

**BOROUGH OF MOUNT ARLINGTON  
COUNCIL MEETING MINUTES  
OCTOBER 27, 2015**

**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 Daily Record and Roxbury Register on October 15, 2015; notice was posted on the bulletin board in the main hallway of the Municipal Building on October 8, 2015 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.

**3. Flag Salute**

Borough Attorney Matthew O'Donnell led the flag salute, followed by a moment of silence.

**4. Roll Call**

Councilwoman Danchuk, Councilman Cangiano, Council President Sorge, Councilman Sadow, Councilman Windish. Matthew O'Donnell, Esq., Borough Attorney, and Carolyn Rinaldi, CFO/Municipal Administrator, were also present. Mayor Ondish and Councilman Stanzilis were absent.

**5. Public Comment**

None.

**6. Old Business**

Landfill Redevelopment Project: Draft Request for Proposals

- Councilman Windish stated he had information to share with the Governing Body to ensure the Councilmembers all had the same information moving forward. He stated we have already spent \$100,000 on the landfill, another \$38,000 is earmarked for the landfill, and indicated he was not aware that we spent that amount of money. Councilman Windish listed various electric costs of the Borough, and stated the dedicated line to Decker School is no longer a prospect so we have to use the transmission grid which is currently in place but will incur charges to the Borough. Councilman Windish distributed information from the MatrixNewWorld Engineering Agreement with the Borough, along with the Budget Account Status/Transaction Audit Trail for the Landfill Redevelopment, dated October 16, 2015. Councilman Windish wants more information on the return on our investment for a fifteen year period he does not want to stop the project but wants to see the numbers before readdressing the RFP. Borough Budget Consultant Joseph Kovalcik arrived at the meeting. Councilman Cangiano agreed with the concerns of Councilman Windish and said the only way to get answers is to receive and review proposals; there is no liability, no exposure, no commitment responsibility, and no harm to the Borough to do the RFP, if only to get the numbers. Councilman Cangiano stated if we are not making positive net revenue, there would no reason to move forward. Right now the landfill is a liability to us, we pay every year to test it and maintain it. Administrator Rinaldi stated the \$95,000 spent on the landfill as of today are all charges associated with the process of what Council wants to do with the landfill; the other \$20,000 is the landfill monitoring fees which are a part of the budget. Ms. Rinaldi stated separate and apart from that, we had a modified closure plan approved this year; the cost associated with that was within the \$100,000 as well.

Councilman Sadow stated in order to obtain the information we need, we need to go out to bid; he doesn't think anyone will respond to this RFP if they don't think they can make money on the project. Tom Brys, Matrix New World, was also present and stated the RFP basically presents to developers what's in it for them. For the Borough, the profit will be a lease on the property and a discounted rate on electricity. Borough Engineer Stan Puszczy reiterated that the DEP had stressed the regulatory hurdles for us to achieve parking, if at all possible on that site. Consultant Joseph Kovalcik stated that right now the revenue projection should be about \$500,000 to \$1,000,000 a year conservatively. Mr. Brys has created scenarios that allowed developers to present proposals that are most advantageous to them and most advantageous to the Borough. Attorney O'Donnell stated we are asking for 5 years of audited financial statements from the developers. Councilman Sadow stated that the \$139,000 being spent is not tax dollars, these are existing trusts and escrows set aside specifically for the landfill. Ms. Rinaldi stated the bid opening process is a public session but all the professionals will review their particular sections, along with Councilmembers if they so choose. Councilman Cangiano confirmed that the Council makes the final decision regarding the financial piece of the RFP, he does not want any of the risk or burden on the Borough.

## 7. Resolutions

**2015-118** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Authorizing the Receipt of Bids. (Landfill)

Motion to Approve: Councilman Sadow

Second: Councilman Cangiano

Ms. Rinaldi stated the RFP is in draft form; she has spoken at length with Joe Kovalcik regarding financial points which have to be elaborated on and quite a few other items that need to be corrected. Mr. Kovalcik added some financial aspects to be discussed during contract negotiations. Tom Brys stated that we need to designate a redeveloper in December, based on the RFP; in January, we work on the Redevelopment Agreement. Ms. Rinaldi stated the RFP award date would be at the December 15, 2015 Council Meeting. After discussion regarding the bid time line, Council decided to open bids on December 1, 2015, discussion at the December 8, 2015 meeting, award at December 15, 2015 meeting. Attorney O'Donnell strongly recommended Councilmembers visit the Brick Township solar project which was also overseen by Tom Brys.

Roll:

Aye: Danchuk, Cangiano, Sadow, Council President Sorge

Abstain: Windish (does not want to spend the money)

Absent: Stanzilis

Motion Approved.

Motion to Approve Cancellation of the December 1, 2015 Council Meeting and Schedule a Council Meeting for December 8, 2015: Councilman Sadow

Second: Councilman Cangiano

Roll:

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

Opposed: None

Absent: Stanzilis

Motion Approved.

**8. Executive Session**

**2015-119** 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 or May Not Be Taken.*

Motion to **Withdraw**: Councilwoman Danchuk

Second: Councilman Cangiano

Roll:

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

Opposed: None

Absent: Stanzilis

Motion Approved.

**9. Adjourn**

Motion to Adjourn: Councilwoman Danchuk

Second: Councilman Cangiano

Roll:

All in Favor: Aye

Opposed: None

Absent: Stanzilis

Motion Approved.



Linda DeSantis, RMC  
Borough Clerk

Minutes Approved at Council Meeting of December 15, 2015.

## **1.0 INTRODUCTION**

The Borough of Mount Arlington (the Borough) retained Matrix New World Engineering (Matrix) to provide energy consulting services for the preparation of a study conducted to determine the practical and economic feasibility of the implementation of a photovoltaic (PV) system at the Borough's Landfill.

The site investigation activities were conducted in accordance with Matrix's proposal, dated August 20, 2014. The scope of work detailed in the proposal was developed pursuant to discussions held between members of the Borough Administration and Council, and is primarily focused on providing information necessary to determine the next steps for the possible implementation of PV systems at the sites.

## **2.0 PROJECT BACKGROUND**

Matrix performed this study to help the Borough identify the best path forward to meet the following goals:

- Create an environmentally beneficial and fiscally responsible reuse for the Borough's closed Landfill
- Generate long term revenue
- Reduce cost of the Borough's and the School's electric energy
- Reduce dependence on energy produced from non-renewable sources
- Identify a sound long-term financial investment to increase the utilization of energy produced from renewable sources
- Create community-based benefits including safe and secure boat and recreational vehicle storage

## **3.0 SUMMARY OF EXISTING ENERGY USE**

The electric supply service, including transmission and distribution, for the Sites are provided by Jersey Central Power and Light (JCPL). The annual consumption, unit cost and annual cost for the Sites are illustrated in the following table.

	<b>Mt Arlington Borough (kWh)</b>	<b>Mt Arlington Borough (\$)</b>	<b>Edith M. Decker School (kWh)</b>	<b>Edith M. Decker School (\$)</b>	<b>Total used (kWh)</b>	<b>Total spent (\$)</b>
<b>Total</b>	<b>31,680</b>	<b>5,375</b>	<b>140,000</b>	<b>17,737</b>	<b>171,680</b>	<b>23,111</b>

## **4.0 PV SYSTEM COMPONENTS**

As a result of our study, the Landfill has been identified as conducive for the application of a PV system. The following sections provide an explanation of our findings and recommendations including the type of PV systems applicable, the possible system location and configuration, and the associated project economics and benefits.

If the Borough is interested in moving forward, the proposed project concept should be reviewed with the Highlands Preservation District to confirm the addition of PV modules, parking area and weather station are planned for implementation in compliance to the Highlands Preservation District.

Range of Accounts: C-04-15-003-002 to C-04-15-003-002 Include Cap Accounts: Yes As Of: 10/16/15

Current Period: 01/01/15 to 10/16/15

Note: Transaction Beginning Balance includes all Adds/Changes occurring on or prior to the As of Date

\* Transaction is included in Previous and/or Begin Balance

\*\* Transaction is not included in Balance

En = PO Line Item First Encumbrance Date

BC = Blanket Control

BS = Blanket Sub

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr	Modified Canceled Pd/Chrgd YTD	Balance YTD Unexpended	%Used	Trans Amount	Trans Balance	User
C-04-15-003-002	03-15 LANDFILL REDEVELOPMENT	100,000.00	0.00	0.00	100,000.00	10,949.00	89			
		88,789.50	261.50	0.00	0.00	11,210.50				
		88,789.50		0.00	89,051.00					
	Begin Balance: 01/01/15								100,000.00	
06/09/15	PO 15000571 6 Paid Ck 14484			CALD	J Caldwell & Associates, LLC	En 05/28/15		1,207.00-	98,793.00	SMIHT
06/09/15	PO 15000629 1 Paid Ck 14511			MATRI005	Matrix New World Engr., Inc.	En 05/28/15		5,164.99-	93,628.01	SMIHT
06/09/15	PO 15000629 2 Paid Ck 14511			MATRI005	Matrix New World Engr., Inc.	En 05/28/15		2,622.50-	91,005.51	SMIHT
06/09/15	PO 15000629 3 Paid Ck 14511			MATRI005	Matrix New World Engr., Inc.	En 05/28/15		1,307.50-	89,698.01	SMIHT
06/09/15	PO 15000630 1 Paid Ck 14490			CP ENG	CP Engineers, LLC	En 05/28/15		1,835.00-	87,863.01	SMIHT
06/09/15	PO 15000630 2 Paid Ck 14490			CP ENG	CP Engineers, LLC	En 05/28/15		7,838.37-	80,024.64	SMIHT
06/09/15	PO 15000630 3 Paid Ck 14490			CP ENG	CP Engineers, LLC	En 05/28/15		3,143.75-	76,880.89	SMIHT
06/09/15	PO 15000631 1 Paid Ck 14521			NLMGT	Dept Enviromental Protection	En 05/28/15		70.00-	76,810.89	SMIHT
06/09/15	PO 15000663 2 Paid Ck 14484			CALD	J Caldwell & Associates, LLC	En 06/03/15		5,183.00-	71,627.89	SMIHT
06/09/15	PO 15000664 10 Paid Ck 14490			CP ENG	CP Engineers, LLC	En 06/03/15		6,675.00-	64,952.89	SMIHT
06/09/15	PO 15000664 11 Paid Ck 14490			CP ENG	CP Engineers, LLC	En 06/03/15		8,475.25-	56,477.64	SMIHT
06/09/15	PO 15000673 2 Paid Ck 14523			ODON	O'Donnell McCord, PC	En 06/03/15		3,840.00-	52,637.64	SMIHT
07/07/15	PO 15000686 1 Paid Ck 14635			SEL	Lavery, Selvaggi, Abromitis &	En 06/08/15		1,201.50-	51,436.14	SMIHT
07/07/15	PO 15000800 5 Paid Ck 14623			ODON	O'Donnell McCord, PC	En 07/01/15		210.00-	51,226.14	SMIHT
07/07/15	PO 15000802 5 Paid Ck 14587			CP ENG	CP Engineers, LLC	En 07/01/15		300.00-	50,926.14	SMIHT
07/07/15	PO 15000802 6 Paid Ck 14587			CP ENG	CP Engineers, LLC	En 07/01/15		1,003.14-	49,923.00	SMIHT
08/04/15	PO 15000823 1 Paid Ck 14705			MATRI005	Matrix New World Engr., Inc.	En 07/09/15		2,137.50-	47,785.50	SMIHT
08/04/15	PO 15000823 2 Paid Ck 14705			MATRI005	Matrix New World Engr., Inc.	En 07/09/15		2,632.50-	45,153.00	SMIHT
08/04/15	PO 15000829 1 Paid Ck 14678			CALD	J Caldwell & Associates, LLC	En 07/09/15		177.00-	44,976.00	SMIHT
08/04/15	PO 15000861 1 Paid Ck 14737			SEL	Lavery, Selvaggi, Abromitis &	En 07/28/15		1,237.50-	43,738.50	SMIHT
08/04/15	PO 15000882 5 Paid Ck 14680			CP ENG	CP Engineers, LLC	En 07/29/15		2,583.75-	41,154.75	SMIHT
08/04/15	PO 15000902 2 Paid Ck 14724			ODON	O'Donnell McCord, PC	En 07/30/15		825.00-	40,329.75	SMIHT
09/01/15	PO 15000960 2 Paid Ck 14774			CALD	J Caldwell & Associates, LLC	En 08/12/15		5,322.00-	35,007.75	SMIHT
09/01/15	PO 15001026 7 Paid Ck 14778			CP ENG	CP Engineers, LLC	En 08/26/15		12,678.75-	22,329.00	SMIHT
09/01/15	PO 15001028 .2 Paid Ck 14816			ODON	O'Donnell McCord, PC	En 08/27/15		4,680.00-	17,649.00	SMIHT

*unencumbered  
Balance*

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr	Modified Canceled Pd/Chrgd YTD	Balance YTD Unexpended	%Used	Trans Amount	Trans Balance	User
Date	Transaction Data/Comment	Vendor/Reference								
C-04-15-003-002	03-15 LANDFILL REDEVELOPMENT			Continued						
09/08/15	PO 15001071 1 Deleted			Landfill Redevelopment Svcs.	CALD	J Caldwell & Associates, LLC	En 09/08/15	1,298.00 **	17,649.00	SMITHT
10/06/15	PO 15001072 1 Paid Ck 14934			Landfill Redevelopment Svcs.	SEL	Lavery, Selvaggi, Abromitis &	En 09/08/15	310.50-	17,338.50	SMITHT
10/06/15	PO 15001162 6 Paid Ck 14918			Landfill Redevelopment Svcs.	ODON	O'Donnell McCord, PC	En 10/02/15	4,830.00-	12,508.50	SMITHT
10/06/15	PO 15001163 8 Paid Ck 14867			Landfill Redevelopment Svcs.	CALD	J Caldwell & Associates, LLC	En 10/02/15	1,298.00-	11,210.50	SMITHT
10/07/15	PO 15001183 1 Open			Landfill Redevelopment	SEL	Lavery, Selvaggi, Abromitis &		202.50-	11,008.00	SMITHT
10/07/15	PO 15001193 1 Open			Landfill Redevelopment	CALD	J Caldwell & Associates, LLC		59.00-	10,949.00	SMITHT
<b>Department Total</b>		100,000.00	0.00			100,000.00		10,949.00	89	
		88,789.50	261.50			0.00		11,210.50		
		88,789.50				89,051.00				
<b>CAFR Total</b>		100,000.00	0.00			100,000.00		10,949.00	89	
		88,789.50	261.50			0.00		11,210.50		
		88,789.50				89,051.00				
<b>Fund Budgeted</b>		100,000.00	0.00			100,000.00		10,949.00	89	
		88,789.50	261.50			0.00		11,210.50		
		88,789.50				89,051.00				
<b>Fund Non-Budgeted</b>		0.00	0.00			0.00		0.00	0	
		0.00	0.00			0.00		0.00		
		0.00				0.00				
<b>Fund Total</b>		100,000.00	0.00			100,000.00		10,949.00	89	
		88,789.50	261.50			0.00		11,210.50		
		88,789.50				89,051.00				

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr Vendor/Reference	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
	Final Budgeted	100,000.00 88,789.50 88,789.50	0.00 261.50	0.00 0.00 0.00	100,000.00 0.00 89,051.00	10,949.00 89 11,210.50			
	Final Non-Budgeted	0.00 0.00 0.00	0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0 0.00			
	Final Total	100,000.00 88,789.50 88,789.50	0.00 261.50	0.00 0.00 0.00	100,000.00 0.00 89,051.00	10,949.00 89 11,210.50			

# Premium Business Money Market

Bank



For the period 08/20/2015 to 09/18/2015

007630



BORO OF MT ARLINGTON LAND  
 FILL ESCROW  
 419 HOWARD BLVD  
 MOUNT ARLINGTON NJ 07856-1129

Primary account number: [REDACTED]

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Number of enclosures: 0

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## Premium Business Money Market Summary

Account number: 81-3160-1208

Boro Of Mt Arlington Land  
 Fill Escrow

### Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
38,951.94	0.32	0.00	38,952.26

### Interest Summary

Annual Percentage Yield Earned (APYE)	Number of days in interest period	Average collected balance for APYE	Interest paid this period	Interest paid year-to-date
0.01%	30	38,951.95	0.32	8.57

### Deposits and Other Additions

Other Additions	1	0.32
Total	1	0.32

### Checks and Other Deductions

Total	0	0.00
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### Monthly Balance

Date	Ledger balance	Date	Ledger balance
08/20	38,951.94	09/18	38,952.26

