

**BOROUGH OF MOUNT ARLINGTON
COUNCIL MEETING MINUTES
SEPTEMBER 1, 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 December 11, 2014; notice was posted on the bulletin board in the main hallway of the Municipal Building on December 3, 2014 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

The Mayor asked for a moment of silence to remember those who put themselves in harm's way to protect our freedoms.

4. Roll Call

Councilwoman Danchuk, Councilman Cangiano, Council President Sorge, Councilman Sadow, Councilman Windish, Councilman Stanzilis, Mayor Ondish, Elizabeth Valandingham, Esq., Borough Attorney, and Carolyn Rinaldi, CFO/Municipal Administrator, were also present.

5. Presentations/Mayor's Appointments

None.

6. Tax and Utility Report for the Month June, 2015

Total Tax Collections:	\$229,837.54
Total Utility Collections:	\$162,050.71

Tax and Utility Report for the Month July, 2015

Total Tax Collections:	\$328,779.59
Total Utility Collections:	\$282,464.40

7. Finance Report for the Month of June, 2015

Current Fund:

Total Receipts:	\$ 631,608.23
Total Disbursements:	\$1,236,158.63

Finance Report for the Month of July, 2015

Current Fund:

Total Receipts:	\$ 689,875.47
Total Disbursements:	\$1,696,380.15

8. OPRA Report

- The Mayor briefly explained the OPRA process and monthly report. There were 29 OPRA requests for a total of \$3,301; those costing over \$100 are:

K. Albright	\$292
R. Richards	\$292
A. Brown	\$333
J. Jeski	\$247
A. Jensen	\$176
R. Greering	\$247
S. Wood	\$201
Mt. Arlington Mirror/V. Silkes	\$532
M. Acito	\$176
G. Paradiso	\$104
G. Ryan	\$221

Councilman Sadow stated there is pending legislation regarding commercial businesses using the free service of OPRA to obtain business lists. Councilman Windish stated the legislation targets any OPRA requesting information for self-gain will be charged a fee for the OPRA response.

9. Approval of Minutes

August 4, 2015 Council Meeting

Motion to Approve: Council President Sorge

Second: Councilman Cangiano

Roll:

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

None Opposed

Motion Approved.

August 18, 2015 Special Council Meeting

Motion to Approve: Council President Sorge

Second: Councilman Stanzilis

Roll:

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

Abstain: Cangiano (absent for 8/18/15 meeting)

None Opposed

Motion Approved.

10. Mayor's Report

The Mayor read his report into the record.

11. Chief of Police Report

Chief was not present.

12. Municipal Administrator's Report

- Discussion on landfill meeting in Trenton today with NJDEP; attendants included the Mayor, Ms. Rinaldi, Councilman Sadow, CP Engineers Stan Puszcz and Sabine Watson, Planner Jessica Caldwell, and Tom Brys of Matrix New World Engineering. Mr. Puszcz led the discussion regarding presenting the NJDEP with information pertaining to the Borough, the landfill site in relation to Lake Hopatcong and in relation to the Borough as a whole. As of August 28, 2015, the Borough received formal landfill closure from the NJDEP, with an effective date of 2005. Due to the fact that we have a closed landfill, we qualify for redevelopment under the Highlands and DEP Brownfields rules. The Borough started looking at this redevelopment in 2011, identifying the environmental criteria in the area surrounding the landfill that could restrict or enable development. This project would reutilize this space in a manner that will benefit the Borough residents, directly and indirectly, and offer relief

for boat storage and parking. The discussion included risk liability, solar analysis by Tom Brys, and Highlands regulations. In order to obtain the tax credit for the solar component, it is important that this project be built and at least 75% operational by December 2016. Mr. Puszcz stated that at this point he is not asking Council to commit to this project but asking to further enable this process. Mr. Puszcz stated that through the redevelopment process, the objective is to bring on an entity that will design, build and operate the project and satisfy the Borough's risk management objectives. Mr. Brys stated one way to deal with the concern of the ongoing care, upkeep and ultimate responsibility for the actual landfill was to designate a specific area in the landfill as a leased premise; the redeveloper would become responsible through a contract with the Borough to maintain the leased premises. Mr. Puszcz stated the first thing we have to do is define the project; risk management and financing are both extremely important but the project needs a clear definition before addressing these issues. The Borough will not put themselves in the position where they are committed to debt without a clearly defined project contract. The Mayor thanked all present for their work to date and Council agreed to move forward. Mr. Puszcz and Mr. Brys will be attending the next few Council meetings; Mr. Puszcz will have an outline at the next meeting for Council to review .

13. Council Committee Reports

Councilwoman Danchuk:

- The DPW report was distributed to all Council.

Councilman Gangiano:

- The NJ Natural Gas mailers have been sent to the Lake Rogerene area residents. The Mayor stated that someone has to go door-to-door to get everyone to participate in the survey.

Council President Sorge:

- Thanked the Mayor and Council for attending the QuickChek Grand Opening.
- Council President Sorge represented Mayor Ondish at the Wounded Warriors Project Family Day held at Lee's Park Marina. The event was hosted by the Knee Deep Club and the Beer Drinkers of America Club. The veterans went fishing and their families were given a tour of the lake by pontoon boat, sponsored by the Jefferson House. Mr. Mack of the Knee Deep Club called to thank the Mayor for the use of the Dial-A-Ride van.
- Council President Sorge publicly wished Elizabeth Valandingham, Esq. and Carolyn Rinaldi Happy Birthdays this past week.

Councilman Sadow:

- The Seniors held their summer picnic this past week at the Elks, beautiful day and excellent turnout; thanks as always to the Elks.
- Councilman Sadow toured the Valley Road and ShadowWoods construction sites last week by foot and by car with Robert Atkins. The Fieldstone project will be opening their lease-up trailer in October for pre-leasing and they expect the club house and occupancy of their first buildings in March. The projects have employed probably 100 people working on site construction and there will be about 200 people working when the finished trades come in.

Councilman Windish:

- Land Use Board did not meet, will meet again September 9th.

Councilman Stanzilis:

- School opens again this week; drive carefully.
- Sunday, October 11th, Chris D'Amico is holding a Memorial for his son at Horseshoe Lake from 12:00 p.m. to 6:00 p.m. There will be bands and food; Roxbury has been very helpful with organizing this event and special thanks to Dave Stierli and Chris Rath.
- Met with the Fire Department with Mayor Ondish; very positive and beneficial meeting.
- With regard to the Board of Ed, how many residential buildings in Fieldstone will be opened in March, 2016 and subsequently, when will the next residential building start to be occupied. Councilman Sadow stated there are about 30 - 32 units per building and two are scheduled to open in March.

14. Public Comment

Veronica Silkes, Succasunna Road:

- Inquired about the status of purchasing a Park and Ride. The Mayor stated there hasn't been any discussion on that nor possibly changing the configuration of the ramps coming off Route 80 as of yet.

15. New Business

None.

16. Old Business

- Lake Hopatcong Weed-Harvesting Discussion.

The Mayor stated there has not been any subsequent discussion. The Mayor received a phone call regarding the weed harvesting and Jefferson; Mayor Felter of Jefferson is very quick to offer up assistance as far as harvesters, help on the lake and he was the first to offer up money to help with the weed harvesting program which makes it look like Hopatcong, Roxbury and Mount Arlington are not interested in helping the lake. However, Hopatcong, Roxbury and Mount Arlington have spent millions of dollars in sewerage to protect the lake whereas Jefferson Township did not spend any money on sewers. The Mayor stated we should move this item to either March or April, 2016 because the season is over and the discussions have basically ceased for now.

17. Resolutions

2015-105 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 September 1, 2015.

Motion to Approve with the Exception of Item #14804 and #14816: Council President Sorge

Second: Councilman Windish

Councilman Sadow stated this is an ongoing process and takes time at every meeting; is it possible to write two checks so Councilwoman Danchuk can decide ahead of time and we do not have to go through this process at every meeting. Councilwoman Danchuk stated she is just abstaining from the litigation portion of the bill, not the entire bill. Ms. Rinaldi stated it will be done for the next meeting.

Roll:

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

None Opposed

Motion Approved.

Motion to Approve Items #14804 and #14816: Council President Sorge

Second: Councilman Stanzilis

Roll:

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

Abstain: Danchuk (litigation)

None Opposed

Motion Approved.

2015-106 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Authorizing Temporary Suspension of Parking Restrictions on One Side of Seasons Drive (the Outer Loop of Seasons Drive) As Set Forth in New Jersey Traffic Code 39:4-138.

Motion to Approve: Council President Sorge

Second: Councilman Windish

Roll:

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

None Opposed

Motion Approved.

- 2015-107** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Authorizing Temporary Parking Restrictions and Road Closures During the Mayor's Wellness Committee 5K.

Motion to Approve: Council President Sorge

Second: Councilman Stanzilis

Roll:

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

None Opposed

Motion Approved.

- 2015-108** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Declaring The Month of September as National Sickle Cell Awareness Month.

Motion to Approve: Council President Sorge

Second: Councilman Sadow

Roll:

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

None Opposed

Motion Approved.

- 2015-109** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Declaring The Month of September as National Childhood Cancer Awareness Month.

Motion to Approve: Council President Sorge

Second: Councilman Sadow

Roll:

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

None Opposed

Motion Approved.

18. Ordinances – Introduction

- 08-15** An Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, to Amend the Land Use Ordinance of the Borough of Mount Arlington to Update Public Notice and Submission Requirements and Incorporate Highlands Council Call-Up Provisions for Applications for Development in the Highlands Preservation Area.

The Mayor read Ordinance 08-15 by Title.

Motion: Council President Sorge stated that Ordinance 08-15 be introduced by Title and passed on First Reading and that a meeting be held on October 6, 2015 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: Councilman Sadow

Council Discussion:

Planner Jessica Caldwell stated this is a checklist item that requires anyone in the preservation area who is doing a land use application to either present an exemption from Highlands regulations or go to the Highlands Council and NJDEP for approval prior to coming to the municipal Land Use Board. This ordinance proposes no changes, just insures the municipality incorporates and codifies the requirements.

Roll:

Aye: Danchuk, Cangiano, Sadow, Windish, Stanzilis, Council President Sorge
None Opposed

Motion Approved.

- 09-15** An Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, to Allow the Municipality to Conduct Highlands Area Exemption Reviews for the Highlands Preservation Area Pursuant to the Highlands Area Delegated Exemption Certification Program.

The Mayor read Ordinance 09-15 by Title.

Motion: Council President Sorge stated that Ordinance 09-15 be introduced by Title and passed on First Reading and that a meeting be held on October 6, 2015 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: Councilman Stanzilis

Council Discussion:

Planner Jessica Caldwell stated this allows the municipality to issue certain exemptions; both Engineer Sabine Watson and Ms. Caldwell are certified to issue certain exemptions in place of the NJDEP to make it easier for our residents in the preservation area when seeking an exemption. This ordinance gives potential applicants flexibility to do their work with the municipality where possible and proposes no changes, just insures the municipality incorporates and codifies the requirements.

Roll:

Aye: Danchuk, Cangiano, Sadow, Windish, Stanzilis, Council President Sorge
None Opposed

Motion Approved.

- 10-15** An Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, to Amend the Land Use Ordinance of the Borough of Mount Arlington.

The Mayor read Ordinance 10-15 by Title.

Motion: Council President Sorge stated that Ordinance 10-15 be introduced by Title and passed on First Reading and that a meeting be held on October 6, 2015 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: Councilman Sadow

Council Discussion:

Ms. Rinaldi stated that all four ordinances being introduced tonight will be reviewed at the Land Use Board meeting on September 9, 2015 prior to being heard for final adoption.

Planner Jessica Caldwell stated it is a statutory requirement that all Land Use ordinances be reviewed by the Land Use Board prior to adoption. This is an informational gathering process which really applies more to larger developments.

Roll:

Aye: Danchuk, Cangiano, Sadow, Windish, Stanzilis, Council President Sorge
None Opposed

Motion Approved.

- 11-15** An Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Adopting a Redevelopment Plan for Block 8, Lot 3, in the Borough of Mount Arlington.

The Mayor read Ordinance 11-15 by Title.

Motion: Councilman Sadow stated that Ordinance 11-15 be introduced by Title and passed on First Reading and that a meeting be held on October 6, 2015 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

Council Discussion:

Ms. Rinaldi thanked Planner Caldwell for the amount of work she has done regarding the landfill. This ordinance will be reviewed by the Land Use Board who will then send it back to Council with any recommendations. Ms. Caldwell stated there is a Brownfields Redevelopment and a Highlands Redevelopment which are State processes that are required for State permits. The redevelopment in housing law is a local process that gives the municipality the ability to promote redevelopment and the option to establish a redevelopment plan. Also the financing and the contracting abilities are part of this process.

Roll:

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

None Opposed

Motion Approved.

19. Ordinances – Second Reading

- 07-15** An Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Authorizing the Private Sale of Certain Municipal Property Owned by the Borough of Mount Arlington Not Required For Public Purposes Pursuant to NJSA 40A:12-13(B)(5).

The Mayor opened the Hearing to the Public on Ordinance #07-15 and read the Ordinance by title.

No Public Comment; the Mayor closed the Hearing to the Public.

Council President Sorge stated, I move for adoption and final passage of Ordinance #07-15.

Second: Councilman Stanzilis

No Council Discussion.

Roll:

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

None Opposed.

Motion Approved.

The Mayor declared that Ordinance #07-15 is passed on second reading and directed the Clerk to publish the notice of adoption as required by law.

20. Motions

- Vendor's Permit Schwan's Food Delivery Service

Motion to Approve: Council President Sorge

Second: Councilman Windish

Roll:

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

None Opposed

Motion Approved.

21. Executive Session

2015-110 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.

- Attorney-Client Privilege:
 - Professional Services
 - Approval of Executive Minutes: August 4, 2015

Action May or May Not Be Taken.

Motion to Go Into Executive Session: Council President Sorge

Second: Councilman Windish

Roll:

All in Favor: Aye

None Opposed

Motion Approved.

Motion to Return to Open Session: Council President Sorge

Second: Councilman Windish

Roll:

All in Favor: Aye:

None Opposed

Motion Approved.

Motion to Approve Executive Minutes of August 4, 2015, With Correction: Council President Sorge

Second: Councilman Windish

Roll:

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

None Opposed

Motion Approved.

22. Adjourn

Motion to Adjourn: Council President Sorge

Second: Councilman Stanzilis

Roll:

All in Favor: Aye:

None Opposed

Motion Approved.



Linda DeSantis, RMC
Borough Clerk

Minutes Approved at Council Meeting of October 6, 2015.

Borough of Mt. Arlington

Tax & Utility Office

To the Mayor & Council of the Borough of Mt. Arlington
I hereby submit my report of collections for:

The Month of June 2015

Dated: August 26, 2015

Completed by: Jon Rheinhardt, CTC

Tax Collections:

<u>Description</u>	<u>Account #</u>	<u>Collections</u>
Current Taxes	4-01-17-001-001	\$ 184,216.72
2014 Taxes	4-01-15-499-200	19,032.70
2014 Taxes (Collected at Tax Sale)		
Prepaid Taxes	4-01-17-001-004	
Municipal Redemption	4-01-17-004-001	
Interest & Costs	4-01-08-112-000	8,322.17
Interest & Costs (Collected at Tax Sale)		
Return Check Fee	4-01-16-500-017	
Tax Searches	4-01-08-105-010	
Duplicate Bills	4-01-16-500-016	
O/S Lien Red./Subs	4-01-17-004-002	17,032.67
O/S Lien Red. Int.	4-01-17-004-003	1,233.28
O/S Lien Red. 6% YEP	4-01-16-500-025	
O/S Lien Red. Rec. Fee	4-01-17-004-003	
Misc. Copies	4-01-16-500-017	
Tax Sale Costs	4-01-16-500-018	
Tax Sale Costs (Collected at Tax Sale)		
Tax Sale Premiums	Trust Account	
6% Year End Penalty	4-01-16-500-025	
Tax Paid Certification	4-01-16-500-013	
Redemption Calculation Fee		
Total Tax Collections		<u>\$ 229,837.54</u>

Utility Collections:

Solid Waste		\$ 14,296.94
Sewer		127,814.03
Water		19,939.74
Sewer Connection Fee Install Plan		
Total Utility Collections		<u>\$ 162,050.71</u>
Total Collections for the Month		<u>\$ 391,888.25</u>

Borough of Mt. Arlington

Tax & Utility Office

To the Mayor & Council of the Borough of Mt. Arlington
I hereby submit my report of collections for:

The Month of July 2015

Dated: **August 26, 2015**

Completed by: **Jon Rheinhardt, CTC**

Tax Collections:

<u>Description</u>	<u>Account #</u>	<u>Collections</u>
Current Taxes	4-01-17-001-001	\$ 308,745.89
2014 Taxes	4-01-15-499-200	14,007.19
2014 Taxes (Collected at Tax Sale)		
Prepaid Taxes	4-01-17-001-004	
Municipal Redemption	4-01-17-004-001	
Interest & Costs	4-01-08-112-000	6,026.51
Interest & Costs (Collected at Tax Sale)		
Return Check Fee	4-01-16-500-017	
Tax Searches	4-01-08-105-010	
Duplicate Bills	4-01-16-500-016	
O/S Lien Red./Subs	4-01-17-004-002	
O/S Lien Red. Int.	4-01-17-004-003	
O/S Lien Red. 6% YEP	4-01-16-500-025	
O/S Lien Red. Rec. Fee	4-01-17-004-003	
Misc. Copies	4-01-16-500-017	
Tax Sale Costs	4-01-16-500-018	
Tax Sale Costs (Collected at Tax Sale)		
Tax Sale Premiums	Trust Account	
6% Year End Penalty	4-01-16-500-025	
Tax Paid Certification	4-01-16-500-013	
Redemption Calculation Fee		
Total Tax Collections		<u>\$ 328,779.59</u>

Utility Collections:

Solid Waste		\$ 20,081.29
Sewer		156,758.13
Water		105,624.98
Sewer Connection Fee Install Plan		
Total Utility Collections		<u>\$ 282,464.40</u>
Total Collections for the Month		<u>\$ 611,243.99</u>

BOROUGH OF MOUNT ARLINGTON
FINANCE OFFICE

Finance Report Current Fund

June 2015

Receipts
Disbursements

631,608.23
1,236,158.63

BOROUGH OF MOUNT ARLINGTON
FINANCE OFFICE

Finance Report Current Fund

July 2015

Receipts	689,875.47
Disbursements	1,696,380.15

Mayor report for 9/1/15

Since our meeting on 8/4/15

Health report- improving every day and getting stronger.
Thanks again for all the support and encouragement.

8/8/15- Officiated wedding in Chester Boro

8/10/15- Attended the ribbon cutting for the Quick Chek new location. Very pleased with the looks of the new store.

8/10/15- Carolyn, Councilman Stanzillis and I attended the fire department meeting. Wanted to discuss the incident at the Rogerene Fire House. All good.

8/18/15- Attended meeting with Highlands Council Chair Margaret Nordstrom and staff to discuss our Brownfield Redevelopment project, our landfill. Meeting was very informative.

8/18/15- Attended special council meeting to award the bid for Succasunna Road project.

8/21/15- Officiated wedding at Boro Hall

8/28/15- Officiated wedding at Boro Hall

8/31/15- Officiated wedding at Boro Hall

9/1/15- Attended meeting with DEP in Trenton about our brownfield redevelopment.