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**BOROUGH OF MOUNT ARLINGTON
COUNCIL MEETING MINUTES
MAY 3, 2011**

1. Call to Order

- 2. Adequate notice** of this meeting of the Mayor and Borough Council of the Borough of Mount Arlington was given as required by the Open Public Meetings Act as follows: Notice was published in the Roxbury Register and the Daily Record on December 23, 2010; notice was posted on the bulletin board in the main hallway of the Municipal Building on December 15, 2010 and has been available to the public; notice of this meeting is on file in the office of the Borough Clerk.

In accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.). The Borough Council opens every public meeting for comments of the public. However, in accordance with N.J.S.A. 10:4-12 : "Nothing in this Act shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation at any meeting...."

Speakers at Borough meetings shall have five minutes to present their comments to the Borough Council so as not to consume time that would otherwise be allotted to other persons who wish to speak. Speakers shall be courteous to the Council and other persons attending the meeting. Offensive remarks or unruly behavior will not be allowed and anyone who violates this policy will be barred from participating in the meeting.

3. Flag Salute

The Mayor asked for a moment of silence to pay homage to those who fought so tirelessly and those who paid the ultimate price to achieve the victory over Osama Bin Laden, and to thank to all those who put their lives in harm's way to protect our freedom.

4. Roll Call

Councilwoman Danchuk, Council President Sorge, Councilman Sadow, Councilman Cangiano, Councilman Windish, Councilman Stanzilis, Mayor Ondish. Matthew O'Donnell, Esq., Borough Attorney, was also present.

5. Presentations/Mayor's Appointments

1. Valley Road Development, LLC, Lots 42.01 and 42.02 in Block 61.
 - John Inglesino, Attorney for Valley Road Development, LLC, an affiliate of the Atkins Companies, Scott Fishbone, Principal in Atkins Realty, and Bill Hamilton, Omland Engineering were present. Mr. Inglesino distributed a redevelopment plan to all Council and displayed visuals for the public. The site was approved in 2003 for 317,000 square feet of office space in 2 buildings, including structured parking. Mr. Inglesino briefly narrated the plan page by page with the Council, indicating the project description is for a luxury rental community for up to 300 units and multi-family is a permitted use in this zone. The project is a mix of one and two bedroom units only, upscale with a pool, clubhouse, fitness center and full-time onsite management. The Options are #1: apply for a D-variance for the number of units being proposed; #2, zoning modification to permit the number of units; or r #3, redevelopment, which will create a positive tax ratable and less impervious coverage than the original office building plan, and less traffic disturbance. Council questioned and commented on many issues: site density, number of school children in the development regarding tuition, stability and benefits to the property owner, apartments vs. condominiums, one way in/out road access, COAH requirements, tax rate for redevelopment, present location of property, area of impervious coverage, job opportunity during construction, Planner fees, reimbursement to the Borough by the developer, per pupil cost for the school, traffic impact on Season's Drive, lighting costs, length of pilot program, sewer and water allocations, emergency access/egress with ShadowWoods, concern over United Water servicing these units, and present conservation easements.

Motion to Pass a Resolution to Refer this Issue to the Land Use Board:
Councilman Stanzilis.
Second: No Second to the Motion.
Motion Not Approved.

Motion to Table Resolution to May 17, 2011 Council Meeting: Council President Sorge.

Second: Councilman Cangiano.

Roll Call:

Aye: Council President Sorge, Sadow, Cangiano,
Windish, Stanzilis.

Abstain: Danchuk.

Motion Approved.

6. Approval of Minutes

March 15, 2011

Regular Meeting

Motion to Approve With Corrections: Council President Sorge.

Second: Councilman Sadow.

Roll Call:

Aye: Danchuk, Council President Sorge, Sadow, Cangiano,
Windish, Stanzilis.

None Opposed.

Motion Approved.

7. Mayor' Report

The Mayor read his report into the record.

Council President Sorge also said a few words in honor of the late Al Ferrara.

8. Open to Public

Susan Sher, 101 McGregor Avenue:

Ms. Sher commented about the Borough clock on Howard Boulevard. The Mayor explained the clock was broken during the last storm and stated he would contact Ms. Sher with the clock purchase price and information on the grants we used to purchase the clock.

Joan Czapla, 146 Orben Drive:

Ms. Czapla stated this was her second request at a Council meeting regarding rain water coming onto her property, the corner of Orben and Laurel Lane. The Mayor asked the Clerk to contact Paul Nelson to revisit this problem.

Gene Paradiso, 206 Howard Boulevard:

Mr. Paradiso had questions regarding the proposed Valley Road Development Co. redevelopment and the impact on the schools and taxes. Councilman Sadow stated the Borough is just getting on our feet financially and we will have the ability to control a significant amount of revenue to the school appropriately; this will give us opportunity to improve our bond rating and do projects that will benefit everyone in the municipality.

Sheila Studint, Ridgeview Lane:

Ms. Studint had comments and dollar figures pertaining to the impact of the possible redevelopment on our taxes and school system. Council President Sorge stated the Council would not enter into an agreement that will negatively impact the school system.

Joanne Wiseberg, 87 Ridgeview Lane:

Ms. Wiseberg stated Valley Road Development is going to build something and the Council should decide what is more beneficial to the Borough.

Rachel Byrne, 95 North Bertrand Road:

Ms. Byrne questioned the rents to be charged at the proposed apartment complex, the possibility of a drop in occupant and the possibility of low cost housing/affordable housing. The Mayor stated that all of this information would be provided by our Planner if the Borough chooses to move forward.

John Longtine, 16 Hover Drive:

Mr. Longtine asked about the other two options proposed by Mr. Inglesino, a D Variance or zoning modification. Councilman Cangiano stated the Council would have more control if they come in as a D variance because Council

Motion to Amend the Agenda and Proceed to #11, Resolutions: Councilman Sadow.

Second: Councilman Windish.

All in Favor – Aye; None Opposed.

Motion Approved.

11. Resolutions

2011-177 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Approving the Check Register Dated May 3, 2011.

Motion to Approve: Council President Sorge.

Second: Councilman Stanzilis.

Council discussed check #9806 and #9837.

Roll Call:

Aye: Danchuk, Council President Sorge (except #9806), Sadow, Cangiano, Windish (except #9806), Stanzilis.

None Opposed.

Motion Approved.

2011-153 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Introducing the 2011 Municipal Budget. **Public Hearing on Introduced Municipal Budget.**

The Mayor opened the Hearing to the Public.

Budget Consultant Joseph Kovalcik, Acting CFO Carolyn Rinaldi and Borough Auditor Bud Jones were in attendance to answer questions concerning the budget.

Sheila Studint, Ridgeview Lane:

Ms. Studint stated that she had no comment because she had no back-up information on the budget. The Clerk explained that the budget has been available at Borough Hall and the library and will expedite the budget being placed on the website.

Motion to Approve the Introduced 2011 Municipal Budget: Councilman Windish.

Second: Council President Sorge.

Roll Call:

Aye: Danchuk, Council President Sorge, Sadow, Cangiano, Windish, Stanzilis.

None Opposed.

Motion Approved.

The Mayor and Council expressed their appreciation to Joseph Kovalcik and Carolyn Rinaldi for their efforts in producing an excellent budget in such a timely manner.

2011-178 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Introducing An Amendment to the 2011 Municipal Budget, Separating the Library Tax from the Municipal Tax.

Motion to Approve: Council President Sorge.

Second: Councilman Sadow.

Roll Call:

Aye: Danchuk, Council President Sorge, Sadow,
Cangiano, Windish, Stanzilis.

None Opposed.

Motion Approved.

- 2011-179** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Adopting the Amended 2011 Municipal Budget.

The Clerk read the resolution into the record.

Motion to Approve: Council President Sorge.

Second: Councilman Stanzilis.

Roll Call:

Aye: Danchuk, Council President Sorge, Sadow,
Cangiano, Windish, Stanzilis.

None Opposed.

Motion Approved.

12. Ordinances – Introduction

Added at Meeting:

- 10-11** Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Amending and Supplementing Borough Code Chapter 17, Land Development Ordinance, Article II, General Provisions, Section 17-2; Article III, Land Development Administration, Section 17-5; Article IV, Development Procedures, Section 17-10; Article VII, Design Standards for Development, Section 17-24; Article VIII, Zoning, Section 17-29, Section 17-30 and Section 17-32; Article IX, Stormwater, and Flood Plain Regulations, Section 17-39; and Chapter 133, Property Maintenance, Article II, General Provisions, Section 133-12, Outdoor Storage.

The Mayor read Ordinance 10-11 by Title.

Motion: Councilman Cangiano stated that Ordinance 10-11 be introduced by Title and passed on First Reading and that a meeting be held on June 14, 2011 at 7:00 p.m. at the Municipal Building, 419 Howard Boulevard, Mount Arlington, NJ, for a Public Hearing, consideration of Second Reading and Passage of said Ordinance, and that the Clerk be directed to publish, post and make available said Ordinance in accordance with the requirements of law.

Second: Council President Sorge.

The Mayor stated we had previously imposed a May 15, 2011 deadline to correct violations related to the outdoor storage portion of the ordinance. Due to the fact that Council received the final version of this ordinance at the meeting and time is not of the essence, Council suggested the ordinance be tabled to the May 17, 2011 meeting. The basic intent of this ordinance is to beautify Mount Arlington and raise/maintain property values; Council briefly discussed the impervious coverage changes and stormwater issues.

Motion to Withdraw the Motion to Introduce Ordinance 10-11: Councilman Cangiano.

Second: Council President Sorge.

All in Favor – Aye; None Opposed.

Motion Approved.

Motion to Introduce Ordinance 10-11 at the May 17, 2011 Council Meeting: Council President Sorge.

Second: Councilman Windish.

All in Favor – Aye; None Opposed.

Motion Approved.

13. Ordinances – Second Reading

06-11 Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Amending and Supplementing Chapter 155 of the Borough Code Entitled, "Towing", Section 13, Entitled "Towing and Storage Fees", to Update the Towing and Storage Fees.

The Mayor opened the Hearing to the Public on Ordinance #06-11 and read the Ordinance by title.

Councilman Sadow stated, I move for adoption and final passage of Ordinance #06-11.

Second: Council President Sorge.

Roll Call:

Aye: Danchuk, Council President Sorge, Sadow, Cangiano, Windish, Stanzilis.

None Opposed.

Motion Approved.

The Mayor declared that Ordinance #06-11 is passed on second reading and directed the Clerk to publish the notice of adoption as required by law.

14. Motions

None.

Motion to Amend the Agenda and Return to Open Session After a Short Break:

Council President Sorge:

Second: Councilman Sadow.

All in Favor – None Opposed.

Motion Approved.

9. New Business

1. Borough Administrative Code Amendments.

The Clerk described New Business as an "issue heading" for items requiring further discussion or action; these issues are usually new to Council upon receipt of the Agenda and the Clerk is introducing a topic for Council advice as how to proceed. The Mayor suggested forming a committee to look at the Administrative Code and report to full Council on their findings. The Mayor appointed the Administrative Code Committee with Council President Sorge as the Chair, and Councilman Sadow and Councilman Windish as members.

The Mayor proposed that all standing committees have a Chair and the Mayor will defer issues to the appropriate committee. The Committee Chair will report to Council at each meeting; the department heads and employees will still report to the Mayor. The Mayor stated no Committee Chair makes decisions rather the issue comes back to the full Council for a vote. Councilman Sadow suggested that Chairs of Committees not be rotated on a yearly basis; the appointment of the Chair should be for a minimum of two years to ensure continuity; also, the Chair of the Committees should be the liaison to the departments and agreed that it is reasonable that the Mayor be informed on the issues. Attorney O'Donnell asked the Clerk to advise his office of the committees, chairs, and Council Members appointed to the various Committees.

The Mayor read his Committee appointments (aside from the Council Liaisons) into the record:

Board of Education Working Committee – Councilman Stanzilis, Chair

Building Committee – Councilman Cangiano, Chair

Citizens Financial Advisory Committee – Councilman Sadow, Chair

Dial-A-Ride Committee – Council President Sorge, Chair

Green Team - Councilman Cangiano, Chair

Master Plan Committee - Councilman Stanzilis, Chair

Technology Committee – Councilman Windish, Chair

Water and Sewer Committee – Councilwoman Danchuk, Chair

Zoning Committee - Council President Sorge, Chair

The Clerk will provide Council with the listing of committees. The Mayor requested he be notified of Committee meetings.

10. Old Business

Council Comments.

Councilwoman Danchuk:

Acting Chief Licata and Councilwoman Danchuk met with the Seniors at their last meeting and discussed the possibility of merging police departments with Roxbury.

The Mayor and Councilwoman Danchuk met with Robin LaHue, owner of property behind the firehouse on Orben Drive, who would like the Borough to apply for Open Space money to buy these parcels of land. This property is the headwaters to Lake Rogerene, the last remaining buffer between the Lake and the Wellfleet development. Councilwoman Danchuk will present more information at the May 17, 2011 Council meeting.

Councilman Sadow:

Councilman Sadow spoke about his condolence visit with the Ferrara family.

Councilman Sadow stated the Borough is in the process of applying for a transit grant which will be for the purchase of a new Dial-A-Ride bus; if we are awarded the grant, the bus will be free whereas the last bus cost \$48,000 from our capital budget. Attorney O'Donnell reviewed the application and stated a lot of the information was not complete and suggested a grant writer to get this application submitted by Friday. Council agreed to engage the grant writer suggested by Matt O'Donnell, not to exceed \$2,500.

Councilman Sadow would like to have a Roadway Management Report done and suggested Council gets a cost estimate from Suburban. The purpose of this report is to enumerate the roads we have and their conditions at any moment in time. Also, a report would indicate the life expectancy for a road, which would assist the Borough in prioritizing our reserves. Councilman Cangiano suggested using our own people to create the plan and save money. Council agreed to discuss this further at the next meeting,.

Councilman Stanzilis:

Councilman Stanzilis stated the Board of Education unanimously passed a motion eliminating the 2% cap; if they are under the 2% cap, their school budget elections would be exempt. The bill is in the introduction stage and passing a supporting resolution could send the wrong signal to the public; each Council Member can send a letter on their own, if they choose, but the Mayor will check with the League as to how other towns are handling this new legislation.

Councilman Stanzilis stated Memorial Park Path was cleared and raked in one day and needs finishing touches; still might use the County SLAP team. The stone bridge area might be a future capital project, not appropriate work for volunteers and heavy equipment is needed. John Hanson will work with Councilman Stanzilis regarding the plaque at Memorial Park, dedicating the park to Mr. Hanson, Sr. Council President Sorge asked if the Council would do something in the park for Al Ferrara, who donated the Christmas tree in the park we light every year.

Councilman Windish:

Councilman Windish stated the Beach project is moving along and the registration forms for soccer have been approved.

Councilman Windish asked if the attorney would include the reporting structure of the standing committees (the Police, DPW, Personnel, etc.) in his report on committee structure; we need a written structure/chain of command within departments. Attorney O'Donnell suggested that as Chairpersons, the Council Members should put their roles/policies in writing and he will then review and comment.

Councilman Cangiano:

The next Board of Health meeting is May 17, 2011 at 7p.m. and the dog and cat census will be starting in the next month or so.

Councilman Cangiano, Buildings and Grounds Committee, stated the parking lot behind the old police station/library is for the basketball courts and for the former station/library. The Mayor stated with redevelopment, there are off-site improvements that can be made; the Lieutenant Governor is looking for space throughout the state and would like to include these two buildings on her list.

Councilman Cangiano, Green Team, spoke with Daren Phil regarding the landfill and DEP approvals to do the geotechnical work and drilling. Presently, Daren Phil is in the process of scheduling the fieldwork for the geotechnical study.

Clerk's Follow-Up:

1. Knee Deep Club sent a request to use Memorial Pond for their Annual Junior Derby and Handicapped Children's Outing on Saturday, June 11, 2011. Council agreed to their request.
2. The Clerk asked the status of the woman requesting to plant a cherry tree in Memorial Park, with a memorial plaque. The Mayor will follow-up with her but no more memorial trees are being planted.
3. Roger Rousch had recently addressed Council regarding cars parking on both sides of Orben Drive, making it difficult to drive the fire trucks through. The Clerk received a letter from Acting Chief Licata stating that he and the Fire Chief investigated the area and the current parking regulations are suitable.
4. Councilwoman Danchuk stated she is working with Patty Simari regarding on-line bill pay for utilities.
5. The Clerk asked if Council wanted to support a NJLM Advisory regarding COMPTRA; the Mayor had signed and returned a letter recently trying to get the municipalities' COMPTRA back.
6. The Clerk stated It is time to order the beach parking stickers for the 2011 summer season; at a recent meeting, Councilwoman Danchuk stated the Green Acres rules read that the Borough could charge a fee, not to exceed the cost of maintaining the beach, and non-residents would pay double only of the resident fee. Council decided to leave the parking stickers procedure in place and not charge for the beach admission.
7. Clerk asked the status of the Newsletter; Council asked to place this on follow-up in July. With regard to the Borough calendar, it does not go out until early January but we do have the January and February pages with recycling dates and other important information on photo copies to provide to residents if they should ask.

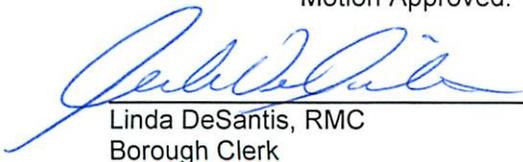
15. Executive Session

2011-180 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, New Jersey, Authorizing An Executive Session of the Mayor and Borough Council and Excluding the Public from That Portion of the Meeting.
Action May Be Taken.

Motion to Withdraw: Council President Sorge.
Second: Councilman Stanzilis.
All in Favor – Aye; None Opposed.
Motion Approved.

16. Adjourn

Motion to Adjourn: Councilman Stanzilis.
Second: Council President Sorge.
All in Favor – Aye; None Opposed.
Motion Approved.



Linda DeSantis, RMC
Borough Clerk

Minutes Approved at Council Meeting of June 28, 2011.

Mayor report for 5/3/11

Since our meeting on 4/19/11:

Mention League of Municipalities Magazine and the valuable information that they contain.

4/20/11- Met with North Jersey Marine at Darens office to discuss the sidewalks that will affect their property. There are issues that we discussed and have to work out.

4/20/11- Presided over the Morris County League of Municipalities meeting at Morris View Nursing home. It was very informative learning about Morris View. The Morris County League gave out plaques to all member municipalities. Ours is on the table on the side. The meeting concluded with a tour of Morris View.

4/21/11- Attended a meeting of the State Department of Public Works advisory committee in New Brunswick. We reviewed the state test and provided feedback. Some changes were suggested and made.

4/21/11- Attended Morris Counties annual fundraiser in Morristown.

4/22/11- Met with Mayor Dodd and Mayor Chegwidden about our joint court.

4/26/11- Met with Warren Stein about my upcoming attendance at the next Ridgeview Association meeting.

4/26/11- Attended an officers meeting of the New Jersey State League at league HQ in Trenton.

4/27/11- Attended the New Jersey Conference of Mayors meeting in Atlantic City. It was good to network with fellow Mayors from around the state. I sat on a panel that dealt with how to make ends meet under the 2% cap. I was proud to share information on what we have been doing to improve efficiency and reduce costs.

4/28/11- At the grand luncheon I had a chance to speak with Lt Governor Guidagno who was the keynote speaker. Her main topic was economic development. She discussed her efforts to put businesses into empty buildings. I discussed our situation here in Mount Arlington with our two vacant buildings. She was interested in knowing the details of the size and condition. I have her cell phone number and will give it to Councilman Stanzilis who has offered to Chair the committee to look into renting or leasing these buildings.

4/29/11- On my way back from Atlantic City I went into NYC to the EPA Region 2 headquarters to attend an awards ceremony. I and 4 other members of the Mayors Committee for a Green Future, through the State League of Municipalities, received an Environmental Quality award for Sustainable Jersey. This is a pretty prestigious award and we are all very proud. The Musconetcong Watershed

Association also was present and received an award for their work.

5/2/11- Met with Paul Boudreau, the President of the Morris County Chamber, to discuss how to improve tourism in the County. There is an upcoming event that I will attend that is going to be a rally to support and discuss tourism in the County. That meeting will be May 12.

5/3/11- Councilwoman Danchuk and I met with a landowner who is looking to have the land preserved for open space.

Tomorrow I will be attending the Mayors Book Club assembly with our Mount Arlington 1st graders and teachers at Centenary College.

It is with great sadness that I learned of the passing of one of the pillars of our community Saturday morning. Al Ferrara passed away in the hospital Friday evening with his family by his side. Mr Ferrara was a wonderful man and WW2 Veteran who fought in WW2 and was a part of the Battle of the Bulge. I had the honor of making the Grand Marshal of our 2006 Memorial Day parade. He was a great benefactor to Mount Arlington always there to help when there was a need. He will be greatly missed. In honor of his passing I have asked that the Borough flags be flown at half mast tomorrow in his honor. I have been asked to say a few words at his wake tomorrow evening at Hebblewhite

Funeral Home on Main Street in Succasunna. It will be an honor for me to remember him.