

The minutes of the Special Public Meeting of the Township Council of the Township of Saddle Brook held on February 5, 2026 at 5:30 PM at the Saddle Brook Municipal Complex, 55 Mayhill Street, Saddle Brook, NJ 07663.

The Council President called the meeting to order.

The Township Clerk called the roll:

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

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

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

Motion: Councilman Gierak

Second: Councilman Accomando

Roll Call:

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

Council President Cimiluca – Seeing no one motion to close the meeting to the public.

Motion: Councilman Gierak

Second: Councilman Accomando

Roll Call:

Councilman Gierak – yes

Councilman Accomando – yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Cimiluca – yes

COMMENTS

Mayor White – I want to start off with Fair Lawn Arcadia Drive. They've been having a problem for quite a while with flash flooding and their drainage goes through Rosario Court and a couple of the houses on Midland Avenue.

Council President Cimiluca – You mean their street drainage?

Mayor White – Yeah every time there's heavy rain they'll get in the street in the middle of the street it's pitched to the middle and sometimes they get it over the curb. Some of the residents get it in their basement.

Council President Cimiluca – Our residents?

Mayor White – No their residents on Arcadia. They think it has to do with something with our pipes going through our Town whether they're undersized whether it's a blockage there or whatever. Now they went to the County and the County came up with I guess a plan to go out to Midland Avenue and use I'll have Mr. Klein explain this more but to use a 20 inch pipe or something but Fair Lawn wasn't happy with it because the County they felt that it's a fifty/fifty chance it's going to work. They can't put a really big pipe there because there's too much already in the road. Mr. Klein why don't you explain the whole thing.

Mr. Klein – For starters, the drainage line does run through part of Saddle Brook until it gets to a point on Midland Avenue crosses the street into a ditch and then runs underneath the railroad tracks. There is an undersized pipe there it's the one that runs in the backyard of 608 Midland Avenue which was a subject of an issue itself a few years ago. The County job was meant to divert a lot of that flow away from the drainage line through the properties and into the new drainage line in the street but there was some conflict and they cancelled the project. I don't know if they're going to relook at it or what they're going to do but we're looking into and sort of helping them out with what can be done today to try and alleviate the problem.

Mayor White – We had done remember back with PJ and then the new owner over there now I think they're on their second owner. The one that bought it from PJ they left but it was with them remember they were flooding in the backyard and I remember with Tom Lemanowitz.

Mr. Klein – They cleaned the line that whole lines been videoed and cleaned.

Mayor White – With Fair Lawn I think they're concerned not only with whether the pipes are clear but also the depth of them, whether they're pitched correctly.

Mr. Klein – The problem is that the pipe and specifically the one in that backyard is undersized. I think it looks to me like that south of that house was built first and that drainage was built and then north of 608 North Midland was built later and they just tied the drainage system into the existing system adding flow to it and didn't upsize the pipe drainage system then.

Mayor White – We had Rosario Court that's like the newest development.

Mr. Klein – That looks newer and they tied that drainage system in adding flow to it and didn't upsize the pipe. You have an undersized pipe running through the backyards of starting at 608 North Midland.

Mayor White – When Fair Lawn looked into it they noticed that some of the drainage some of the manholes and the easements some of them have been built on. Somebody's got a shed on it somebody else has got a deck.

Mr. Klein – The County had agreed to do a hydraulic analysis of that line to see what they could do but they need the information and some of the information is today unattainable because of that one couple of structures that are unreachable. One appears to be buried in somebody's backyard.

Mayor White – Mr. Ambrogio actually went and actually checked. The one with the pavers I think that's accessible the one with the shed isn't but it's not I don't think the shed has a it's just shed that has no foundation so I think it could be moved. The resident should have never put it there.

Mr. Klein – If it's an easement you have the right to move it.

Mayor White – Right. I know they have the information from when we televised the lines I know they have that and they're reviewing that. I just want to be informed at what's going on with them. We're going to meet again but unfortunately this has been going on a long time and there are about five or six years where they've said we want to look into it then they went to the County. So now they really want to do something about it but it affects us it affects our residents but at the same time some of our residents didn't do the right thing by putting things on the easement which they weren't supposed to do.

Council President Cimiluca – Do they want to do stuff in Fair Lawn or in Saddle Brook or they want us to do something?

Mayor White – They want the hydraulic test they'd have to do that in Saddle Brook. They're looking to see I guess the hydraulics also how deep the pipe is. They're figuring there's got to be something wrong. They know it's undersized.

Mr. Klein – The County wants to analyze it more they need the information. How deep the pipes are all the pipe sizes. They have a lot of it but there's some missing pieces mostly where and how deep it is.

Mayor White – The County did offer them that alternative. I spoke to Tom Duch who told me that they didn't like the plan but also that if they did what the County wanted it may push the problem to us. We may have a problem after that. A big issue is that creek that's always been an issue but the County did clean out by the old Enterprise by Ready Spaces is over there now. That culvert there they cleaned that out it was full of silt and everything so hopefully that will make it a little bit better. I guess we'll see where it goes but I'm hoping that once they see that there is no there's no blockages there.

Councilman Accomando – Didn't what we by PJ didn't that fix the flooding problem for us?

Mayor White – It fixed the flooding problem for PJ. What was happening was water was coming up through the vent.

Mr. Klein – Water was shooting up from inlets that are on that property and flooding the property.

Mayor White – I'm not sure but maybe when we did that it made theirs worse.

Councilman Accomando – Did we block it?

Mayor White – Yeah we blocked it so I guess maybe it forces but it slows it down.

Mr. Klein – That's what the guy at the County thinks.

Mayor White – Anyway that's that whole situation. The 911 monument I know I brought this up a while ago but I don't think I went into any detail. My fault it's too much detail but we have a 911 Monument Committee that Rocco Rufrano and a couple of the firemen are on that committee but they came to me with an idea that they wanted a monument. The piece of steel that we have that was Rocco Rufrano got that from the World Trade Center and he was never really happy with it. He presented it to the Town it was when Lou D'Arminio was Mayor and it ended up at the Police Station and they were going to do something with it. They were going to put it in a case enclose it that never happened. Jimmy Martinelli was a police officer he did the wooden base that you see now but it kind of stayed like that. It was at the Police Station nobody ever saw it so they weren't happy.

Recently they came to see me within the last year and since then we had a glass enclosure done. One of the firemen from Engine One does that kind of work he did it for nothing we put a plaque on it. It looks a lot better but they still weren't happy. A lot of towns have monuments.

Council President Cimiluca – A lot of towns also I mean no one from Saddle Brook died thank God.

Mayor White – No one from Saddle Brook died but we did recently you know that Frank DiBella passed away. You know Frank had a 911 illness because he worked for Verizon at the time in the city so he was over there in the months after. He went through the whole thing where he was on the list and he got free insurance whatever he got compensated but he ended up dying of cancer at 65 years old. They've been bringing that up but what ended up happening was in talking about it, it was my idea I said well you know what we got a lot of big businesses in Town so maybe we can get them to donate to it. The monument we knew was going to cost anywhere between twenty five and thirty thousand just for the monument. So I figured we have Arrow you have big companies Sealed Air so anyway we met we talked about it. We weren't going to need any money from them. I was going to go myself to pitch and try to sell this because it is the 25th anniversary this year. So anyway I decided to go to Chefler Foods because I know that they're doing very well. I ran into him a couple of times the owner and the executive director and they holler anything we can do for the Town so I went over there and I was lucky enough I wanted to speak to the executive director but I got in with the owner and I basically told him I said look you're doing very well here you know what you can be part of five people or you can be the one that buys the whole thing I'm in. They're making money there. My son told me they had two commercials during the Grammy's they had commercials during the Olympics and the Superbowl they're doing very well. It's good for them it's good for us so we're at the point where Mr. Homsis been dealing with the financial end of it. I think they want us to they're going to pay us back. We thought maybe they would want to pay. We're using Jersey Monument in Paterson so we thought maybe they would want to but Mr. Homsis dealt with them and they said they were going to pay us. We're at the point now we're having a meeting on Monday the committee and the plans are all done.

Council President Cimiluca – There's a concept.

Mayor White – Right we had a concept but now they had it took them three months so it's all finished Rocco has it. Rocco's been going back and forth dealing with Jersey Monument. I'll get you a copy of it.

Council President Cimiluca – So we're going to incorporate that steel piece into the monument?

Mayor White – Yes that's a good question. Somewhere in the middle they're doing it we'll see when we get the plan.

Council President Cimiluca – Where is it going to be located?

Mayor White – We're figuring by where the bike rack is now.

Council President Cimiluca – By the clock.

Mayor White – Right but not too close. I figured that was the best place. I didn't want to.

Council President Cimiluca – Overburden this side.

Mayor White – Right I would have liked to have a flagpole there but there's plenty of room. Ray Abel got somebody to do the footing for free. Landscaping we're not going to charge Chefler for the landscaping. It will probably be put up well before September 11th. We'll probably have to cover it. I don't know if we're going to be able to get all the lighting the landscaping that we're going to have to see.

Council President Cimiluca – You don't think that'll be done before September 11th.

Mayor White – You know we'll probably have time. We need landscaping and probably pavers so there's going to be some extra expenses but hopefully they'll do it for a reasonable price. I really don't want to ask too many I'm sure I can get somebody to donate it some of these other businesses but I don't want to steal his thunder too I mean he's putting out thirty grand. The mobile motor vehicle unit is coming for whole week the first week in March Monday through Friday. It was a big hit last time. It's going to be advertised I think Monday.

Council President Cimiluca – Where is that?

Mayor White – In the parking lot here. You can get the real ID but you have to sign up it goes fast. It's going to be put on the Facebook page. They only do a certain amount per day. The other stuff I think you can just walk in. It was a big success the last time we did it.

Council President Cimiluca – Councilwoman Sanchez has some information.

Councilwoman Sanchez – When they give you the date and time the residents should be told ahead of time what the date and times are going to be because once that opens up anybody can make an appointment Elmwood Park, Garfield so we have to let our residents know ahead of time what that date and time of the appointments are going to be. Those appointments fill up really fast and you don't want the residents to be angry it's in Saddle Brook it should be just for Saddle Brook. It's not going to be just for Saddle Brook.

Mayor White – Right we had that a little bit the last time.

Council President Cimiluca – Let's just assume that it's March 1st how long before that can you start making your appointments?

Mayor White – They tell you but we're going to put this out on Monday and it'll say it opens up maybe Tuesday or Wednesday not that same day. We'll give people notice okay this is the day it's opening up so they need to go on. The big thing is the Real ID because it takes a lot of time.

Councilwoman Sanchez – We have to stress that it's important that they actually go on and make the appointment when the appointments open because if they miss that.

Mayor White – You know what's going to happen if somebody does miss it they're going to say I didn't have enough time but this is for a whole week so they should be able to if they have five days.

Councilwoman Sanchez – They still have to go on they can't just be like I went on March first and I tried to make an appointment for Wednesday.

Mayor White – That's what happened the last time. The last time well first off we put it out and when it was put out Joe Obiso was told to put down the date that it opens so people went on the date it was advertised which was a couple of days before it was open. So people were going on line oh we don't have one it's not in Saddle Brook a whole bunch of people were complaining saying what's going on. We corrected it but we had probably 30 people that were complaining. This is a whole week so it's going to be a lot better.

Council President Cimiluca – Last time it was two days?

Mayor White – Last time it was only one day.

Mr. Homsy – If I could add the Mayor said the last one this is the second time we're doing it this is the first time for a whole week. The last time it was only one day and unfortunately with our social media person he forgot to include that one important part which was a big learning lesson for us and like the Mayor said there was some backlash but we learned and now we know so that we're hyper fixed on that portion. People went in early it was locked they couldn't get in they were frustrated. So now we know that's going to be a big advertising part when we put it out.

Councilwoman Sanchez – It should also be stressed that they need to do their homework ahead of time and bring what they need cause if they show up for their appointment and they don't have what they need they're just going to be sent away and their going to be angry about that too.

Mayor White – Right that's it.

Council President Cimiluca – How do we get it do we have to request that?

Mayor White – Karen D'Arminio actually thought it up a couple of years ago and it goes through the Senator's office. So we contacted Joe Lagana and the first year we didn't get it and then last year we did and they really like our facility. We have a big parking lot and

everything went smoothly so they offered to come for a week. That's how it came about. Everybody knows about the Ramadan it's Saturday at 2:30. It's going to be a little smaller this year.

Council President Cimiluca – What will be smaller you mean in terms of attendance?

Mr. Homsy – The event organizer resident this will be the third year she did it the first two years and this year with minimal help. She has her husband helping her she has other people helping but it's hard to get help. This year he's away on business she has a few personal things going on so she has someone else who is just running it. They're still doing their events in the gathering like kids' crafts. There's going to be no crescent lighters because they can't get it out in the grass because there is no grass. So the crescent won't be here but they'll be here gathered together doing speeches doing kid events. Already some of the dignitaries are aware of the event and asked some details. They may at least it's on their schedule to try and come but it will be similar but not as large because they don't have the help.

Council President Cimiluca – The reason it was large I think was because there's just a lot of people. Do you think it will be less people?

Mr. Homsy – I still think it'll be a good turnout. I don't think attendance will be the issue I just think in terms of some of the activities won't be as much.

Mayor White – The last time they put it out there well before. This time it seems like they were rushed.

Council President Cimiluca – I know we said last time that we shouldn't do it in that room anymore cause it was too crowded we should do it in the gym.

Mayor White – The problem is that now basketball they got practice. Actually we pushed basketball a little bit we put them off they had practice but they're coming in at five or something.

Mr. Homsy – Yeah they'll be coming in at five or five thirty. Fortunately unfortunately with the facilities being in use seven days a week it's hard to find a completely open timeframe. So they will have the uninterrupted two and a half almost three hours without any other programs going on.

Council President Cimiluca – We are going to do it in the gym?

Mr. Homsy – No not in the gym we have a very strict no food and drink.

Mayor White – If they have overflow they can go in the gym we just don't want them eating in there because they have practice coming right after that. The other thing I want to talk about was being that it's 250th anniversary I think we have to do something to acknowledge it. We were throwing around ideas and one of the ideas was that Gates

Flags they make different flags that you can put on the flagpole. Some of them I'm not sure I have to look into it. I don't know if the flag it's like a Betsy Ross Flag the circle and stars and it's got 250th anniversary the rest is like the American Flag. I don't know if that can replace the flag. They have one like that but they also have a smaller one that goes underneath the United States Flag. We have I think 30 flagpoles.

Mr. Lo Dico – Pretty close.

Mayor White – Does that include the school district?

Mr. Lo Dico – No just ours.

Mayor White – We can ask the schools if they want to do it too. We can hang a flag.

Council President Cimiluca – So put it underneath the regular flag.

Mayor White – Yeah I think that's the way it is. The one that we were looking at it looks like it's a regular size flag and it's just the old Betsy Ross Flag that she made the original one. I don't know if that would be a problem. I don't what the etiquette is if you just replace it with that one is it okay.

Mr. Schettino – It would have to be under the United States Flag.

Council President Cimiluca – I don't think it can replace it.

Mayor White – So yeah we're looking to do that.

Council President Cimiluca – On every flagpole.

Mayor White – On every Township flagpole.

Council President Cimiluca – What time period from July 4th to the rest of the year?

Mayor White – I would think start maybe Memorial Day.

Council President Cimiluca – Memorial Day would be the perfect time to put them up.

Councilman Accomando – You have to remember Memorial Day is a memorial so you don't want to do any type of celebration.

Mayor White – You're right about that. We have to check with the VFW and see what they do.

Council President Cimiluca – Well you know what think about it June 14th is Flag Day so that makes sense.

Mayor White – Right exactly but I think I want to acknowledge it in some way.

Council President Cimiluca – That seems like a good time.

Councilman Accomando – What about a Fourth of July Parade? I know we used to do it.

Mayor White – Yeah years ago I think we did.

Councilman Accomando – We were doing it with the Honor Guard here.

Mayor White – We always did Memorial Day.

Council President Cimiluca – I don't think you can change it.

Mayor White – I think maybe many years ago.

Councilman Accomando – We should get people from other towns because a lot of towns aren't going to have a celebration.

Council President Cimiluca – I find that parades are less and less attended by not only the people that you want to watch but the people in the parade. You see not that many people come. I mean it's great in theory but you're having two parades within two months of each other I don't think you're going to get the participation.

Mr. Schettino – It's hard to get the marching bands, especially on the holidays.

Mayor White – I wish that we could convince the VFW to change the route it's too long it really is way too long I think. Last year went pretty well though it moved. Sometimes you get big gaps but the other things we're thinking of doing is maybe a banner across Market Street. Maybe having that and have it up for Flag Day. We're going to have to take it down when we advertise for the Town Picnic and all the other things but then you put it back up and you keep it up till the end of the year. It's going to get beat up a little bit but those banners cost about a thousand. The other thing we thought about maybe is signs. You know what we did with the EMS with the Ambulance Corps support the Ambulance Corps.

Councilman Accomando – The police.

Mayor White – Yeah I think it was during COVID support your first responders.

Council President Cimiluca – I think it was police and first responders.

Mayor White – Right during COVID.

Councilman Accomando – There's a sign ordinance now.

Mayor White – Yeah but the small ones and maybe we'll buy it. We could give them away but then everybody's going to want one. Maybe sell them for five or ten dollars apiece or something.

Council President Cimiluca – Sounds good.

Mayor White – You guys can come up with any other ideas but we have to do something to recognize it. I think I'm going to let you talk about the solar because I talked a lot. The snowstorm everybody should have a resident notification form that the Chief made up. This was handed out to anybody that was violating either a vehicle, traffic, not shoveling the sidewalk or not removing snow from around the hydrants. The list I have here this was an email that the Chief sent me. Just so everybody knows the police wrote 173 snow tickets to vehicles. This is the top part north section these are sidewalks that were not done and these people were all notified. I don't know what the status is now they should have taken care of much of this. I know there's one vehicle on Youngs Place that's been there. From what I understand it's mechanically it has a mechanical problem. You know really by ordinance we should tow it. Everybody sees it and our friend that lives by Youngs Place around the corner the one that's always complaining about vehicles. On Danna with the trucks.

Councilman Accomando – Yeah.

Mayor White – He's been watching that one and I don't want to get people angry but come on if it's disabled in the road they got to move it. So at least they're looking at this which is a good thing educating the people and they're out there finding out what violators are out there. We had cars in the fire hydrant a lot of fire hydrant. So that was the north and the south section sidewalks, cars and fire hydrants. The police are actively working on getting them to comply.

Council President Cimiluca – So everyone here got a ticket on this list?

Mayor White – Any of the vehicles did yeah. The sidewalks I don't know what the status is but if they didn't do it I think they gave them some time to do it. They were notified and most people when they hear from the police they're going to do it you would hope. Mr. Lo Dico can you talk about the solar.

Mr. Lo Dico – The Mayor, Mr. Homsy and I met with the representatives from the solar company. Basically it's a program that residents can sign up for. They don't need to put solar panels on the roof it's like a pool and it's sanctioned by the State of New Jersey where people will get 31% discount on through the solar program on their electric bill. They stay with PSE&G they can opt out at any time but the company will guarantee 20 years of rebates to the homeowner or renter. In the beginning the program starts with low or moderate income residents. That will hopefully begin by the summer. Anybody else as more solar power comes on line will be able to register for the program. We're setting up an information's meeting starting with AARP because low and moderate income we start with the seniors. They do the Mayor's going to have a letter that they prepared that will

go out to every resident. Their phone number is on there so they don't have to call Townhall for information and Westwood's done this Fair Lawn's in the process of doing this and it seems like a win win for the residents.

Council President Cimiluca – I know being that my wife is now doing the real estate I know anytime you have a solar panel on your roof it's just a big negative in the sale because that person is renting back and the solar company doesn't take it off. So you have to subject to or you have to pay it off.

Mr. Lo Dico – That was the question that we asked.

Council President Cimiluca – I never understood the fact that you're putting their stuff on your roof and you've got to pay them to have their crap on your property. I don't know the benefit that the people get but does it balance out if you're paying them fifty dollars a month to they should be paying you.

Mayor White – This one they don't put them on your roof.

Mr. Lo Dico – They draw from factories different locations.

Mayor White – They lease space like flat roofs.

Mr. Lo Dico – There's one on Mayhill.

Mayor White – They put the panels there and you draw from that.

Council President Cimiluca – Oh like a solar farm.

Mayor White – Right exactly.

Mr. Lo Dico – They pool it and they divide it amongst the participants. So there's nothing on the individuals' roofs and they can quit at any time.

Mayor White – They seem to like roofs for some reason.

Mr. Homsy – They're the only company that's approved by the State to do this. They lease private roof space and there's nothing on the homeowner on their property that's touched. The savings report directly into their bill. If they move they carry it with them as long as the town they're moving to they have it there. It's contingent on where they can get this in the area. That's why they're growing and they did express interest in our building but I think there's rules that they can't do it from municipal sites.

Council President Cimiluca – We had talked about when we were rebuilding this place about putting panels up there but it turned out the roof couldn't handle it. It would be a million dollars more in order to give us the infrastructure to hold that so that was kind of no brainer on that.

Mayor White – Where are we we're finished with the roof in the front?

Mr. Homsy – Almost.

Mr. Klein – Just about we have to just do a final check of it but it's pretty much done.

Mayor White – It looks like they did a good job from what I can see. It's not leaking.

Mr. Klein – I was going to say wait until the next rainy day.

Mr. Homsy – I think what's important to add with this program that they'll be mailing the letters next week to every home in Town and they have to fill out and attest to a few items and we'll just say they don't really examine them too closely. It's just an attestation that that you're saying you're filling it out and you attest to you're within whatever income criteria.

Mayor White – They do low income first and I think the 51% has to be low to moderate incomes.

Mr. Lo Dico – Yes.

Mayor White – Most of our seniors would be in that.

Mr. Lo Dico – It's with the State numbers whatever the State formula is.

Mayor White – You can get out of it too if you want to.

Mr. Homsy – There's no contract.

Mayor White – The only thing I'm a little concerned about is that they have to sign up and they won't get it until this company has enough solar panels. They anticipate that the first wave will be probably July and then later probably in January of 2027 will be the next group. Right now they don't have enough panels. Then you're going to get people that aren't low to moderate income that really shouldn't apply. When there's a savings people want to take advantage of it.

Council President Cimiluca – Well we just got to sell it as it's a service that's available if you want it. It's not sponsored by the Town right.

Mayor White – It's important that we're going to have a couple of information sessions. We're going to start with AARP and the seniors and have another one here for everybody else.

Mr. Lo Dico – Possibly a video one.

Mayor White – Right and they do the presentation.

Mr. Homsy – There's no cost to us they're handling all the mailings all the information and communications and it's a significant savings to residents. It's about a 31% savings.

Mayor White – That's all I have.

Mr. Klein – I'll just run through the various projects and the status. Mayhill tennis courts we're waiting for the warm weather to come so they can finish that project by color coding and line striping. Spray park we're wrapping up plans for the spray park go out to bid shortly and award in March. The same thing with the Fifth Street Park. Kern Place we're waiting for the vendors who get the equipment and then the weather to break and then we can break ground and do that installation.

Council President Cimiluca – On the spray park again that house is coming down?

Mr. Klein – Yes.

Council President Cimiluca – Did we contract with anyone to take it down.

Mr. Klein – It will be part of the contract that we put out to bid to build the spray park will include demoing the house. Third Street again as soon as the weather breaks as soon as April comes that road will be milled and paved. Floral Lane we finished those plans. That is an NJDOT funded project. We submitted that to NJDOT for approval I'm figuring with the school that that will be done in the summer. Of course today then I get an email from PSE&G Cast they want to do another casting replacement project and guess which road is included on that list Floral Lane. So we have to see at least they told me now before we paved. Unfortunately that list also includes Alberta Drive which was just paved.

Councilman Accomando – It was just done.

Mr. Klein – It was just done.

Councilman Accomando – Both the meters and the paving.

Mr. Klein – We tried to get them to replace the gas main on Alberta a few times we called before we paved and they wouldn't commit to it so we paved and now they're putting them in. A couple of other streets that were on our list too Hutter, part of Graham Terrace, Leonhardt, John Ochs that whole area is most of it. Once that's done I can't think of a part of Town that hasn't had the gas main replaced so that's good.

Councilman Accomando – My street wasn't done yet.

Mr. Klein – Your street wasn't done yet. Most of the Town I think was done. The tree streets the water main replacement project it's on hold now because of the cold weather. So once the weather breaks and not even the snow it's the cold weather once it breaks enough the contractor plans to get out there. Today we received bids for concrete work on those same streets. Bids came in DS Meyer was the low under budget so that's good.

Then finally we have two more projects we have proposals on part of the packet for resurfacing South Street which is funded by CDBG and then also the house demolition on the two properties off of Saddle River Road 200 Saddle River Road the one with the barn and then 15 Riverview. We're going to prepare plans to demo those houses.

Council President Cimiluca – I just drove past there I think people are throwing rocks through the windows. I think the windows were all broken.

Mayor White – On the barn.

Council President Cimiluca – Yeah.

Councilman Gierak – They've been broken for a while.

Council President Cimiluca – I just looked at it and I said when is this coming down.

Mr. Klein – As of right now I think the plan was to keep the barn.

Council President Cimiluca – Really.

Mr. Klein – Yeah so if you want the barn down tell me now.

Council President Cimiluca – Personally, I know I had a disagreement with Ms. D'Arminio when she was up here. I know it's old and it's got some history but I don't think it serves any function it's not that it's going to be renovated. Maybe we can take some pieces of it and put it here or do something with it but I don't see it being useful it's really just an eyesore at this point. Does somebody own that house? If somebody owned it and it was in that condition we would condemn it.

Mr. Klein – We did have to go through the Historic Preservation Office and we did verify that we don't have to keep it for historical preservation reasons or anything.

Mayor White – What's inside it?

Mr. Klein – There used to be just junk in it.

Council President Cimiluca – I wouldn't go in that place. People complained about Carucci's being an eyesore and a health hazard. That place is 80 years older than Carucci's and hasn't been occupied since forever. We can go there and we can take I know it was an old firehouse so is the Town Historian still alive.

Councilman Accomando – He's sitting right next to you.

Mayor White – I think he's alive.

Councilman Accomando – He's breathing.

Mr. Lo Dico – That was said to a Council member years ago.

Council President Cimiluca – Is there anything useful in there?

Mr. Lo Dico – I haven't been in there so I don't know.

Council President Cimiluca – Is there any memorabilia that we can get? Is there a sign on it or something like that?

Mr. Lo Dico – If there is I'll put it in my office with the others.

Mayor White – Would the Fire Department be upset if we tore it down?

Mr. Homsy – I don't think so.

The Council debates whether or not to demo the barn and they decide that it should be a topic for discussion at the February 19, 2026 meeting.

Council President Cimiluca – We have the items for discussion.

Mr. Lo Dico – We have the letter from Mr. Ambrogio concerning various changes to Chapter 82.

Council President Cimiluca – One of them talks about the real estate signs they have to now pay for them to be on someone's property.

Councilman Accomando – No.

Council President Cimiluca – I thought it said thirty bucks or something like that. Anyone have any questions on this we're amending the ordinance mostly for fees. It's basically amending the fees.

Mr. Lo Dico – It is.

Council President Cimiluca – Number two update on new State Law concerning publication of legal ads.

Mr. Lo Dico – Yes just so the Council is aware starting March 1st the law goes into effect that the legal notices do not have to be published in the newspaper. We can put them on our website. The State is mandated to also have a link starting March 1st. We do have to put an ad in the paper twice a month for the whole year saying how we're going to be using the website. That's part of the law for this year. That means meeting notices, ordinances, going out to bid that's all going to be on the website.

Council President Cimiluca – Are we at all required to continue to use our official publications?

Mr. Lo Dico – After March 1st no.

Council President Cimiluca – Are we going to do that? Are we just going to go online as of March 1st?

Mr. Lo Dico – We put an ad in the paper starting in January twice a month in the Record and the Our Town and on our website notifying anybody starting March 1st.

Council President Cimiluca – It's only going to be online.

Mr. Lo Dico – Correct.

Mr. Klein – Since I give you notices when we go out to bid should we change our format?

Mr. Lo Dico – I don't know the attorney would have to answer that.

Mr. Schettino – Yes you have to put it on the website now.

Mr. Klein – Do we have to change the notice at all?

Council President Cimiluca – The notice talks about that it's in the paper right.

Mr. Schettino – It's not going to be in the paper it's only going to be on the website.

Council President Cimiluca – I guess the format says that it's going to be.

Mr. Schettino – He has to change it if it's going to be in the paper. It's the same notice it's just going to be on the website.

Mr. Klein – Good enough.

Mr. Schettino – Except take out the reference of the newspaper.

Mr. Homsy – Mr. Lo Dico can speak more to this the only thing maybe at least for a couple of months past March trying to see any hiccups with the State.

Council President Cimiluca – My opinion would be keep it going even though March 1st we don't have to. Keep it going until for a couple of months afterwards just so people get used to it.

Mr. Schettino – I wouldn't do it for all notices I would just do it for projects. How many people do you think read the newspaper anyway about ordinances and things like that very few. In fact it's easier just to go to the website a lot of people don't even get the newspaper anymore.

Mr. Homsy – I just don't want the State I don't think they would do it but just.

Mr. Schettino – I would see if other towns are advertising their capital projects in the newspaper and if they are.

Mr. Lo Dico – I think that's a good idea just the capital projects going out to bid for a few more months.

Mr. Schettino – Just to see if you're still getting the same responses. I'm sure you are because it makes it easier for them too.

Council President Cimiluca – Just a word of caution being that this is something new we've got to make it easy on the website to access that. I've been on the website to try and get information and sometimes I'm all over the place I can't find it. I'm putting in the little magnifying glass to try and find it. You just have to make it really easy especially since it's been the law for 50 years that we're going in the paper and now it's just online. We've got to make that online experience easy.

Mr. Lo Dico – Joe Obiso is working on it and he's looked at other towns.

Council President Cimiluca – It should be quick.

Mr. Schettino – It's a link.

Council President Cimiluca – You've got to be able to find it.

Mr. Schettino – It's got to be very prominent.

Mr. Klein – How long do you need from the time we send you the notice until it appears online?

Mr. Lo Dico – online will be quick because I'm going to send it to our person. If you want it still in the paper then we still need a week because it takes five or six days before it gets into the paper.

Mr. Klein – Okay.

Mr. Homsy – Say at least 24 hours to be safe.

Mayor White – We may want to email these bidders too to let them know.

Mr. Klein – I'll reach out to them.

Mr. Lo Dico – I'm sure they're aware of the law and the changes.

Council President Cimiluca – Number three proposal for Colliers.

Mr. Homsy – This is a quote from Colliers to reexamine the Master Plan if it's just because we're at that time that we're due for doing so. This is just for the affordable housing aspect because our housing element plan is due so we figure to do it at the same time now quickly. There is going to be another proposal to do the examination of the Master Plan the remaining parts. So that will be forthcoming that will be about sixteen thousand this quote's for about a little over six thousand. So I just wanted to inform the council it's due every ten years so it's at that point that it's time to do so. It's a total of close to twenty five thousand for the reexamination of the Master Plan and this is why you'll see another proposal in about a month or so to do the remaining portions.

Council President Cimiluca – So they give their opinion as to where the change is or they just look at the Master Plan and certify it. What exactly are they doing with this?

Mr. Homsy – They reexamine they can give recommendations. They also too they ask the appropriate bodies the Planning Board and Zoning Board if they want them to examine certain areas. If they want to overhaul the entire thing the zoning ordinances or not or if we're happy the way things are it's really kind of driven by the Board's desire.

Mayor White – We haven't done it in a while right.

Mr. Homsy – Close to ten years. It's due every ten years.

OLD BUSINESS

Mayor White – I have something I want to bring up. The fire hydrants that aren't uncovered I know we have the police have a list of the ones that haven't been done.

Mr. Homsy – There's a couple of commercial properties like ACME right here.

Mayor White – I don't know if they're on the list or not I'll look into that one. We do have a problem some of the residents are elderly they can't do it themselves. Some of them don't have a lot of money. This snow storm happened at the right time where a lot of kids went out and we were giving out numbers of different kids. We weren't endorsing them but we were saying the Boy Scouts the Filan brothers there's about five groups of kids that were shoveling for a reasonable price. What do we do if somebody says listen I'm old I can't do it. You don't want them to have a heart attack and maybe they can't afford it.

Mr. Homsy – Is there any detail in the ordinance?

Mayor White – No it doesn't say anything. I look on Facebook and I see some Fire Department will go and do that. Maybe that's towns that don't have ordinances or maybe it's people that can't afford to do it.

Mr. Dickman – In the past the firemen did go out and do it they paid them minimum wage for the hours that they were out.

Council President Cimiluca – I think in these cases like anything somebody always has an excuse or an explanation we're not saying they're trying to get away with it but let's say you can't double park and somebody says well my son was vomiting in the car and he was having a medical emergency he passed out. I stopped the car to resuscitate him. You come to court and say that who's going to give you a ticket. I think that's something for them to come if they're issued a citation to say I'm 97 years old and I have no money so I can't do it.

Mayor White – You know what happens like right now it falls on the police or the Building Department but mostly the police. They'll go out and they knock on Mrs. Jones's door and she's 95 years old and she comes with a walker you know what I mean.

Council President Cimiluca – I don't think they're going to give the ticket.

Mayor White – I wouldn't want to write a summons for that.

Council President Cimiluca – I don't think they would but if somebody comes out and says who the hell are you to tell me to shovel snow.

Mayor White – Right you get that too but it's hard even with the property maintenance with the sidewalks and everything.

Council President Cimiluca – But it's the law.

Mayor White – They might have a ton of money in the bank but they say I can't afford it I don't have the money.

Council President Cimiluca – My opinion is go to court tell it to the judge.

Mr. Schettino – You get a storm like this very rarely. It's worth it just to do what was suggested pay the firemen the minimum wage and let them do it.

Council President Cimiluca brings up Ready Spaces and that they still don't have a fence around their dumpsters.

Council President Cimiluca brings up the hotel on Pehle Avenue that is supposed to become an assisted living facility and the Mayor explains that they are keeping the property clean and are still looking to do the project.

Council President Cimiluca suggests naming Fifth Street Park in honor of Ed Kugler being that did so much for the Town.

NEW BUSINESS

Mr. Schettino – Both these ordinances are a result of the settlement agreement that was entered into. One establishes the overlay zone I don't have the ordinance in front of me

to say specifically what properties are impacted by it but the overlay zone establishes in addition to the existing law that stays in place with respect to the overlay zone if someone is going to put in affordable housing there's a separate type of ordinance in terms of what the requirements are in height, in density and so forth. Then the other ordinance with respect to the set aside I believe the set aside is now going to be twenty percent in the overlay zone.

Mr. Homsy – I can add a little bit. So for the set aside it's going to twenty percent for rentals and sales. Now with the round four there's no more bonus or rental units and then just going back to the overlay zones it's part of the round four requirements to find the unmet need within the affordable housing plan. So this does cover that property on Midland and also Puccio's. Like Mr. Schettino mentioned this is all through the mediation fair share.

Council President Cimiluca – We have to take action tonight because of the time constraints.

Mr. Schettino – Right it has to be done by March 15th.

Mr. Lo Dico – We have to do it now.

Council President Cimiluca – We do it now and the second reading would be.

Mr. Lo Dico – March 5th.

Council President Cimiluca – One thing I talked to Councilman Accomando and he had a good idea and potentially have one meeting in July and one meeting in August. Like we've done before have a work session followed by a regular session in July and August. It's one less chance to not have everybody here. If we do that in advance so this way listen if you have to take a vacation you take a vacation you're sick you're sick obviously but generally in July and August they're slow months and this way with everyone's schedule even the peoples' schedules they can't make all these meetings. So my thought process was to have one meeting in July two meetings in one day 5:30 and immediately after at 7:00.

Mr. Lo Dico – July 2nd would have been a work session we'll cancel that out.

Councilman Gierak – The second Thursday of the month of July and August.

Council President Cimiluca – We could do it right in between.

Mr. Lo Dico – So it would be the second instead of the third we cancel the first and third.

Council President Cimiluca – Right.

Mr. Lo Dico – Okay.

Council President Cimiluca – What action do we have to take in order to change that cause we already published our meetings.

Mr. Lo Dico – I'll put one on next week.

Mr. Schettino – Wait we typically meet on the.

Mr. Lo Dico – First and third.

Mr. Schettino – So we're not going to just make it the third Thursday?

Council President Cimiluca – No.

Mr. Schettino – I have conflicts sorry I'll have somebody else or maybe not. Why don't we just keep it on the regularly scheduled third Thursday of the month?

Council President Cimiluca – We can do that.

Mr. Lo Dico – So we don't have to do anything cause we'll just be cancelling the work session and changing it and put it on the website like we always do. There's nothing to vote on.

Mr. Schettino – You'd have to make a motion to cancel the work sessions for July and August.

Mr. Lo Dico – The work session will be the third Thursday.

Mr. Schettino – You shouldn't say work session just say cancelling the meeting for whatever the first Thursday of each of those months is because you're still having a work session it's just going to be on Thursday.

Council President Cimiluca – We'll do that in two weeks you'll have that on.

Mr. Lo Dico – You can do it now take action or you can do it in two weeks.

Council President Cimiluca – Put it on the regular agenda.

Mr. Lo Dico – Okay.

Council President Cimiluca – Okay. Next order of business I guess you want to do this now.

ORDINANCES

1. ORDINANCE #1796-26 – FIRST READING

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 206 “ZONING”, ARTICLE VH “AFFORDABLE HOUSING OVERLAY DISTRICTS” TO ESTABLISH THREE NEW OVERLAY HOUSING ZONES AND MODIFYING THE ZONING MAP TO REFLECT THE NEW AFFORDABLE HOUSING ZONES

Motion: Councilman Gierek

Second: Councilman Accomando

Roll Call:

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

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

CR# 0226-27

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 206 “ZONING”, ARTICLE VH “AFFORDABLE HOUSING OVERLAY DISTRICTS” TO ESTABLISH THREE NEW OVERLAY HOUSING ZONES AND MODIFYING THE ZONING MAP TO REFLECT THE NEW AFFORDABLE HOUSING ZONES

The above mentioned ordinance heretofore passed on first reading, be further considered for final passage at a meeting to be held on March 5, 2026 at 5:30 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: Councilman Accomando

Second: Councilman Gierek

Roll Call:

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

2. ORDINANCE # 1797-26 – FIRST READING

AN ORDINANCE AMENDING THE AFFORDABLE HOUSING SET-ASIDE OF THE AHOZ-1, AHOZ-2, AHOZ-3 and AHOZ-4 OVERLAY ZONES

Motion: Councilman Gierek

Second: Councilman Accomando

Roll Call:

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

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

CR# 0226-28

AN ORDINANCE AMENDING THE AFFORDABLE HOUSING SET-ASIDE OF THE AHOZ-1, AHOZ-2, AHOZ-3 and AHOZ-4 OVERLAY ZONES

The above mentioned ordinance heretofore passed on first reading, be further considered for final passage at a meeting to be held on March 5, 2026 at 5:30 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 Gierek – yes
Councilman Accomando - yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Cimiluca – yes

Council President Cimiluca – Mr. Schettino can you explain the reason to go into closed session.

Mr. Schettino – The Governing Body will be in closed session for negotiations. The meeting will resume but only for the purposes of adjourning the meeting correct.

Mr. Homsy – Yes.

Council President Cimiluca – Motion to go into closed session.

TOWNSHIP OF SADDLE BROOK RESOLUTION

CR# 0226-29

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

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

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Saddle Brook that the closed session to take place on February 5, 2026 at 5:30 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: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Gierak – yes

Councilman Accomando – yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Cimiluca –yes

The Mayor and Council go into closed session at 7:05 pm.

The Mayor and Council resume the meeting at 7:31 pm

Council President Cimiluca – Motion to adjourn.

Motion: Councilman Accomando

Second: Councilwoman Mazzer

Roll Call:

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

Meeting adjourned at 7:32 P.M.

Respectfully submitted,

Peter Lo Dico, RMC, CMC
Township Clerk

Andrew M. Cimiluca
Council President

Approved: March 19, 2026