

The minutes of the Public Meeting of the Township Council of the Township of Saddle Brook held on May 21, 2026 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 Gierak – present
Councilman Accomando – present
Councilwoman Sanchez – present
Councilwoman Mazzer – present
Council President Cimiluca – present

Mayor White – present
John Schettino – Twp. Attorney – present
Mr. Klein – Twp. Engineer – present
Mr. Homsy – Twp. Administrator – present
Steve Wielkotz – Twp. Auditor - 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.

Notice is hereby given that beginning January 1, 2026 the complete text of all legal notices required to be published in the township of Saddle Brook shall be obtained or viewed on the Saddle Brook website-saddlebrooknj.us. In addition, the New Jersey Secretary of State will be establishing a legal notice hyperlink page allowing members of the public to find hyperlinks for every municipality. On or about March 1st a hyperlink to the Secretary of State's webpage will be published on the municipal webpage as soon as same is available.

Council President Cimiluca – Entertain a 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 – The meeting is now open to the public anyone who wants to address the Council or the Mayor please come forward.

John Manzo of 179 Market Street comes forward. First I want to start off that I don't know if you guys are aware of Our Town Newspaper. It's published in Maywood and he covers Maywood, Rochelle Park and Saddle Brook. So he just got a new editor who I befriended and she's dying to get input from Saddle Brook any organization. In UNICO I've put things in like that so I'm thinking like the Green Team or where you have any event up she's looking to put it in. So it's no charge and it helps us. Now my question at hand Saddle Brook has reached saturation point you can't you can't argue that. Now I just read in the paper they want to put another convenience store on Market Street. How many convenience stores does Saddle Brook need? They're all over the place gas stations have them and there seems to be no plan to excuse me, I can't think of the word. Not restrict but have guidelines about how many you can have. Look how many marijuana stores we wound up with. Look you know now we got this and where does it end? I really think there has to be something to be done about the overdevelopment because that's where we are in now overdevelopment and I'd like to see if you guys have a plan for the future. I know you all planned something in your own private lives you know for your retirement for your kids' college fund. Where's the plan for Saddle Brook in the future that's what I'd like to know. You don't have to answer me tonight but the next time I come

Council President Cimiluca – I just have two questions. Do you have a contact for the Our Town for anyone watching this?

Mr. Manzo – Yes I will forward it on to Mr. Homsy.

Council President Cimiluca – We have it I'm saying for the people out in the public tonight.

Mr. Manzo – No I don't have it.

Council President Cimiluca – You don't have it with you.

Mr. Manzo – yeah but she's very hospitable to us. You can put in anything.

Council President Cimiluca – Second thing where is the convenience store located?

Mr. Manzo – The new one is they want to convert the gas station across from Washington School. They want to shut down the mechanic shop and put a convenience store there. That was just in the paper and come on we got 7-Eleven not even a block away.

Council President Cimiluca – You know they'd have to go before the Zoning Board for that.

Mr. Manzo – Yeah it says that but you still have to have some type of limitations thank you.

Council President Cimiluca – And it's before the Zoning Board so it's a use variance. It's not permitted in that zone so obviously a use variance is harder to obtain than your regular bulk variance. They'd have to have five affirmative votes so that's going to be noticed and everyone can go there and voice whatever opinion yay or nay and then the Board will end up voting for voting for it or against it. Anybody else?

Thomas Van Winkle of 128 Lincoln Avenue comes forward. I just want to first start off by talking a little about the 250th anniversary because I know just hearing a lot of people asking about like what's Saddle Brook doing and yeah all that. I do want to share that my church, First Reformed Church of Saddle Brook is working on planning a dedication service and a bell ringing it would be right on the 4th of July. The service would start at 1:30 p.m. at the church that's the plan. Then following the service at 2:50 p.m. Eastern time, we're going to join many churches and schools and buildings with bells around the nation to ring the bell at 2:50 pm. There's an organization, a nonprofit called National Bell Festival that's kind of orchestrating this putting this together telling people across the country to ring their bells all at the same time. It was this was something this bell ringing was actually done by First Reformed Church 50 years ago 1976 for the nation's Bicentennial. A member by the name of Norman Nichols rang the bell along with churches in around the country so it's my hope that we get like St. Phillips we get Sacred Heart Rochelle Park and hopefully the Holy Apostles Church. I'm just naming a few of the Korean Martyrs also hopefully the Board of Education building formerly Coolidge School still has its bell inside so I'm hoping that we can get somebody from the school to go in there and ring the bell at that time as well. Also want to invite everybody to come to the service it's going to be a beautiful a meaningful worship and you know, just giving thanks to God and giving thanks to our country. Okay that's that July 4th 1:30. Mayor's Youth Group we participated with the Green Team on the Earth Day cleanup at Tricentennial Park that was held on May 2nd. The Youth Group is going to march in the Memorial Day Parade. One of the parents is gracious enough to use their truck and we're going to decorate it, make it look nice, and they're going to be all in the parade. So, we're praying and praying every day that the rain holds up and that the pouring rain is over within the morning and that we have a meaningful parade. Community Partnership just want to also quickly mention that we're having the Sensory Friendly Craft Night next Wednesday, May 27th. It's from 6:00 to 8:00 p.m. in the multi-purpose room in the Rec Center and it's sensory friendly because the Rec Center is going to be closed that night. There's going to be no noise it's going to be nice and quiet. So for all people who have sensory issues, it's just going to be a great night for everybody to come out. We have 30 people registered

for the event. We closed the registration the registration's now closed. We limited the registration to 30 people and we got 30 people. We have plenty of volunteers expected to be on hand helping out so I just want to thank everybody who's really helped make that all possible. With that said, thank you very much.

Council President Cimiluca – Thank you very much and that bell ringing is a very cool idea so that's going to sound great and just make sure since we're going to have another televised meeting before the July 4th just make sure if you can come back. I mean, you're here every meeting but just make sure that you mention it again.

Mr. Van Winkle – Okay.

Jerry Taylor of 318 Schepis Avenue comes forward. Just two updates if we could, you don't have to answer now. In reference to 580 Midland if there's any update on that what they're going to be putting in there and also as far as the marijuana shops that are in the Town is the Town getting the benefits from the taxes that they're supposedly giving to us. Is that profitable for us? if we could just find out about that some kind of an update because we hear you know all these shops are opening up but we don't hear the part about the money coming into the Town as it was presented when it first was done. Thank you very much.

Council President Cimiluca – I can answer both of those questions. 580 Midland we don't know what's going to go in yet because that's the owner's he's got I guess a choice and so far the owner hasn't acted upon the approval that was given either or so that's up in the air at this point. The second thing is yes we are getting revenue from any marijuana shop that's opened. I think we've had one that's been opened the other one on 46 west so far there's only one but we have been getting the I think it's 2% of their revenue.

Mr. Taylor – Wasn't there a second one on 46 not the pool place but further up the road?

Council President Cimiluca – By Sammy's Rims that hasn't opened yet hasn't formally opened yet. They've gone through the process but I believe they haven't opened.

Mr. Taylor – So the only one we have opened now is the old pool.

Council President Cimiluca – Staples. We are getting revenue and the revenue did pick up. There was a minor transfer in ownership and maybe due to marketing or whatever but we did see an uptick in revenue.

Mr. Taylor – Okay thank you.

Mr. Homsy – Through the Chair. In addition there is a yearly application fee that they must submit as well. There's a yearly renewal fee for those applications they must submit as well in addition to the required taxes.

Al Mangini of 260 South Lanza Court comes forward. First I'd like to thank Mayor White for setting up a meeting after the March Council meeting to meet with so I could meet with Chief Zotollo and Lieutenant Buchak in regards to Walmart. I did appreciate him taking the time to do that out of his schedule. Basically I think it was a fairly productive meeting and I think after talking to Lieutenant Buchak that kind of basically told me that not to stop complaining which I hate to do but I haven't. As a matter of fact the book I keep here is by my nightstand. So I will tell you in the month of April I called the Police Department five times because of noise after 10:00 at Walmart. When I left here at the March meeting I kind of asked Mr. Cimiluca if he had any updates on the status over there if anything was going to be done. But I do have some questions I know a while ago we submitted at a meeting that we would like to see fines, punitive fines against Walmart when they do violate that every time the police have to come over but I don't think that was ever instituted at all. So I'd like to know the status on that and I think the situation over there once they open up the new part of their store over there where Modell's used to be is probably just going to be more compounding as far as truck traffic because they probably have another two to three loading docks going in. The construction noise is one thing. I mean they're not doing anything out of the ordinary except for one morning I had to call the Building Inspector because of what they were doing but other than that you know they keep it pretty much under the hours of construction. The other thing you know it's to the point where it's not just trucks idling. I think everybody needs to have an understanding what's just as irritating is after the trucks leave is when you have people that work inside Walmart that go out with pallet jacks into a trailer and they start unloading at 11 and 11:30 at night. That noise is just as bad as a tractor trailer idling there. So I would like to know you know what's going to go on coming up in the near future when they expand because I think you know it's like a sequel. You know sequels are always worse than the original movie and I think it's just going to get worse. So if you have any updates you could share I'd appreciate that.

Council President Cimiluca – With the exception of Godfather two which was better than The Godfather. I'll defer to the mayor. He's more in tune with exactly what's been going on. I believe he was part of the meeting with the Walmart people.

Mayor White - I was aware of the meeting and I helped set it up but we do have Lieutenant Buchak here. I don't want to put him on the spot but I'm going to because he's from the Police Department. I think he's well aware of everything going on there. So I don't know if Lieutenant Buchak you want to come up and just give an update.

Lieutenant Buchak - Hi everybody how you doing? So Captain Califano actually ended up after that meeting met with the security from Walmart and they advised that they always have someone on staff in the parking lot and they were made aware of the issues and they were to report to us if there were going to be any issues ongoing so that we can try to address them as they come up and as I told you in the meeting the best way for us to know what's happening and be able to maintain it is for you to continue to call. So I appreciate that you came here tonight to express that again. I would say that when I go back now tomorrow I'd like to review the activity from the last month or so because you said you've been calling, right?

Mr. Mangini - Yes.

Lieutenant Buchak - And see where we're at and then I would seek the administrative approval at that point to if necessary take action regarding the noise ordinance. But that would again have to be reviewed above me but for the time being I'm happy to collect the information from you and if we have to meet again or if I have to give you a call at some point we can kind of discuss what we could do going forward. I'm sure that's not the answer that you want right now because I don't have the answer prepared for you but I'm more than happy to take the information from you at the moment and see what we could do for you going forward because I do understand your concern. Okay.

Mr. Schettino - Lieutenant just through the Chair just so just so you know the ordinance that we wrote regarding noise allows the police to write the summons. Doesn't have to be the resident.

Lieutenant Buchak – Yes I understand that.

Mr. Schettino – Okay.

Lieutenant Buchak – When I said administrative approval that is something that we would put up through our chain of command. That's not something that we necessarily anticipate an officer responding to the incident to write the ordinance right there on the spot. That's something that would be reviewed at a higher level. So generally we would be taking any information and if something becomes a consistent concern which this appears to be then we would take that action on the next level.

Mayor White - Do you know if are we notifying Walmart when there is a complaint like Mr. Mangini said this the power jack. I mean that to me is 11:00 unloading. I know it's inside the building but still if it's that loud and disturbing.

Lieutenant Buchak – My understanding was I was not part of the meeting with Walmart so I'm not exactly sure who was met with at that time but I do know from speaking with Captain Califano that he did meet with the security manager and speak about the security in the parking lot that is done regularly. They have someone 24/7 there in a personal vehicle an apparent personal vehicle so it's not something that you would immediately see when you enter the parking lot but our understanding was that they monitor the parking lot and that is their purpose for being there. So if they see anything going on like that they're to be reporting it to us so that that did go above my level that meeting.

Mayor White - I would be in favor of issue the summonses and let it go to court and let the judge decide what's you know what the if it is in violation and you know if and then at least give them a warning. You know what I mean? I think because unless the management at Walmart knows nothing's going to be done. I know the security is there but that security is for the whole mall. It's not just for Walmart. So you know is that message getting to Walmart that's the question really. And I think if you write the summons I believe it's a mandatory court appearance.

Lieutenant Buchak – Yeah no I completely understand and I can relay that information back up to the PD.

Mr. Schettino – The other thing the way that the ordinance is written it's almost impossible to refute the police officer's testimony because the police officer just has to be at a certain location from the I forget exactly you know whether it's the next door neighbors whatever and you and if you can hear it from that distance it's a violation. So how is somebody going to refute that unless they're standing next to you and say, "Oh, I don't hear anything." So once you write that violation more than likely it's going to be very difficult to raise a defense to it.

Lieutenant Buchak – Yeah no I completely understand and that's information I will relay up the chain of command. Just things like that with noise ordinance violations like that, that's something that is reviewed at an administrative level. So that's the process that we currently have in place.

Councilman Accomando - Just through the Chair I believe when we were speaking of this after 10 p.m. they were to unload the trailers through the front doors to eliminate the noise for the residents if I'm not mistaken.

Mayor White - I remember speaking about that. I don't know if that I don't think that's in the ordinance.

Mr. Schettino – No that I think that it was to your point Mayor that if you write a violation for the noise and that's the only way to avoid getting the violation they're going to do it because they're not going to want to have to deal going to court and paying a violation for noise you know a couple times a month.

Mr. Mangini - I think there's kind of disconnect because what goes on inside the loading dock you know I don't care if they pull the fire alarm that doesn't bother me. What happens is the noise from going from the loading dock into a trailer and jacking up pallet jacks and slamming them down. To me now that's no different than if they went out in the parking lot and they started moving pallets after 10:00 at night whether they're using a forklift or a pallet jack and I think part of the noise ordinance okay that it says in there if you're within a hundred I think it's a hundred or a hundred fifty feet from a residence you don't do it. I mean it's that simple from what I can view and I'm not a lawyer by no stretch of the imagination. It's in plain English.

Council President Cimiluca – Thank you. I just had one comment on that Mr. Mangini's not suggestion but what he said was about fining them every time you go there. I don't think that that would be legal. However, when they do go there if they do find a violation in my opinion one should be written. They've had warnings forget about warnings we're way past that. This is going on for years so they've had years of complaints and meetings and things of that nature. So if a violation occurs under the ordinance and a summons in my opinion should be written and that's the way not just you know whenever they go there because some people call for no reason not you but I'm saying there could be that

somebody could abuse the system by just every time a police goes there oh check it off it's 100 bucks or 200 bucks whatever it is but if there's a valid issue there and a something is a summons is issued they go to court they fight it out but we've got to keep up the enforcement and I agree, noise is noise, no matter if it's coming from inside a trailer or inside the place or we're outside when somebody's just outside doing things. So the fact that it might be covered by a trailer to me doesn't make it shouldn't make any difference. That's just my two cents. Thank you.

Lieutenant Buchak – That's understood and I'll make sure the information is relayed through my chain of command so it gets to where it needs to go.

Council President Cimiluca – Great thank you.

Mayor White – Councilman Accomando I think you're right but I think that happened at the Planning Board meeting when they came before the Planning Board. I believe that's when it was discussed.

Councilman Accomando - Because it's the same situation as the UPS when they used to unload the trailers in the back pallet jacks inside the trailers was what's making the noise for the residents. It wasn't the trailers backing in and out. That was your same aspect.

Mr. Schettino - If that was discussed at the Planning Board they may have made it a condition of the approval. So maybe Tony needs to get a copy of that resolution.

Council President Cimiluca – Do they close at 10:00? I mean I can't imagine a tractor trailer if they're going to unload a tractor trailer how can it go up through the front?

Councilman Accomando – You have your workers there that work at night.

Council President Cimiluca – No but I'm saying but if they're going to unload tractor trailers I'm not saying it should if after 10 o'clock I can't imagine them going in through the front. I mean tractor trailers back up to a loading dock generally right?

Councilman Accomando – I'm sure they have a Hi-Lo.

Council President Cimiluca – I don't know how they do their work.

Councilman Accomando – A billion dollar company I hope they have a Hi-Lo.

Council President Cimiluca – I don't know how that works but again we should look at the Planning Board resolution of approval and see if that's in there and then we will notify the Zoning Officer about that.

Omar Rodriguez of Saddle Brook comes forward. Omar Rodriguez candidate for mayor. I just want to give you a heads up what's going on up there. It's a company installing lights and it's raining. God forbid that they don't fall off. They don't have protective gear and up

and down the ladder alright cross your fingers there. Mayor last month I challenge you to five healthy debates of an hour each. Bob Kugler and I haven't heard back from you that will be well it's a service to the Town and to the voters and residents. It's a lot of issues that we cannot discuss it in three minutes.

Mayor White - Mr. Rodriguez, let me stop you. I'm going to talk now.

Mr. Rodriguez – I have the floor.

Mayor White – You can give him another minute.

Mr. Rodriguez – Excuse me I have the floor Mayor if you don't mind.

Mayor White – Okay fine that's all you want to do.

Mr. Rodriguez – If you want to argue we after the meeting we can stay for an hour half hour each. All we need to discuss is just the issues is we at the end of the day we're not enemies we're neighbors. We just got differences of opinion. You are for more taxes less services. I am for less taxes and more services and I can prove it to you in a debate. So that's what it will be important for us to manage a healthy debate with no attacks actually if I get elected mayor my first day in office I will eliminate the water service fee charge because that's the new way of taxation and having been no explanation how those monies are being used. In this year the budget just got introduced with a 10% increase. You guys take \$3 million from the surplus. There was a charge from the sewer \$350,000. The public got the right to know why and what is the solutions we can discuss that in the meeting. Then more important another topic I told you to choose the five topics but one of the topics that should be on the table should be development, overdevelopment and low income housing. A lot of people don't know where Rosol Lane is. How many units are being built there fifty, sixty units. What happened with the building on Pehle Avenue? Is it going to be also low-income housing? I don't know we don't know but at the last meeting the pay attorney seems like he was defending the developer that is building on Market Street instead of defending the taxpayers. He make a big explanation and it made me seem like something is wrong with that picture. So I went up and look at the numbers and we sold one 1.5 acres for \$1.6 million with 60 units approved. At home please divide 1.6 million by 60 is \$26,000 and they saying that it's not that the traffic that they're going to bring is going to alleviate that traffic on Market Street. It's on the record I didn't make it that there's going to be no more school kids. That is going to be no much traffic because they're going to stay home.

Council President Cimiluca – Finish it up please.

Mr. Rodriguez – Thank you very much.

Mayor White - Just through the Chair I just want to address the one the other items I may. What I was going to say Mr. Rodriguez this is for you because Okay well to the public.

Mr. Rodriguez attempts to interrupt Mayor White and then abruptly exits the meeting room.

Mayor White - Okay good night. What I was going to say to Mr. Rodriguez is that I'm not opposed to having a candidate's night or meet the candidates or something like that but I don't what I don't like is it doesn't belong here. This is a Town Council meeting this is not an election you know for election business. It's for Town business election business should be done through as he did say Bob Kugler's the Municipal Chair of the Republican Party and you know I will get in touch with Bob and we'll try to make something happen or Dave Gierak who's the Municipal Chair of the Democratic Party will. We'll get it done but I'm not going to go back and forth here when it has nothing to do with Town business you know he wants to try to campaign here that's what he's here for. So that's all I have to say about that.

Mr. Schettino - Also through the Chair only because I know this is recorded and you don't want the public getting wrong information. So just to correct what he stated about the Market Street sale of the old municipal property you know it's telling half the story. Yes the actual purchase price was \$1.6 million however they are also providing forever 40 underground secure parking spaces for the Police Department which the cost of construction is estimated between \$1 million and \$1.2 million. So when you talk about what did the Township receive you have to factor that in as well and then of course the fact that forever the Town doesn't have to pay for any maintenance of those 40 parking spaces or pay any rent for them. So that was also included. Also what was included is the triangle part of the property is going to be dedicated to open space so that also was part of the compensation that was paid for the redevelopment of that site. Also they agreed and I've heard people come to the meeting and compliment the relocation of the police monument but also improving the site where the police monument was located. That was also part of the compensation that was paid to the municipality and they are also going to put and pay at their sole cost and expense a digital sign for the Township's sole use and they're going to install and pay for the cost of that as well. So when someone says that the Town only received 1.6 million that's an untrue statement and the compensation to the municipality was significantly more than that and one final note which was also considered is that the tax ratable for that property is estimated to be at presently I mean rents go up it's based upon the revenue that's going to be generated to the property owner but presently is estimated to be 300 to \$330,000 a year and there is no pilot. It is very rare for developments and municipalities these days to approve any type of density without having a pilot. There is no pilot with respect to that project. Lastly that was put out for bid so to speak on two occasions as well as notification to different developers who the Township thought may be interested in developing the site. This developer was the only one who came forward with a somewhat reasonable density compared to other developers who wanted to put over 120 units at the site and in addition to that was willing to pay and do all these improvements that I just spoke about as part of the transaction. So what is a property worth it's worth what someone's willing to pay for it.

Council President Cimiluca – If someone offered us \$5.8 million for the property we probably would have sold it to them but no one came forward with that.

Mayor White - I just want to correct something else that Mr. Rodriguez said about 10% that the budget's going up 10%. That's an out and out lie. I mean, you know what I wish he stayed because this is where you know he doesn't want to listen to the rebuttal and he gets up here he tells a bunch of lies. That's why you know if we ever did debate you know I would be telling him he's a liar the whole time because he just says whatever he wants to say and you know I give him credit in one sense that it seems believable, but he's a liar that's it he's a chronic liar.

Councilman Gierke - Mayor Next meeting it'll be 12% the taxes went up and then it'll be 14. By the time the election comes it'll be 28%.

Council President Cimiluca – What one thing that needs to be considered is this he's running for mayor you are running for mayor. Neither of you have been chosen by your respective parties to represent that party. We haven't had a primary yet so for all we know there's write in candidates and you won't be the candidate for mayor and he won't be the candidate for the mayor on the other side. So all this talk about debates wait till the first week of June before people are officially nominated by their respective parties to represent their parties in the mayoral election. So he's putting the cart before the horse. John you spoke before but you were very brief. I'm going to break a little protocol and just you we'll give you a little a little bit.

Mr. Manzo - You say that we're getting 40 parking places and they're worth over a million dollars.

Mr. Schettino - Cost to construct.

Mr. Manzo - Okay so that's \$25,000 a parking place seriously if this guy didn't want to give us any parking places at all where were you going to park the Police Station? Where you going to park the police cars?

Mayor White - We wouldn't have made the deal if he wasn't willing to do that.

Council President Cimiluca – We weren't under any obligation to accept his offer that was part of the negotiations.

Mr. Manzo - You didn't have anybody else coming up this was the only choice that came up to you.

Council President Cimiluca – Technically it could have stayed vacant. We felt that this was a reasonable offer under all the circumstances.

Mr. Manzo – Okay.

Council President Cimiluca – Thank you. Anyone else wish to address the Council or the Mayor? Seeing no takers I will entertain a motion to close the meeting to the public.

Motion: Councilwoman Mazzer Second: Councilman Accomando

Roll Call:

Councilman Gierak – yes

Councilman Accomando – yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Cimiluca – yes

Mr. Schettino – Through the Chair I can address the question about limiting uses if you want. The question that gentleman raised earlier about the ability to limit uses.

Council President Cimiluca – Oh certainly you're talking about the Market Street.

Mr. Schettino – Right the convenience store. So the Town does have a plan it's the Master Plan as to the types of developments that should be permitted in the different zones. You're right about the cannabis the states passed special legislation which allowed municipalities to limit the number of licenses they issue but with respect to other types of businesses the municipal land use law which controls zoning only allows a town to determine the type of use. You can't limit the number of the uses. So for example if you have a retail zone which this community does you can limit it to retail but you can't say if someone wants to put six clothing stores on the same block you can't say, "No, we only want three." The law doesn't allow you to do that. So you can't limit the number you can limit the use and as the Council President stated this is not the issue that you brought up or this business it's not a permitted use in the zone which requires a use variance because the Master Plan doesn't allow that type of use in the zone and it's up to the Zoning Board to determine whether or not they're going to grant the variance. I have to say just my own opinion what they have in their favor is that gas stations are not considered desirable. So anytime you can eliminate a gas station it benefits the applicant to be able to say that but that doesn't mean they have to approve it.

Mr. Manzo – From what I understand is the gas station is going to stay there.

Mr. Schettino – Oh okay.

Mr. Manzo – They're just going to do the mechanic shop.

Mr. Schettino – I get it.

Council President Cimiluca – I think what they're doing is almost like the Tiger Marts that they have. They might be just adding a convenience part of that like a lot of places have.

Mr. Homsy – Through the Chair if I could just add one comment or one item to that. The Master Plan is being updated and reviewed this year. So at the time if anyone from the

public you know obviously they'll be able to provide input as our Collier's Engineering on behalf of the Township will go through that process with the I believe it's the zoning board.

Mr. Schettino – The Planning Board.

Mr. Homs - Sorry the Planning Board.

Mr. Schettino – So actually you'll get a notice at that hearing not it will be in the newspaper not an individual notice but you should go to that meeting if you have an interest of the type of developments that are permitted because that will be a public hearing and you'll be able to ask questions as well.

Mr. Manzo – Thank you.

Council President Cimiluca – I'd just like to comment we had mentioned the cannabis places that are opening and one is open another one is open another two possibly are opening what we heard for months upon months was that this cannabis shop in the old Staples was going to be the bane of Saddle Brook. It was going to be foul smelling our children are going to walk past it even though it's off of 46 they would somehow walk past it and be inundated with the vapors and they would get high. There was going to be amazing amount of traffic coming in and out of that facility that there was going to be besides the smoke there was going to be plenty of violent crime or crime that the police were going to be called there all of the time and I know I'm putting Lieutenant Buchak on the spot but has there been any increase in crime after the opening of the cannabis shop?

Lieutenant Buchak – Nothing.

Council President Cimiluca – I mean there's always going to be some complaints but you know it certainly was brought out that this place was going to Saddle Brook was going to hell in a hand basket because there was going to be a cannabis shop. It just didn't turn out that way and my personal opinion and I know I'm going to get some slack for this some smack for this I should say is that I don't believe that the new development on Market Street is going to significantly and adversely affect the traffic. Will it have some impact? I believe so. I don't think it can't but we have much greater developments like on Midland Avenue and if you drive past the old Bob Skis right by the 46 overpass I take that way to the train station every morning I take it away from coming back every afternoon and I don't remember ever being delayed by one second even by cars coming out of that development or going into that development. Will there be some impact? I'm not crazy I'm sure there will be but I think just like the cannabis I think there's an in initial overreaction to change and new development. Would we like our entire Town to be covered in green fields and you know people I hear people all the time in the old days well it's not the old days. I mean every town is like this we're not immune to progress and sometimes progress doesn't look pretty but I really don't to the people there that are highly against it I understand just give it some time. I don't think it's going to be as bad as everyone thinks that it's going to be. All right so we have the consent agenda.

Mayor White – We're not doing comments first.

Council President Cimiluca – We have no ordinances to go over this week so Mayor you usually start so we'll give it to you.

Mayor White – Thank you Council President. I just want to mention that the budget was introduced at the May 7th Council meeting the budget hearing will be on June 18th. At that council meeting our auditor Steve Wielkotz will be here to explain and to take any questions. So I urge residents that want to hear about the budget to come to that June 18th meeting. Parks, the Mayhill Street park's tennis court and pickle ball courts are complete just in time for the nice weather they're being used a lot. Every time I go past there on my way home from here around four or five o'clock it's packed so that's good to see. Kern Street Park is complete as well and being used the County Bergen County finished Vandersande Field behind Coolidge School. They did the infield in artificial turf and the outfield was natural sod grass. The High School Baseball Team played their first game on the field. The first game ever to be played was on Saturday May the 9th and they won the game too. Construction is in progress for the splash pad at Veterans Field. Councilwoman Sanchez is going to give an update during her comments with assistance from our Town Engineer. A grant award the Green Team received \$2,000 from Sustainable New Jersey Grant by the Public Service Gas and Electric Foundation. I want to thank Steve Mariconda who's the Chairperson of the Green Team and also Councilwoman Sanchez. She's the Vice Chair of that committee they worked hard on that grant along with our grant writer. The Veterans Banners a little tongue twister there but Gates Flag has been installing the banners this week. I think they're just about finished they should finish up tomorrow. With this year's sponsorships we now have over 200 banners and we have Mike Nahay from the American Legion in the audience and if it's okay I'd like him not now but to come up maybe when we open it up to the public again. I know it's agenda items only but I am bringing it up here.

Council President Cimiluca – It's a light meeting.

Mayor White – Okay so Mike we'll address that. PSE&G is doing the road paving from all the gas mains that they replaced it's ongoing. They finished the north end was Hayes done today? I don't know with the weather.

Council President Cimiluca – It's like an airport tarmac in front of me which is nice.

Mayor White – So they got Wilson, South Broadway, Fairlawn Parkway, most of the tree streets that needed to get done, Evans, Herbert, and Hayes. Many of the streets in the south part of town are milled and ready to be paved. Part of Fifth Street, Outwater Lane, Capitol Street, President Street, to name a few. I apologize for the inconvenience. I have been getting some complaints with the road closures and you know sometimes it's difficult to get around and the police are doing the best they can as far as detouring and they're out of the car answering questions but you know they're doing a lot of work all at once and you know what in one way it's good in another way it's bad. You know it's better to get the pain over with all at once rather than spreading it out over too long. So I apologize

for that but the roads do look nice. The Public Service Electric & Gas they use Tilcon which is one of the best companies. They do fantastic work a little plug for them for Tilcon. Regarding we're talking about the new development I am setting up a meeting with the Town and Bergen County Engineering Office. I spoke to County Business Administrator Tom Duch and he's going to facilitate a meeting with Town representatives and the County Engineering to discuss that intersection of Essex, Main and Rochelle Avenue and that's the area that gives us all the problems especially yeah we're looking hopefully widen it and you know reduce the backup the traffic that's going east during rush hour. So I do want to say something about that intersection and in general just the traffic going east and west. Fortunately for us in Town, we have a lot of major highways that go east and west. If you go up north where I live a lot of residents that you know want to go east they're going to take Route 4. You know they have to go Fairlawn Parkway and it's right there very close to the border. So you know they'll take Route 4 goes east and west. You got Route 80 runs east and west and you got Route 46 that runs east and west and you got Market Street that runs east and west. So I imagine a lot of people you know it becomes a problem if there's an issue on 46. If there's you know there's an accident or something then people are going to start to use Market Street. It's not a good situation but it has been like that for years and years. I was when I became a police officer in 1982 it was the same. So it's not going to make it any better but I don't think it's going to make it too much worse. I also think maybe we could do something there. You know somebody I mean it sounds like a cockamamie idea to me but somebody brought up to me that you know if you look at that intersection if you're coming from Saddle Brook and you're going east at that intersection if you look to the left that there's a big long sidewalk you know it's wide. I should say a wide sidewalk. Looks like six to eight feet there and this person just said you know what why don't you eliminate that sidewalk and make that road but somehow build and they could do anything I guess today right build like a walkway over Rochelle Avenue on that side so that somebody can get to that other side there without you know using the sidewalk and that would give you that six, eight feet would give you enough to widen it you know rather than because that if you don't do something like that they got to you're dealing with the bridge with the river underneath you're dealing with up above the bridge you know the Route 80 overpass. It's very complicated there and that's why I think nothing's been done all these years. But hopefully we could sit down and maybe somebody can come up with a good idea to alleviate some of that traffic there.

Council President Cimiluca – Who's involved in that meeting Mayor?

Mayor White - County Engineering.

Council President Cimiluca – And you?

Mayor White - Well you know I haven't set it up yet but you know I think yourself.

Council President Cimiluca – If I can make it but I think we should invite Scott Luna Mayor of Lodi and the Mayors of Rochelle Park and Maywood. It's all four intersections that are being affected. Now, it just so happens that the Maywood side is that Maywood or Lodi on that side?

Mayor White – No that's Lodi and Rochelle Park. Turn right is Lodi as you're going east

Council President Cimiluca – Where that gas station is located is that considered Lodi?

Mayor White – That's Lodi.

Council President Cimiluca – Going west into Rochelle Avenue or on Market on the west side of that road going west I think that might be Maywood.

Councilman Accomando – Rochelle Park.

Council President Cimiluca – Rochelle Park we'll get Rochelle Park and Lodi involved whoever it is we'll look at a map or something like that and find out whoever's involved because it affects all of our towns.

Mayor White – I just wanted to speak to them to say look it's you know it's an issue and we've been it's been a long time. You know we've talked before that you know we got to meet let's do it. I mean something maybe productive could come out of it.

Council President Cimiluca – They could look at the minutes from the meeting that they had 14 years ago because I was there and you know nothing came of it because they did a study about the study and then they studied that. So I mean enough studying let's get some work done.

Mayor White – Right absolutely. The next thing I have is the 250th anniversary. At the last meeting I showed everybody but maybe you've seen them around Town. We have signs that for sale and the proceeds are going to the VFW and the American Legion. So we don't have too many left. We probably have 30 out of a hundred they're going pretty fast and you can get them at the Rec Center here during normal business hours. We do have a banner. I don't know if people have seen it across Market Street by Mayhill it looks nice and we're looking into for our fireworks display on July 3rd to maybe do a little bit more a bigger a longer display for the 4th of July and Thomas brought it up he mentioned about the First Reformed Church is planning to do a National Bell Ringing Event. It's in the early stages of planning now. So if anybody has any other ideas because I do have people asking me you know what are you doing and you know any idea is welcome. You know what? Maybe we can come up with a with a I mean your idea is that's a great idea and Thomas I think he was the one that thought of it. Also talking about Thomas the Community Partnership Newsletter which Thomas created he started it last month but this month in June will be the printed version. It's the same newsletter it's the same company doesn't cost the Town any money. They do advertising as the Senior Newsletter. We'll put the printed version at different locations where it's visible and people could see it. I also want to congratulate our SLEO ones Special Law Enforcement Officer ones. They're graduating tonight from the Police Academy so we'll have more help.

Council President Cimiluca – How many Mayor?

Mayor White – Four.

Lieutenant Buchak – Two.

Mayor White – Did some drop out maybe?

Lieutenant Buchak – One was already certified.

Mayor White – Okay I was close. Events coming up the VFW or events that we had the VFW Installation Dinner was Saturday May the 9th Mr. Cimiluca was there and Mr. Gierek. I want to congratulate all the newly installed officers of the VFW, the Auxiliary, and the Riders. We had our Police Memorial Service last Friday, May the 15th. I want to thank everyone who attended. Chief Zotollo and the Police Department did a really nice job. I also want to thank retired Chief Bob Kugler and resident Kim Carroll for their assistance. Also Rec Director Andy Gallo for setting up the sound system. And finally I want to thank Thomas Van Winkle for taking photos and Raphael Gonzalez for videotaping the service. The monument was moved as uh Mr. Schettino said from where it was at the old Town Hall and he did a really did a magnificent job it looks beautiful. When you see it with the pavers it really they did a great job. Also last night the Marriott had its 60th Anniversary. It was held at the hotel between four and six It was a very nice affair there. Marriott's been around 60 years. They had a lot of old articles and there was a lot of people from Town that remember when it was built and they went, you know, they actually went. I mean there was like three or four people that I was surprised that they showed up. Upcoming events the Memorial Day parade and services are Sunday, May the 24th. Hopefully we'll get it in. The Grand Marshal this year is Rick Easson of the VFW of our local post 3484. VFW service on Memorial Day, Monday May the 25th is at 11 a.m. at the Veteran Circle there on Mayhill Street. Town Hall and DPW will be closed for Memorial Day. Lastly I have the concert The Benjamins are Friday, June the 5th at 7:30 p.m. here in the parking lot. This should be a good show I hear they're a very popular band. Thank you.

Councilman Accomando – Well, we've been hearing for the past I don't know, two, three months about the water bill that the Town is profiting from. Not the water bill but the water fee the Town is profiting from and apparently put in our pockets but what people don't understand it's for infrastructure, it's for overtime, it's for cost of the materials and we all know no pipe breaks during regular hours. It's always on overtime hours. So for 25 there were six make sure I do this right six water main breaks that were repaired by the Town just the overtime not counting regular pay was over \$24,000. We had six more repairs that were private contractor did which was \$63,000. That's not including materials. That's just the overage pay not regular pay. That was just for 25 and the materials were roughly \$27,000. So that puts us over the apparent \$100,000 that the Town is profiting from for the fees and water. So that does help with taxes, that helps with fees, that helps with overage and outside vendors. As far as 26 goes, we have five emergency repairs so far. Three repairs by DPW, two by a private contractor, which was DPW cost so far was \$16,000 private contractor was a little over \$21,000 and material so far around \$10,000. We're only just a little over a quarter of the year and we already met half the cost. So to say that we're profiting from \$100,000 is what was brought up in fees, water fees to help

the infrastructure and overtime costs and outside vendor cost. It's got to get paid regardless. So it's either a \$20 fee a month or whatever the fee is or we pay the big bill at the end of the year. Either way, it's got to get paid. So but to say that we're profiting from it again it's a lie. We're not profiting from it my pockets aren't any bigger. Nobody else's pockets getting any bigger up here. So, that's just all I wanted to say on that. It is our infrastructure is very old so a lot of repairs are going to start happening soon.

Mayor White – There was another one today.

Councilman Accomando – I don't have that one. So, I don't know what the cost was for that. So, before you start pointing fingers and people start pointing fingers and saying how we're stealing and we're profiting, we're not profiting from nothing. So I just wanted to put that out there and I think that was all I had to say as of right now.

Councilman Gierke - I just want to bring up something that was mentioned here tonight by one of the speakers and it was services. The library is running tremendous programs that's improved so much over the last few years. Recreation our parks are looking incredible. Seniors, we just instituted a lunch program for senior citizens in the Town. Our DPW does an outstanding job. I don't even have to mention our first responders, the Fire Department, the Ambulance Corps, our Police Department. Which leads me to going online and seeing the price of houses here in Saddle Brook and thinking houses a few years ago that were here are now here. People want to come into this Town. I get calls all the time do you want to sell your house? And I'm sure many of you get the same calls. So, we're doing a lot of good things here. Can we do things better absolutely. And we're here to listen we're here to try to make the Town better. Are there some improvements that could be made certainly everybody has those but we have a great Town here the prices of homes reflect that. Knockdowns are \$525,000 for a knockdown. People are investing in the Town drive down any streets here people are putting money into their homes. People are adding levels to their homes because they believe in the Town and they like the Town, they love the Town. So I think there's a lot of wonderful things happening here right? On a different note, looking forward to seeing everybody at the Memorial Day Parade. All right be well everyone. Thank you.

Councilwoman Sanchez – Okay so I just wanted to say that this week is EMS week. It's May 17th to the 23rd. I just wanted to take a minute to thank all the EMT's, paramedics, first responders, and really all the emergency medical personnel out there. Thank you for your service. And I know that the Mayor mentioned the splash pad construction has started. If you've been to Veterans Field you could see that the house has been taken down. I'm just going to ask that the Township Engineer speak more on the specifics of the splash pad.

Council President Cimiluca – Mr. Klein could you give us an update on how, when, where, and why of the splash pad?

Mr. Klein - So as mentioned the house is down the contractor is starting to form out the pad itself. I did bring with me some renderings if anybody wants to see these were passed

out before I can pass out a few of these. You can get an idea of what it'll look like. The pad itself is based on what is designed and what it's going to look like.

Council President Cimiluca – Was there any consideration put into like a roof or not a roof but some kind of covering either to the pad itself or to a spot where parents can watch their children during the heat.

Mr. Klein - We have four benches around two on one side, two on the other side for parents to sit and we're looking into some shade structures for those benches. You wouldn't put one over the splash pad itself, but the benches so that parents can stay a little cooler we're looking into those.

Council President Cimiluca – First thing was the Police Memorial. Like you said it was on last Friday the most recent person that was installed on there, how long ago did he pass?

Mayor White - Rob Ralicki it was the end of 2025.

Council President Cimiluca – It's amazing when you just look at it and I don't know the people that the first bunch of people there but more and more the older you get and the longer you live in Town you see people that you I didn't grow up in town but I've been here since 1984 so more than 40 years. When you get to know these people and you see their names on the memorial it's quite sad and it's quite inspiring also that the Town did this years and years ago and Bob Kugler did a good job of explaining how the memorial came about who was instrumental in doing it and how they've kept it up all these years so kudos to them. And I have to give a shout out and it's not that I'm shilling for the developer believe me I'm not but the developer did a great job. He didn't just move the monument there he built a platform and he made an entire area that was just you know grass into a beautiful place for the service to be held. It really looks great. So I know that when we're traveling on Market Street we're just trying to get to or from someplace and a lot of times we don't take the time to look around really oh yeah that's the Police Station. But next time you're around there just take a look and see how nicely constructed it was and he did that at no cost. I think the only thing he had to do was just move it and he said, "No, this is let me raise it up a little bit. Let me put in lights and you know what let me put in some more pavers." All at his own cost. So thanks a big thanks to him it did come out very nice. The Memorial Services I think the Mayor had mentioned 9:00 is going to be at the American Legion Memorial that's at Welcome Road. At 10:00 is the Fire Department which is held at the intersection of Cambridge and Saddle River Road. At 11:00 is the Ambulance Corps which is right here. At 12:00 is the Township's own and 1:00 is the Korean war the Korean Memorial which is on Skillman and Weller and Fair Parkway and then the parade begins shortly thereafter. We did ask questions but people were saying if it rains is the parade going on yes it is. We did get that in no uncertain terms from VFW. It's going on rain or shine. So be prepared bring an umbrella enjoy the parade. Last thing is Mayor did you mention anything about the paving the work being done on Floral Lane?

Mayor White – No.

Council President Cimiluca – Okay so this is another doom and gloom, the world is falling, you know the sky is falling, the world is ending that they were doing work on Floral Lane and as we know Floral Lane has Long School and it was the hit of the internet how we're horrible people because how can we do this during school well I'm going to defer to Mr. Homsy about the effort that was made between the Township the Board of Ed in conjunction with PSE&G to try and make this as seamless as possible. Now we have to remember a lot of people say, "Well, why can't they do it in August and July?" Because you know what? They're not working there in July and August. They're working now in Town. They don't just go to Haworth and start doing work there and they say, "Oh, we got to go back to Saddle Brook." They take care of Saddle Brook and they move on. This crew that they have is dedicated to doing work in Saddle Brook now. So, they've got to get their work done as soon as possible but Mr. Homsy if I could just defer to you on what you did and thanks to you a lot of thanks goes to you for trying to coordinate the effort.

Mr. Homsy - Yeah no thank you and also next to me Bob Klein the Township Engineer because first and foremost when we do any of these projects and coordinating with the utility company kind of the first question that gets asked is pretty much schools, houses of worship, EMS, any type of emergency responding type locations that will be impacted that's the first question. Then we go from there basically trying to work with the appropriate dates and for this specific location Mr. Klein did reach out to me and said now's the appropriate time to bring in the school for discussion. I reached out to the business administrator at the school Mr. Karaty and then from there we scheduled with and he arranged I said you know we leave it open to whoever on appropriate from the school end to be in attendance with the meeting with ourselves along with our public works superintendent and the utility companies themselves they had their team. And so on that call was the superintendent, the business administrator and also the principal of the school and from there we coordinated they talked about dates they went through all the concerns. Mr. Klein was on there so beyond those the high level how we coordinate with them you know he could share any of the technical aspects anything further but that's how we coordinated. We didn't just do it on our own accord and just send them a notice on their door to say it's starting on or about this date they were hand in hand with us.

Mr. Klein - And the biggest thing was coordinating when school was letting in and letting out in the morning and then letting out in the afternoon to avoid conflicting issues between construction and parents trying to drop off and pick up their kids. So they came up with a plan to avoid those types of problems as best they could. In addition there's you know as far as doing it over the summer, they're still going to be doing some work over the summer as well so it's kind of hard to you know complete all that work within that one period in and around this area anyway.

Mayor White - See it's my understanding that they're doing the milling and paving which is the most you know the largest part of the of the project in the summer. I think what they're doing now is they're doing test holes and I think that scared the heck out of people.

Mr. Klein - They did yeah they did test holes at first to determine where to put the new gas main. Now they're going to be doing the new gas main. Then they come back and

they replace all the service lines to all the houses afterwards. That's what you might be seeing going on in the summer.

Council President Cimiluca – So it is a big project and it goes in a number of stages. The test holes putting the lines in milling and then eventually paving. So and when that's all finished when do you expect that? Let's say Floral Lane for the people that were complaining about Floral Lane and the impact on the kids. Do you know when that's going to be done?

Mr. Klein - As far as milling and paving or just, well milling and paving we're going to do as part of a DOT grant but in order to avoid interfering with them it may have to be sometime next year but this project that they're doing right now similar to what they have been doing will involve more milling and paving of those same roads in that area which I would anticipate to be by next spring.

Mr. Homsy - And additionally the school has relocated their summer programs to coordinate with the time frame of this project. So they're doing everything within their power to you know conveniently relocate and to lessen the impact.

Council President Cimiluca – So just for those people out there that may think that we just do things and don't care about the results and don't care about the children we certainly do. Another thing that I mentioned last month and maybe the month after about the crossing guards and the dangerous job that they have and you know show a little respect. I've heard a lot of stories but recently there was a woman who just blocked somebody's driveway and somebody said, "Hey, you got to move your car." and they said something to the effect of, "What are you going to do about it?" and then they brought their kid in. Lieutenant Buchak is on my radar tonight so once again I'm going to say that it is an enforcement issue and I think once somebody gets hit with a blocking the driveway ticket they may call the Mayor and they may call me and they may call Mr. Gierak or Ms. Sanchez or whoever you know a Council Member that they know saying, "No, I can't believe that I got a ticket here. I'm just dropping off my kid for two minutes." yeah but maybe in those two minutes somebody wanted to get out of their driveway or get into their driveway and they couldn't because of you and your two minutes is never two minutes. Two minutes I mean I can tell you that from experience. So enforcement is big there are people that are parking right next to the stop sign. It's a hazard and just because you got to get the kids to school you know come 10 minutes early do something and it's not like I never had kids. I had three kids so I'm used to this and I live around the block from that school. So I know that people just you know I know you're in a hurry but you know you have to respect others. You have to and number one you have to respect the law and the law is you can't park wherever the heck you want. You know follow the law or else there will be consequences and I'm asking that there be extra enforcement. If somebody gets a ticket and they say "Oh, I can't believe it." come back to me and you explain to me why you think that you could you're above the law and you can just do whatever you want. It's not right and that's it for me and I think we go into right we go to we did the comments now we're going to consent agenda.

The Township Clerk reads the following:

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

Motion: Councilman Accomando Second: Councilwoman Sanchez

Roll Call:

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

Council President Cimiluca – I believe we have minutes of the meeting that are not part of the consent agenda. The March 19, 2026 public meeting is a motion to approve that.

MINUTES

THE FOLLOWING ARE NOT PART OF THE CONSENT AGENDA:

MINUTES OF THE MARCH 19, 2026 PUBLIC MEETING

Motion: Councilman Gierak Second: Councilwoman Mazzer

Roll Call:

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

MINUTES OF THE APRIL 16, 2026 PUBLIC MEETING

Motion: Councilwoman Mazzer Second: Councilman Gierak

Roll Call:

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

Council President Cimiluca – I'll entertain a motion to approve the resolution authorizing the payment of bills. Councilwoman Mazzer is recusing herself from participating in this bill.

Motion: Councilman Gierrek Second: Councilwoman Sanchez

Roll Call:

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

*** RESOLUTIONS**

TOWNSHIP OF SADDLE BROOK RESOLUTION

RESOLUTION AUTHORIZING SETTLEMENT OF TAX APPEAL ENTITLED CANGI REALTY LLC V. TOWNSHIP OF SADDLE BROOK AT 236 MIDLAND AVENUE, BLOCK 101, LOT 7 FOR TAX YEARS 2018 THROUGH 2025.

CR# 526-82

WHEREAS, Cangi Realty LLC has filed action with the Tax Court of New Jersey against the Township of Saddle Brook challenging the tax assessment against property located at 236 Midland Avenue and identified on the Township's tax maps as Block 101, Lot 7 for tax years 2018 through 2025; 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 \$1,336,100 to \$1,195,000 resulting in a refund of \$3,389.22.
- 2) The assessment for tax year 2023 to be reduced from \$1,460,700 to \$1,222,500 resulting in a refund of \$5,564.35.
- 3) The assessment for tax year 2024 to be reduced from \$1,512,000 to \$1,300,000 resulting in a refund of \$4,888.72.
- 4) Tax payer to withdraw the appeals for tax years 2018 through 2021 and 2025, and for the assessments for these years to remain unchanged.

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

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

**TOWNSHIP OF SADDLE BROOK
RESOLUTION**

**RESOLUTION AUTHORIZING SETTLEMENT OF TAX APPEAL
ENTITLED CANGI REALTY LLC V. TOWNSHIP OF SADDLE BROOK
AT 224 MIDLAND AVENUE, BLOCK 101, LOT 5
FOR TAX YEARS 2018 THROUGH 2025.**

CR# 526-83

WHEREAS, Cangi Realty LLC has filed action with the Tax Court of New Jersey against the Township of Saddle Brook challenging the tax assessment against property located at 224 Midland Avenue and identified on the Township's tax maps as Block 101, Lot 5 for tax years 2018 through 2025; 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 \$2,964,000 to \$2,255,000 resulting in a refund of \$17,030.18.
- 2) The assessment for tax year 2023 to be reduced from \$3,240,300 to \$2,950,000 resulting in a refund of \$6,781.41.
- 3) The assessment for tax year 2024 to be reduced from \$3,354,000 to \$3,115,000 resulting in a refund of \$5,511.34.
- 4) Tax payer to withdraw the appeals for tax years 2018 through 2021 and 2025, and for the assessments for these years to remain unchanged.

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

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

**TOWNSHIP OF SADDLE BROOK
RESOLUTION**

**RESOLUTION AUTHORIZING SETTLEMENT OF TAX APPEAL
ENTITLED SHREE SUBH LLC V. TOWNSHIP OF SADDLE BROOK
AT 195 MARKET STREET, BLOCK 508, LOT 13
FOR TAX YEAR 2024.**

CR# 526-84

WHEREAS, Shree Subh LLC has filed action with the Tax Court of New Jersey against the Township of Saddle Brook challenging the tax assessed against property located at 195 Market Street and identified on the Township's tax maps as Block 508, Lot 13 for tax year 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:

The assessment for tax year 2024 to be reduced from \$1,347,800 to \$900,000 resulting in a refund of \$10,326.27.

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

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

TOWNSHIP OF SADDLE BROOK RESOLUTION

CR# 526-85

WHEREAS, a property located in the Township of Saddle Brook, known as 20 Leonhardt Court, Saddle Brook, Block 1402, Lot 10, is assessed to Aneudys and Gilliany Estevez and;

WHEREAS, on January 23, 2026, Mr. Aneudys Estevez was declared 100% exempt by the Department of Veterans Affairs; and

WHEREAS, according to the Township of Saddle Brook Ordinance# 50-2025, the effective date of exemption is based on the date of the application of February 11, 2026; and

THEREFORE, BE IT RESOLVED, that the Tax Collector is hereby authorized to refund the second quarter 2026 taxes that was paid in error by the mortgage company. Cotalilty is to be issued a refund in the amount of \$3,598.00. The refund check will be given to the Tax Collector for mailing. This property is 100% tax exempt for 2026 effective February 11, 2026.

REFUND SHOULD BE PAYABLE TO:

COTALITY REFUNDS DEPARTMENT
3001 HACKBERRY ROAD
IRVING, TX 75063

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

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

TOWNSHIP OF SADDLE BROOK RESOLUTION

A RESOLUTION PERMITTING THE TOWNSHIP OF SADDLE BROOK TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994 C. 72

CR# 526-86

WHEREAS, the Township of Saddle Brook cannot ascertain whether the Bergen County Board of Taxation will be able to certify Saddle Brook's tax rate a timely manner; and;

WHEREAS, the Tax Collector of the Township of Saddle Brook's Tax Collector may be unable to mail the Township's tax bills in a timely basis; and

WHEREAS, the Township of Saddle Brook's Tax Collector and Chief Financial Officer will compute an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and will have signed a certification showing the tax levies for the previous year, the tax rates and the range of permitted estimated tax levies; and

WHEREAS, by sending estimated tax bills 72, P.L. 1994, the Township of Saddle Brook be enabled to meet its financial obligations, maintain the tax collection rate, provide uniformity for tax payments and save the unnecessary cost of interest on borrowing,

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Township of Saddle Brook, in the County of Bergen, State of New Jersey on this 14th day of May, 2026 as follows:

1. The Township of Saddle Brook's Tax Collector is hereby authorized and directed to prepare, and issue estimated tax bills for the Township for the third installment taxes should in the judgement of the Chief Financial Officer it is necessary to maintain the efficient finances of the Township.
2. In accordance with the law, the third installment of 2026 taxes shall not be subject to interest until the later of August 10th or the twenty-fifth day after the date the estimated tax bills were mailed.

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

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

TOWNSHIP OF SADDLE BROOK RESOLUTION

CR# 526-87

WHEREAS, a payment was made for a Vending Machine Permit in the Township of Saddle Brook, for the Marriott Hotel, 138 New Pehle Avenue, Block 1003, Lot 1 which is owned by Victory Worldwide, LLC, and

WHEREAS, a payment of \$230.00 was made in error on February 17, 2026 as they no longer have any vending machines on their premises

THEREFORE, BE IT RESOLVED, a refund should be issued in the amount of \$230.00 payable to Victory Worldwide, LLC, 138 New Pehle Avenue, Saddle Brook, NJ 07663.

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

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

TOWNSHIP OF SADDLE BROOK RESOLUTION

CR# 526-88

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 **\$25,222,818.58** PROVIDING FUNDS ARE AVAILABLE AND ALL BILLS SUBMITTED COMPLY WITH N.J.S.A. 40A: 11-1 ET. SEQ AND ANY OTHER APPROPRIATE STATUTES.

THESE ARE THE BILLS PAID THROUGH OFF LINE CHECKS.

Motion: Councilman Accomando

Second: Councilwoman Sanchez

Roll Call:

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

**TOWNSHIP OF SADDLE BROOK
RESOLUTION**

CR# 526-89

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 **\$858,205.63** PROVIDING FUNDS ARE AVAILABLE AND ALL BILLS SUBMITTED COMPLY WITH N.J.S.A. 40A: 11-1 ET. SEQ AND ANY OTHER APPROPRIATE STATUTES.

Motion: Councilman Gierek Second: Councilwoman Sanchez

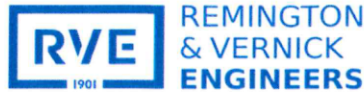
Roll Call:

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

***CORRESPONDENCE**

1. R. KLEIN, RVE, TWP. ENG.
TO: ANTHONY AMBROGIO

RE: GUARANTEE AMOUNTS THE MANOR AT
SADDLE BROOK, LLC
DATE: APRIL 10, 2026



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

April 10, 2026

Anthony Ambrogio - Construction Official
Township of Saddle Brook
540 Saddle River Road
Saddle Brook, NJ 07663

Re: **Guarantee Amounts**
The Manor at Saddle Brook, LLC
The Manor at Saddle Brook
93 Market Street
Block 611, Lot 1.01

Dear Mr. Ambrogio,

For your information, I am enclosing a copy of the cost estimate for the proposed improvements for the above-referenced project. Note that this bond estimate has been prepared in accordance with the *Municipal Land Use Law* (M.L.U.L.). Accordingly, the amount of guarantee required for all improvements is listed below. The amount of escrow required to cover inspection fees is \$19,458.00.

Public Facilities Performance Guarantee	\$0.00
Landscape Buffer Performance Guarantee	\$0.00
Safety and Stabilization Bond	\$5,000.00
Street Lighting Guarantee*	\$0.00
Maintenance Guarantee (Public Facilities)	\$0.00
Landscape Buffer Maintenance Guarantee	\$0.00
Stormwater Management Maintenance Guarantee	\$0.00
Engineering Inspection Escrow**	\$19,458.00

*May be released when paid contract to utility company is provided.

**\$500.00 minimum, 5% of total Construction Cost

We recommend that the developer deposit the entire engineering inspection escrow fee in the amount of \$19,458.00. However, in accordance with Section 40:55D-53.h(2) of the Municipal Land Use Law, The initial amount deposited in escrow by a developer shall be 25% of the inspection fees, \$4,864.50. When the balance on deposit drops to 10% of the inspection fees, (\$486.45) because the amount deposited by the developer has been reduced by the amount paid to the municipal engineer for inspection, the developer shall make additional deposits of 25% of the inspection fees.

The requirement of a Temporary Certificate of Occupancy Guarantee will be determined later, if required. These guarantees are listed above.

The Public Facilities Performance, Landscape Buffer Performance, Safety and Stabilization and Street Lighting Guarantees must be secured prior to the filing of the subdivision plates, signing of site development plans and/or the issuance of permits. The Engineering Inspection Escrow must be posted in conformance to the M.L.U.L. prior to the issuance of permits and/or start of any work on the site. The Maintenance Guarantees must be posted prior to the acceptance of any finished work.

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2. R. KLEIN, RVE, TWP. ENG.

TO: JIMMY HOMSI, BUS. ADM.

RE: TREE STREETS WATER MAIN IMPROVEMENT
PROJECT PAY CERT #1

DATE: APRIL 23, 2026



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

April 23, 2026

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

Re: Township of Saddle Brook
Tree Streets Water Main Improvement Project
Pay Certificate No. 1
Our File No. 0257T128

Dear Mr. Homsí,

Enclosed please find Payment Request No. 1 from John Garcia Construction Co. Inc. 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 John Garcia Construction Co. Inc. in the amount of **\$229,608.12**.

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

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3. R. KLEIN, RVE, TWP. ENG.

TO: JIMMY HOMSI, BUS. ADM.

RE: MUNICIPAL BUILDING CANOPY ROOF
REPLACEMENT PAY CERT #4 FINAL
DATE: APRIL 23, 2026



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

April 29, 2026

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

Re: Township of Saddle Brook
Municipal Building Entrance Canopy Roof Replacement
Pay Certificate No. 4 Final
Our File No. 0257T120

Dear Mr. Homsí,

Enclosed please find Payment Request No. 4 Final, Change Order No. 1 Final, and a two (2) year Maintenance Bond No. CSC-231344M from Sky General Construction LLC for work performed on the above referenced project. Remington and Vernick Engineers have reviewed the invoice and find all work to be complete.

Therefore, we recommend final payment be made to Sky General Construction LLC in the amount of \$2,190.00.

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

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*** APPLICATIONS**

Public Place

1. Bagel Bros – 460 Market Street – Renewal
2. Dairy Queen – 430 Market Street – Renewal
3. Moazz Mediterranean Grill – 487 Market Street – NEW

Raffles

4. BA# 1449 – St. Philip Church – 488 Saddle River Road - Bingo

*** REPORTS**

1. BERGEN COUNTY HEALTH DEPT. MONTHLY REPORT – APRIL 2026
2. BERGEN COUNTY \ ANIMAL CONTROL MONTHLY REPORT – MARCH 2026
3. BERGEN COUNTY \ ANIMAL CONTROL MONTHLY REPORT – APRIL 2026
4. FIRE PREVENTION MONTHLY REPORT – MARCH 2026
5. FIRE PREVENTION MONTHLY REPORT – APRIL 2026
6. GRANT WRITER MONTHLY REPORT – APRIL 2026
7. CONSTRUCTION CODE OFFICIAL'S MONTHLY REPORT – APRIL 2026
8. PROPERTY MAINTENANCE MONTHLY REPORT – APRIL 2026
9. WATER UTILITY MONTHLY REPORT – APRIL 2026
10. TAX COLLECTOR'S MONTHLY REPORT – APRIL 2026
11. CANNABIS REVENUE MONTHLY REPORT – APRIL 2026
12. DPW MONTHLY REPORT – APRIL 2026
13. POLICE DEPARTMENT MONTHLY REPORT – MARCH 2026

OLD BUSINESS

NEW BUSINESS

Council President Cimiluca – Old business or new business that we have not discussed as of yet? Anyone have anything because that kind of goes comments are after reopening the meeting to the public. Okay I'll entertain a motion to open the meeting to the public for agenda items only.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

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

Council President Cimiluca – The meeting is now open to the public for agenda items.

Mr. Manzo – I just want to clarify when I said that you know the saturation point in the Town. Let me just speak on something I'm very familiar with is the sewers. They were designed in 1963 now when they designed them I am positive they had no idea at the growth that Saddle Brook has taken with hotels and businesses and everything. At the time 90% of the houses were little Cape Cods two bedrooms one bath. Since that time you drive through Saddle Brook everybody's added a level. With that level they probably added another bathroom. So all right now you updated the pump stations but still everything in Town everything that's built comes to Mayhill Street Pump Station. There's one line going out of Mayhill Street Pump Station. I believe it's my memory is right it's 24 inches. There's three pumps in Mayhill Street Pump Station. Only two can work at a time they're made to rotate. So no matter how many pumps you put in there or how you update them it still has to go out of a 24 inch line. You can't put 10 pounds of sewage in a 5 pound bag can't be done. So that's what I'm saying when you have to consider the saturation point. Now if you drive on the streets I'll use Miller Street for an example. You go there at night you're lucky if you're going to get a fire truck down there. Cars parked on both sides of the roads. That's because people converted their houses. At the time in 63 there was one car then it turned into a two car family. Now you got kids and they all drive. Each house has three at least three cars, four cars and they got to park in the street. That's what I mean by saturation point. I'm not saying that somebody shouldn't open a business. I mean everybody has a right to earn a living but it should be dictated that we have just so many. I read in the paper all the time towns are fighting no we only want two marijuana things in our store in our town. I'm just using that as an example. Or we only want this in our Town. That never seems to happen here. I'm thinking for the future. It's only going to get worse it's not going to get better and I don't want to just seem like I'm bragging on you guys all the time because if you did nothing else but build it take this building and made it a Town Hall you did more than most councils have done in 30 years. So I see you do you do a lot. You're replacing water mains on the other side of Town preventive maintenance perfect but still there's a saturation point and you have to deal with that. Thank you.

Michael Nahay comes forward. Mayor and Council thank you for allowing me the opportunity to speak about the banners and I thought it was funny I got here a little late and there was a discussion about cannabis and the only high I'm talking about is the banners. So anyway we had a successful run this year it's our fourth time. We do have 200 plus banners and a couple or a few duplications or duplicate banners. I think it was succinct that the banner program as I call it is commensurate with 250 years of this

Country's birthday or coming about and what's cool about it to my thinking is all the veterans that have gone up and I may have repeat myself but they're all from humble blue collar stock for the most part and they represent the Town and the essence of Saddle Brook and there are some successes within these people who had served our country. I mentioned before that we have at least three mayors that I know of and at least one gentleman he's not up but he was a World War I vet. Also I think former Fire Chief and Chief of Police a 100 years ago. So the Town of Saddle Brook has produced some good, healthy, wholesome people that represent this community well and by having their images displayed on the major thoroughfares within the Town I think it only enhances our Town and our image so well that I think we're running out of room Mr. Mayor. So we've traversed the major thoroughfares here Saddle River Road, Market Street, Fairlawn Parkway, even leading up to Cambridge Avenue going into Saddle River Road. I'm not sure what's left. We try to optimize every pole that we can. Some poles Mr. Mayor may be obscured by heavy foliage. It's just a common stance but that can be taken care of. Again we've come to the final season of banners and I'm really proud to meet people who are so proud of their fathers, grandfathers, sons. I get all these different calls and emails. Some of them you know they could be pains in the butt I suppose but at the end of the day it's a beautiful thing to be on the receiving end of something so good for our Town of Saddle Brook. And I thought you know people should know about this program. They should be proud of it and again it represents the true essence of Saddle Brook as a humble Town worthy of mention to all towns around ourselves. So I just want to say thank you very much and Mr. Mayor we'll be talking a little bit more about it. Okay thank you everybody.

Council President Cimiluca – Mayor I just got one question with the construction of the new Town Hall will the it's the announcement booth or whatever they call it the review stand thank you, Thomas. The review stand where will that be located?

Mayor White - It's going to be next to the Police Station.

Council President Cimiluca – Okay.

Mayor White - The developer is going to make a little area push the fence back a little bit and put it there to the basically where you know where that sign board is that's pointing to the parking across the street you know the visitor parking it's going to be right there. They're going to take the sign down for the day and put it there.

Council President Cimiluca – Any final comments from anyone before we close the meeting? Okay thank you everyone. Have a great Memorial Day and we'll see you at the parade. How about we do a motion to close.

Motion: Councilwoman Mazzer

Second: Councilman Gierak

Roll Call:

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

Council President Cimiluca – Motion to adjourn.

Motion: Councilwoman Mazzer

Second: Councilman Gierak

Roll Call:

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

Meeting adjourned at 8:25 P.M.

Respectfully submitted,

Frank Barrale, RMC
Deputy Clerk

Andrew M. Cimiluca
Council President

Approved: