appeal Attorney and Township Appraiser, after independent review and upon consulting with each other, jointly recommends that this matter be settled according to the terms listed below;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Saddle Brook, Bergen County, New Jersey that the Township Tax Appeal Attorney be hereby authorized and directed to execute any and all documents necessary in order to settle this matter according to the following proposed terms:

- 1) The assessment for tax year 2022 to be reduced from \$ 4,827,000 to \$ 4,500,000 resulting in a refund of \$ 7,854.54.
- 2) The assessment for tax year 2023 to be reduced from \$ 4,534,000 to \$ 3,500,000 resulting in a refund of \$24,154.24.
- 3) The assessment for tax year 2021 & 2024 to remain unchanged and the appeals withdrawn by taxpayer.

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

**TOWNSHIP OF SADDLE BROOK
RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO
EXECUTE A SHARED SERVICE AGREEMENT WITH THE BOROUGH OF
PARAMUS POLICE DEPARTMENT FOR THE MAINTENANCE AND REPAIR
OF VEHICLES**

CR# 1225-177

WHEREAS, the “Uniform Shared Services and Consolidation Act” N.J.S.A. 40A65.1 *et seq.*, allows any municipality or county to enter into a contract with any other municipality or county for the joint provision of any services within their joint jurisdiction; and

WHEREAS, and the Borough of Paramus and the Township of Saddle Brook seek to enter into a Shared Services Agreement wherein the Borough of Paramus will provide maintenance and repair to the Township of Saddle Brook Police vehicles which are directed to the Borough of Paramus by the Township of Saddle Brook effective January 1, 2026 and terminating December 31, 2026; and

WHEREAS, the Township of Saddle Brook has reviewed and approves of the “Agreement” between the Borough of Paramus and the Township of Saddle Brook as on file with the Office of the Township Clerk for the term of the contract and the expenditure of funds pursuant to the terms thereof;

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Saddle Brook, County of Bergen, State of New Jersey agrees to authorize the Mayor and Township Clerk to execute the “Agreement” between the Township of Saddle Brook and the Borough of Paramus as on file with the Township Clerk.

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

TOWNSHIP OF SADDLE BROOK, N.J.

EMERGENCY RESOLUTION N.J.S. 40A:4-48

(Under 3% limitation)

CR# 1225-178

WHEREAS, an emergency has arisen with respect to Streets and Roads-Other Expenses and, no adequate provision was made in the 2025 budget for the aforesaid purpose, and N.J.S. 40A:4-46 provides for the creation on an emergency appropriation for the purpose mentioned above, and

WHEREAS, the total amount of emergency appropriations created, including the appropriations to be created by this resolution is \$80,000.00 and three (3) percent of the total operating appropriations in the budget for 2025 is \$808,404.95 and

WHEREAS, the foregoing appropriation together with prior appropriations does not exceed three
(3) percent of the total operating appropriations in the budget for 2025,

NOW, THEREFORE, BE IT RESOLVED, (by not less than 2/3 of all governing body members affirmatively concurring) that in accordance with N.J.S. 40A:4-48,

1. An emergency appropriation is hereby made for Streets and Roads-Other Expenses in the amount of \$80,000.00.
2. That said emergency should be included in the 2026 Budget.
3. That two (2) certified copies of this resolution be filed with the Director of Local Government Services.

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

**TOWNSHIP OF SADDLE BROOK
RESOLUTION**

CR# 1225-179

WHEREAS, Remington and Vernick, Township Engineer has submitted a proposal dated September 25, 2025 for engineering services for the required MS4 NJDEP Phase 1 Watershed Inventory Report Submission in the amount of \$29,045.00

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 \$29,045.00 providing funds are available. And certification of funds by the CFO.

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

**TOWNSHIP OF SADDLE BROOK
RESOLUTION
RESOLUTION TO CANCEL OUTSTANDING CHECKS**

CR# 1225-180

WHEREAS, the attached checks issued from the Township of Saddle Brook have been outstanding for more than six months and are now stale-dated; and

WHEREAS, it is necessary to formally cancel outstanding checks.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Township Council of the Township of Saddle Brook that the attached outstanding checks issued from the Township of Saddle Brook bank accounts be cancelled:

Payroll:

28585	27.05	
10005	338.74	
28924	226.59	

29079	438.09
29115	357.83
29151	470.23
29154	213.20
29225	126.51
29243	1,547.44
29379	54.20
29565	23.97
29569	8.16
29577	0.27
29578	1.87
Total	3,834.15

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

**TOWNSHIP OF SADDLE BROOK
 RESOLUTION**

CR# 1225-181

WHEREAS, the Township of Saddle Brook advertised for bids for the Tree Streets Water Main Improvement Project, and,

WHEREAS, 4 bids were received and opened on December 11, 2025, and

WHEREAS, in a letter dated December 11, 2025 the Township Engineer has recommended to award the contract to John Garcia Construction Co., Inc., 183 Friar Lane, Clifton NJ 07011 in the amount of \$242,965.42

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Saddle Brook that it hereby awards the bid to John Garcia Construction Co, Inc in the amount of \$242,965.42 after review by the Township Attorney and providing funds are available and certification by the CFO

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

Funds Available Account(s) __06-2150-25-1789 Water Capital – Improvement
Authorization – Water Main Extension



By: _____
Vincent Buono, CFO

**TOWNSHIP OF SADDLE BROOK
RESOLUTION APPROVING REDEVELOPMENT AGREEMENT WITH THE MANOR AT
SADDLE BROOK LLC AND APPOINTING REDEVELOPER**

CR# 1225-182

WHEREAS, the Township of Saddle Brook (“Township”) is a political subdivision of the State of New Jersey; and

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the LRHL”) provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, on April 18, 2024, the Township Council of the Township of Saddle Brook approved Resolution CR #424-50 authorizing the Township Planner to undertake a preliminary investigation as to whether Block 611, Lot 1.01 located at 93-95 Market Street qualified as an area in need of rehabilitation pursuant to the Redevelopment Law; and

WHEREAS, the Township Planner prepared a Study Report dated May 2, 2024 wherein it concluded that because (a) a significant portion of the structures on the Property were in a deteriorated or substandard condition and (b) there was a pattern of vacancy, abandonment or underutilization of properties in the area, the Property qualifies as an area in need of rehabilitation under the Redevelopment Law; and

WHEREAS, on July 15, 2024, the Governing Body referred the Study Report together with a draft resolution approving same to the Planning Board for review and comment and thereafter, on July 15, 2024, the Planning Board returned the resolution and Study Report with a recommendation that the Property be delineated as an area in need of rehabilitation; and

WHEREAS, on August 15, 2024, the Township Committee adopted Resolution CR#824-129 designating the Property as an area in need of redevelopment (the "Redevelopment Area"); and

WHEREAS, the Township Planner prepared a redevelopment plan ("Original Redevelopment Plan") dated October 17, 2024; and

WHEREAS, on November 26, 2024, the Saddle Brook Planning Board provided the Governing Body with its report containing its recommendations concerning the Original Redevelopment Plan; and

WHEREAS, on December 19, 2024 the Governing Body adopted the original redevelopment plan pursuant to Ordinance #1760-24; and

WHEREAS, thereafter Colliers Engineering submitted an amendment to the Redevelopment Plan dated October 9, 2025 which was approved by the Planning Board on October 22, 2025; and

WHEREAS, the Township Council approved and adopted the amended Redevelopment Plan via Ordinance No. 1793-25 on November 13, 2025; and

WHEREAS, the Township Committee is authorized to exercise certain powers under the LRHL pursuant to N.J.S.A. 40A:12A-8, including but not limited to ability to negotiate with developers to undertake redevelopment projects; and

WHEREAS, N.J.S.A. 40A:12A-8 (e) and (f) authorizes the Governing Body as the redevelopment entity, to enter into contracts or agreements for the planning, construction and undertaking of development projects and redevelopment work; and

WHEREAS, the Governing Body has determined that The Manor at Saddle Brook LLC possesses the proper qualifications and experience to implement and complete the Project in accord with the Redevelopment Plan and should be appointed as Redeveloper for the Project to effectuate the Redevelopment Plan, the Project and the redevelopment of the Project area; and

WHEREAS, the Township desires to (i) designate the Manor at Saddle Brook LLC as the "Redeveloper" of the Project in accord with the LHRL, subject to the conditions set forth in the Redevelopment Agreement, which shall set forth the rights and obligation of the respective parties as well as the anticipated time frame for the completion of certain tasks.

WHEREAS, it is now the intention of the Township and The Manor at Saddle Brook LLC to enter into a redevelopment agreement (the “Redevelopment Agreement”) setting forth the terms and conditions under which it agrees to develop the Project and finds that the Redevelopment Agreement furthers the Township’s interest in implementing the Redevelopment Plan and is consistent with the public purposes the Redevelopment Plan addresses; and

WHEREAS, a Redevelopment Agreement has been prepared between the Township and The Manor at Saddle Brook LLC, a copy of which is attached hereto and incorporated herein by reference, which has been approved by The Manor at Saddle Brook LLC; and

WHEREAS, the Township Committee has reviewed the attached Redevelopment Agreement and recommends the approval of same.

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

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

2. The Governing Body hereby designates The Manor at Saddle Brook LLC as the Redeveloper of the Property.

3. The Governing Body hereby approves the Redevelopment Agreement in substantially the form on file with the Township Clerk.

4. The Mayor and Township Clerk are hereby authorized to sign the Redevelopment Agreement, subject to such additions, deletions, modifications and/or amendments as may be deemed necessary by the Township Attorney and/or the Redevelopment Attorney.

5. The Mayor, Township Clerk, Township Attorney, Redevelopment Attorney and other appropriate Township officials are hereby authorized and directed to take any and all other necessary action and to execute any documents, instrument, certificate or agreement reasonably necessary to effectuate the transactions contemplated by the Redevelopment Agreement and to effectuate the purposes of this Resolution.

6. This Resolution shall take effect immediately.

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

**TOWNSHIP OF SADDLE BROOK
RESOLUTION**

CR# 1225-183

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 **\$6,529,534.01** 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: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

**TOWNSHIP OF SADDLE BROOK
RESOLUTION**

CR# 1225-184

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 **\$716,692.58** 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: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

*** CORRESPONDENCE**

1. R. KLEIN, TWP. ENGINEER

TO: JIMMY HOMSI, BUS. ADM.

**RE: PAYT. #1 – MAYHILL PARK PHASE 2
PICERNO GIORDANO CONSTRUCTION-\$54,488
DATE: NOVEMBER 24, 2025**



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

November 24, 2025

James Homsy – Business Administrator
Township of Saddle Brook
55 Mayhill Street
Saddle Brook, NJ 07663

Re: Township of Saddle Brook
Mayhill Park Phase II Improvements
Pay Certificate No. 1
Our File No. 0257T119

Dear Mr. Homsy,

Enclosed please find Payment Request No. 1 from Picerno Giordano Construction LLC for work performed on the above referenced project. Remington and Vernick Engineers have reviewed the invoice and find the partial work to be complete.

Therefore, we recommend payment be made to Picerno Giordano Construction in the amount of **\$54,488.00**.

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

Sincerely,
REMINGTON & VERNICK ENGINEERS, INC.

Robert Klein, PE, CME
Associate / Project Manager

cc: Mayor Robert White
Pete Lo Dico
Frank Barrale
Vincent Buono
Joseph Mongelli, RVE

C-1

NOV 24 2025

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2. CHIEF ZOTOLLO
TO: PETER LO DICO

RE: LIVERY APPLICATION – AGATES
INTERNATIONAL TRADING
DATE: NOVEMBER 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: November 10, 2025

Re: LIVERY APPLICATION

Agates International Trading, LLC
Park 80 West, Plaza II
250 Pehle Avenue, Ste 200
Saddle Brook, NJ 07663

Enes Guney (DOB/02-04-89)
235 Riveredge Road
Tenafly, NJ 07670

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.
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-2

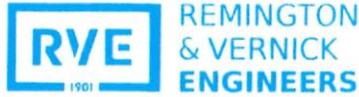
CC: file

3. P. CRAY, RVE, TWP.ENG.

TO: J. HOMSI, BUS. ADM.

RE: PROPOSAL – PHASE 1 WATERSHED
INVENTORY REPORT SUBMISSION

DATE: SEPTEMBER 25, 2025



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

RECEIVED
SEP 25 2025
11:12:47

September 25, 2025

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

Re: Township of Saddle Brook, Bergen County
Proposal to Provide Services for the required MS4 NJDEP
Phase I Watershed Inventory Report Submission
M2025-0-190

Dear Mr. Homsí,

REMINGTON & VERNICK ENGINEERS (RVE) is pleased to submit this proposal to provide MS4 NJDEP Phase I Watershed Inventory Plan Report required by the NJDEP MS4 requirements for Saddle Brook Township in accordance with State guidelines which is due to be submitted by January 1, 2026.

BACKGROUND

As part of a nationwide update mandated by the Environmental Protection Agency, the New Jersey Department of Environmental Protection (NJDEP) has developed stormwater regulations to address groundwater pollution issues (MS4).

Under these regulations, Municipalities should have prepared or is in the process of providing maps of all Municipally owned or operated outfalls and the entire storm sewer infrastructure within the Municipality. The Outfall Mapping was due by December 21, 2020, and the GIS Mapping of the storm sewer infrastructure is due by December 31, 2025 for all Municipalities according to the deadlines established by NJDEP. This proposal does not include the GIS outfall mapping and the GIS stormwater infrastructure mapping as these services were provided under separate proposals for the Municipalities.

NJDEP is now requiring all Municipalities to develop a Watershed Improvement Plan (WIP). The WIP is required to identify opportunities to improve water quality, reduce MS4 contribution of pollutants to water bodies with impairments and Total Maximum Daily Loads (TMDL's) and to address stormwater flooding to protect human health and safety and the environment.

The WIP is to be done in three phases. Phase 1 is to complete storm water inventory by mapping required features, data and to complete a Watershed Inventory Report. Phase 2 will evaluate the information found in the first phase to determine what potential improvement projects may be implemented to address water quality and quantity concerns. In the final phase, permits will identify which of the potential quality and quantity improvement projects they are choosing to implement, and on what schedule.

The Township is required to complete the Phase 1 Watershed Inventory Report and to submit to NJDEP by January 1, 2026. The following indicates the breakdown of what is required within the WIP Report.

C-3

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SCOPE OF SERVICES

Remington & Vernick Engineers will perform the entire scope of services outlined herein to assist the Township with the Phase I Watershed Inventory Report.

The following items that shall be required as part of the WIP Report:

Identify stormwater outfalls owned /operated by the permittee.

A map of the permittee owned/operated outfall will be required. A Table indicating the receiving surface waterbodies, and surface water quality classifications will be required.

Drainage area for each permittee owned/operated outfall.

A map of drainage areas for stormwater outfalls including inlet and outfall locations. A table will be required identifying all outfalls and their drainage areas.

Receiving waterbodies of those outfalls.

Summarize the receiving surface waters for each segment of stream or water body that permittee owned/operated outfalls discharge to. Use that information to create a table that, at a minimum, identifies the receiving surface water body name.

Water quality Classification of all receiving waterbody segments.

Summarize the water quality classifications for each segment of stream or water body that permittee owned/operated outfalls discharge to. Use that information to create a table that, at a minimum, identifies the water quality classification for each outfall.

All stormwater interconnections from the permittee's MS4 system into other entities storm sewer system.

A map of the interconnections into and from the permittee including roadways shall be provided. A Table of the stormwater interconnections shall be provided.

The Drainage Area for each interconnection into another entities storm or sanitary sewer system.

A map of drainage areas for interconnections from the permittee to another entity including interconnections points and inlets. A Table will also be required.

All stormwater interconnections into the permittees system from other entities storm sewer system.

A map of interconnections into and from the permittee including roadways. A Table will also be required to indicate interconnection ID, upstream entity and downstream entity.

All storm drain inlets owned and operated by the Permittee.

Table identifying all the storm drain inlets.

Area associated with each TMDL for waters that lie within or bordering the permittee property/jurisdiction.

Table identifying the TMDL and impairment parameters for each HUC 14 that lies within or bordering the permittee's jurisdiction.

Area associated with each water quality impairment for waters that lie within or bordering the permittee's property/jurisdiction.

Table identifying the TMDL and impairment parameters for each HUC 14 that lies within or bordering the permittee's jurisdiction.

Overburdened Communities.

A map that will depict overburdened communities within the municipality. Identify sub watersheds within the permittee's jurisdiction that overburdened communities are present in and summarize the importance of clean surface water in overburdened communities.

Impervious Areas.

A map depicting the permittee's impervious areas, including HUC 14 boundaries within the permittee's jurisdiction, Summarize the methodology used to collect the data, including the date(s) for when data was collected and the source if taken from publicly available data, Identify the percent impervious coverage in each sub watershed within the permittee's jurisdiction and Summarize the impervious coverage effects on ecosystems and stream health

Location and Ownership of all stormwater infrastructure not owned or operated by the permittee.

A map of all privately owned infrastructure within the permittee's jurisdiction will be required. A Table will also be required which includes ID number of stormwater infrastructure, type of infrastructure, and who owns it.

The Phase 1 Watershed Inventory Report will require various GIS mapping services, data collection and required tables. RVE personnel will perform the work to produce this mapping, tables and data and summarize the findings in a report as required by NJDEP.

Township of Saddle Brook, Bergen County
Proposal to Provide Services for the required MS4 NJDEP
Phase 1 Watershed Inventory Report Submission
September 25, 2025
Page 4 of 4

TASKS ASSOCIATED WITH THESE SERVICES

Task A – Compile Maps, Data and Tables for the Watershed Inventory Report – The objective is to establish all data and figures to create the mapping and tables as indicated above for the Watershed Inventory Report.

The estimated completion cost for Task A: \$12,950.00

Task B – Preparation of Watershed Inventory Report – The objective is the coordination of all documentation, data, tables collected by the GIS Department and to summarize all information into a Final Report.

The estimated completion cost for Task B: \$10,175.00

Task C – Public Participation - Along with the above services, NJDEP is also requiring “Public Participation” which is several meetings with Municipalities that discharge to the same watersheds. Engaging with other municipalities opens a channel of communication and collaboration to identify issues and make informed decisions.

The estimated completion cost for Task C: \$2,960.00

Task D – Submission of Final Report to NJDEP

The estimated completion cost for Task D: \$2,960.00

Total Cost of Services for Task A through Task D: \$29,045.00

COST OF SERVICES

Remington & Vernick Engineers will perform the services outlined herein on a lump sum basis with maximum cost not to exceed **\$29,045.00** which includes Tasks A through D above. Our lump sum fee of **\$29,045.00** will be billed monthly based on the percentage complete of each phase.

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.

If you have any questions or concerns regarding this project, or if there are budget and timeframe issues based on the scope of work proposed, please contact Mr. Robert J. Klein, PP, CME, of our Secaucus office at (201) 624-2137 or via email at robert.klein@rve.com.

We look forward to working with the Township on this important project.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.



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

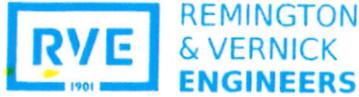
Cc: Robert Klein, RVE; Kevin Zelinsky, RVE; Nicholas Phelan, RVE;

www.rve.com

4. R. KLEIN, RVE, TWP.ENG.

TO: J. HOMSI, BUS. ADM.

RE: AWARD BID TREE ST. WATER MAIN
JOHN GARCIA CONSTRUCTION \$242,965.42
DATE: DECEMBER 11, 2025



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

December 11, 2025

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

Re: Township of Saddle Brook
Tree Streets Water Main Improvement Project
Recommendation to Award
RVE File No. 0257 T-128

Dear Mr. Homs,

We have tabulated the bids received on Thursday, December 11, 2025, for the above captioned project and find the lowest bidder to be John Garcia Construction Co. Inc., 183 Friar Lane, Clifton, New Jersey 07011, in the amount of \$242,965.42; representing items #1-17 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, N.J.S.A. 40A:11-1 et seq, the contract should be awarded to the lowest responsible bidder, which appears to John Garcia Construction Co. 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.

A handwritten signature in blue ink, appearing to read 'R. Klein'.

Robert J. Klein, PE, CME
Township Engineer

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

C-4

www.rve.com

12/18/25

395

*** APPLICATIONS**

Livery

1. Agates International Trading, LLC – 250 Pehle Avenue – NEW

Raffle

2. RA# 1430 - SB Cheerleaders Parents Association – 355 Mayhill St. – 50/50
3. RA# 1431 – UNICO Foundation – VFW 44 Market Street – Casino Night
4. RA# 1432 - Saddle Brook Woman’s Club – VFW 44 Market Street – 50/50

*** REPORTS**

1. BERGEN COUNTY HEALTH DEPT. MONTHLY REPORT – OCTOBER 2025
2. DPW MONTHLY REPORT – OCTOBER 2025
3. PROPERTY MAINTENANCE MONTHLY REPORT – OCTOBER 2025
4. CANNABIS REVENUE MONTHLY REPORT – OCTOBER 2025
5. POLICE DEPARTMENT MONTHLY REPORT – OCTOBER 2025
6. WATER UTILITY MONTHLY REPORT – NOVEMBER 2025
7. TAX COLLECTOR’S MONTHLY REPORT - OCTOBER 2025
8. ENGINEER’S MONTHLY REPORT – NOVEMBER 2025

OLD BUSINESS

No Old Business

NEW BUSINESS

No New Business

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

Motion: Councilman Cimiluca

Second: Councilwoman Mazzer

Roll Call:

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

Council President Gierak – The meeting is now open to the public for agenda items only anyone wishing to address the Council please state your name and address.

John Manzo of Market Street comes forward. You're talking about underground parking. Forty parking places you said has a value of a million dollars. You're selling the whole thing for 1.9 and there's going to be 60 apartments there. There's at least 2 cars per family that's 120 plus 40 more for the Police Department that's 160 cars alone. I don't think the footprint can hold 160 or 60 cars that's it for tonight thank you. Have a good holiday everybody.

Mr. Schettino – Just through the Chair. The developer is required to provide 214 total underground parking spaces exclusively for you. If he can't meet that then he has a problem.

Council President Gierak – Anyone else wish to address the Council?

Ralph DeJulia of 599 Cypress Avenue comes forward. Just a question if they are giving us these parking spots if that owner of that property sells to another owner what if the new owner says no.

Mr. Schettino – The agreement is forever no matter who owns the property.

Mr. DeJulia – Okay I was just curious.

Mr. Schettino – Yeah good question.

Mr. DeJulia – Thank you have a good holiday.

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

Motion: Councilman Cimiluca

Second: Councilwoman Mazzer

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – absent

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierak – yes

Council President Gierek – Any final comments?

Councilwoman Sanchez – I'm not sure if anybody mentioned it before but I just wanted to thank everybody who did come out and participate in the cleanup that was sponsored by the Green Team it went well. The next Green Team meeting is going to be January 7th at 7:00 pm and it's open to anybody who wants to attend. So please come by and other than that I hope everybody has a Happy Holiday and a Happy New Year.

Mayor White – Through the Chair. The Town Attorney wants to go into closed session for a short period of time.

Council President Gierek – Okay motion to go into closed session.

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – absent

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierek – yes

Mr. Schettino – Okay we will be in closed session for litigation. The meeting will reopen further action may be taken. We should only be in closed session for approximately 15 minutes.

The Mayor and Council go into closed session.

TOWNSHIP OF SADDLE BROOK RESOLUTION

CR# 1225-185

WHEREAS, the Township Council of the Township of Saddle Brook desires to meet for the purpose of a closed session to discuss litigation, and

WHEREAS, the Open Public Meetings Act does make an exception and allows a public body to hold a closed session to discuss these items,

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Saddle Brook that the closed session to take place on December 18, 2025 at 6:30 PM or as soon thereafter as the matter can be reached at the Municipal Building be closed to the public and the press and that the results of the discussion at the closed session will be released to the public when the reasons for discussing and acting on it in closed session no longer exists.

Motion: Councilman Cimiluca

Second: Councilwoman Mazzer

Roll Call:

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

Council President Gierak – Does anyone have any final comments before we adjourn?
Motion to adjourn.

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

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

Meeting adjourned at 7:47 P.M.

Respectfully submitted,

Peter Lo Dico, RMC, CMC
Township Clerk

David Gierak
Council President

Approved: February 19, 2026