

**BOROUGH OF MOUNT ARLINGTON  
COUNCIL MEETING MINUTES  
JULY 11, 2017  
7:00 p.m.**

**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 on January 4, 2017 and posted on the bulletin board in the main hallway of the Municipal Building on December 21, 2016. Notice of this meeting is on file in the Office of the Borough Clerk and has been made available to the public.

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 in honor of all those brave men and women around the world who gave the ultimate sacrifice protecting our freedoms.

**4. Roll Call**

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

**5. Presentations**

- Verizon Presentation regarding Network Nodes in the Public Right-of-Way  
Richard Komissar, Site Acquisition Specialist, Tilson Tech, gave a brief presentation on behalf of Verizon, who is working on a state wide project utilizing utility poles in the rights-of-way. The antenna works in conjunction with the existing Verizon wireless cell network and improves reception on a spot basis; these nodes would be placed where Verizon feels there is receptor exhaust and where service is not being fully provided. The Council was given the presentation booklet with their meeting packets and had questions relating to location of nodes, sizes of antennas, any payment to Borough for use, and placement of equipment. There are no numbers or plans as of yet, Verizon is being pro-active and doing the research now. Verizon is looking for permission to operate in the right of way and will come back if they need further approvals. The Mayor stated this has to be done with consent of the entire municipality and thanked Mr. Komissar for his presentation.

**6. Tax and Utility Report for the Month of June 2017**

Total Tax Collections:	\$ 115,586.85
Total Utility Collections:	\$ 186,128.32

**7. Finance Report**

None

**8. Approval of Minutes**

June 13, 2017 Regular Meeting

Motion to Approve: Council President Sorge

Second: Councilman Delaney

Councilman Sadow noted a title typo; the Clerk will correct for final version of the Minutes.

Roll Call

Aye: Delaney, Loughridge, Sadow, Windish, Council President Sorge

Abstain: Cangiano (absent 6/13/17)

None Opposed

Motion Approved

June 20, 2017 Public Hearing – Green Acres Diversion

Motion to Approve: Council President Sorge

Second: Councilman Sadow

Roll Call

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

Abstain: Loughridge (absent 6/20/17)

None Opposed

Motion Approved

**9. Mayor's Report**

None

**10. Chief of Police Report**

- The Hope One Sheriff's initiative van was in the Borough on June 29<sup>th</sup>; they had a number of visitors and it was definitely worth their efforts to stop in the Borough.
- The fireworks went fine.
- Regarding the past discussion on trucks on Howard Boulevard, the Chief in Chester offered an opportunity to have a couple of officers attend a class being taught by the State Police Truck Unit to become more familiar with truck enforcement and the violations we are capable of writing for; the Chief did send officers to the class.
- Councilman Delaney and the Chief spoke with a Sergeant of the Truck Unit (a resident in town). On July 10<sup>th</sup>, the Truck Unit was in town and Officer Parachuk, who had attended the class in Chester, stopped some trucks. While this will not stop any problems, it is an immediate action to take to alert truckers.
- Chief Licata stated that since he has become Chief, the Department has hired four extremely qualified officers who have affected the overall mentality of the Department and have encouraged everyone to pick up their game; that's the reason there is more activity on his reports.
- Councilman Cangiano stated that with regard to the truck traffic, he has heard from residents on and around Orben Drive who are also concerned about the construction trucks using Orben. Chief stated he received an email from a resident in that area and sent a Sergeant to the ShadowWoods development to speak to the foremen's and bosses to try to get this remedied immediately so there are no further incidents; the Department is aware of this situation and to keep an eye out for the trucks. Councilman Sadow stated Orben Drive is on this year's road restoration list and the construction will last another eighteen months at least. The Mayor stated we might have to reassess when Orben will be reconstructed/repaved.

**11. Municipal Administrator's Report**

None

## 12. Council Committee Reports

### Councilman Delaney:

- In reviewing the Police Reports on the website, Councilman Delaney stated our Police Department is very busy and quoted some of the numbers contained in the reports. The Mayor stated that although the Department is so busy, there is nothing for residents to be concerned about.

### Councilman Loughridge:

- Last week he had an informal meeting with our Zoning Officer and touched on all the properties that have been cited. Some residents get written notices numerous times and just ignore it and others fix the problems right away. Administrator Rinaldi stated the Borough can also issue summonses. Councilman Loughridge stated some of the properties on Mountainview Road are a mess and he feels we have to address this a little more closely; Administrator Rinaldi stated she would follow-up with Mr. Mahoney. Administrator Rinaldi stated that depending on the circumstances and the heading in the Code, the violation could be a matter for police enforcement, the Health Officer or the Zoning Officer; there are always penalties defined in the Code but when it's a property maintenance issue, naturally the intention of the Borough is to encourage people to remedy the situation and hope it does not escalate from there but there. Councilman Cangiano stated that even if a resident receives summonses, it's still hard to get them to do anything; the judge issues fines but the issues are not remedied.

- Along with Property Maintenance, there is a problem with unregistered vehicles. Chief Licata stated that Officer DeRosa has been doing abandoned vehicles for ten years and handles any vehicle that comes to our attention; report any vehicles directly to Officer DeRosa.

- Ms. Rinaldi accompanied Councilman Loughridge on a tour of the telephone building next to the Police Station and the old Library/Police Station building. Councilman Loughridge stated he has spoken to a few residents who suggested the Borough sell these buildings, just to bring in ratables. The Mayor stated these discussions have been ongoing for quite some time; the Mayor thinks with the charrette and the Economic Development Committee, there will be some useful information on this which will benefit the taxpayers and residents of this Borough.

### Councilman Windish:

- Councilman Windish stated he's waiting to schedule meetings for IT, Code Committee, the goals and objectives, and Land Use - they did not meet and have been lagging so there have been several months and we need to get that moving along. You just brought up Code, which touches on a number of different things. Land Use is definitely - there is nothing going on there right now, so that takes care of that. We have to address the ADA issues at this building, so that concludes my report. Councilman Windish is waiting for dates to get these committees to meet - the Technology, Code, Goals and Objectives, Land Use; the Mayor stated we will work on some dates. Administrator Rinaldi asked what was Goals and Objectives. Councilman Windish stated it was for the full administrative setting up goals and objectives that we base our pay increases on. Councilman Cangiano stated that would be Personnel or Code. Councilman Windish stated if it is Personnel it's Personnel, he didn't know where because it falls under a lot. Administrator Rinaldi stated Me. Councilman Windish replied it is not you; it is most definitely not you it is the full administrative staff. Councilman Windish stated he takes exception to that and wants this to be on the record, I didn't say it.

### Councilman Cangiano:

- Nothing to report but with regard to the Verizon presentation earlier in the meeting, Councilman Cangiano stated it seems they are talking about a mini cell tower. Councilman Cangiano stated we should have further discussion if we want any conditions on our resolution. Mayor Stanzilis stated some towns are passing their own ordinances regulating the prices before they get run over by this; this is not going to come quickly and there is some discussion at the County level as well. Councilman Cangiano stated he understands this is not only Verizon, there are a lot of third party vendors that will basically build these on stack and then look for users.

**Councilman Sadow:**

- Councilman Sadow quoted the CP Monthly Report, "Landfill Redevelopment: "... final regulatory approval has been obtained", and speaking from the Solar Project Sub-Committee, where do we go from here? Borough Engineer Puszcz stated that approval relates to environmental approvals, not the utility.
- The Economic Development Committee has not met, we are still sifting through the data that was generated by the charrette and this process will take a little while.
- The Education Board/Council Liaison Committee should be meeting shortly but progress has been made with the Board toward some allotment based in large part on the temperature taken of this Council recently in that direction. Without any specifics, the ball is definitely moving at this point and probably by the end of the summer, we may be looking at something from a Finance Committee standpoint; hoping to put the Pilot issue vis-à-vis the Board to bed in time for next year's budget.

**Council President Sorge:**

- Next Council meeting will be Hawaiian Shirt Night again.
- Council President Sorge attended the Miss Lotta Salute to Veteran's Cruise; had a great time and saw the Mayor/Boy Scout Leader cheering the vet's on from the Municipal Beach dock. The Marine Corp. mascot, a large bulldog, was also at the cruise site.
- Council President Sorge and Councilman Windish will be attending the Veteran's Fishing Day at Lee's Park on July 29<sup>th</sup>. Council President Sorge will also be attending an upcoming event for disabled veterans at the Elk's.
- The Mayor commented on the Veteran's Cruise, thanking Captain of Miss Lotta Lee Moreau who really spearheaded the event

**13. Public Comment**

None

**14. New Business**

None

**15. Old Business**

None

**16. Resolutions****Voted By Consent****2017-113, 2017-114,****2017-117 through 2017-125**

- 2017-113** 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 July 11, 2017
- 2017-114** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Approving the Corrective Action Plan Recommended in the Annual Report of Audit for 2016
- 2017-117** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Authorizing Execution of a Memorandum of Agreement Between the Borough of Hopatcong, Borough of Mount Arlington, Jefferson Township and Roxbury Township AND New Jersey Department of Environmental Protection
- 2017-118** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Appointing Lifeguards for the 2017 Season
- 2017-119** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Endorsing the NJDOT Project to Replace the Interstate 80 at Howard Boulevard Bridge, Improvements to Howard Boulevard and the Associated Interstate 80 Ramps

- 2017-120** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, To Redeem a Third Party Tax Lien Certificate of Sale #15-00037 for Property Known as Block 104 Lot 29
- 2017-121** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, To Redeem a Third Party Tax Lien Certificate of Sale #16-00023 for Property Known as Block 107 Lot 1.01
- 2017-122** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, To Redeem a Third Party Tax Lien Certificate of Sale #16-00020 for Property Known as Block 102 Lot 13
- 2017-123** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, To Redeem a Third Party Tax Lien Certificate of Sale #16-00004 for Property Known as Block 21 Lot 9
- 2017-124** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, To Redeem a Third Party Tax Lien Certificate of Sale #16-00018 for Property Known as Block 96 Lot 11
- 2017-125** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, For Refund of Tax Overpayment for Property Known as Block 1 Lot 15

Motion to Approve By Consent: Council President Sorge

Second: Councilman Sadow

Roll Call

Aye: Delaney, Loughridge, Sadow, Cangiano, Windish, Council President Sorge  
None Opposed

Motion Approved

- 2017-115** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Authorizing the Renewal of Plenary Retail Consumption/Distribution and Club Licenses for the Licensing Period Commencing July 1, 2017

Motion to Approve: Council President Sorge

Second: Councilman Sadow

The Clerk noted that Hospitality Ventures Management, Inc. was to be stricken from the list of renewals; they are having administrative difficulties and should be approved at the August 1, 2017 Council meeting.

Roll Call

Aye: Delaney, Loughridge, Sadow, Cangiano, Windish, Council President Sorge  
None Opposed

Motion Approved

- 2017-116** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Supporting the State House Commission Final Application to the NJDEP Green Acres Program for the Major Diversion of Parkland Owned by the Borough of Mount Arlington

Motion to Approve: Council President Sorge

Second: Councilman Delaney

*(verbatim) Borough Engineer Stan Puszczy stated there was a Public Hearing conducted last month; to remind you, there was one person that commented and his comments were not objecting to the application, he simply asked for clarification as to what the intended use of that property was going to be in terms of diversion. Secondly, we kept the comment period open for written comment through July 5, 2017; no written comments were received so the only thing we have on the record is the Public Hearing that was conducted, no additional comments, and as you consider this Resolution, I just want to make sure you have that information because the Green Acres rules require that you*

*take that into consideration as you pass this. This resolution is essentially your continued statement of support, given all the information that has been generated; you passed a similar resolution at the beginning of the process saying you intend to progress through the diversion application process. This is your resolution concluding that process and with this, the file pieces will now be sent to Green Acres for final assemblage, they will share with us a draft copy so we can review it, and then it would be presented to the State House Commission for final decision and signature.* Mr. Puszcz stated the resolution as written should remain as written because it was reviewed and approved by Green Acres. Mr. Puszcz stated he simply wanted to ensure that the Minutes reflected his comments. Mr. Puszcz will be preparing a letter with a statement that this conversation took place as part of the deliberation to satisfy the requirements of the regulation to Green Acres.

- Councilman Sadow asked if the property has changed hands at Barnes Bros. Mr. Puszcz stated that when they did the title search, the name of the owner of the property was listed differently. Mr. Puszcz is actually getting a form signed by them and he understands, anecdotally, that the property was moved from private ownership into some form of trust. However, this has to do with the landlord, not the business itself. We are asking for something from the landlord, the property owner itself. Attorney Elizabeth Valandingham actually did the title search; in the resolution there is recognition of who the transaction was with originally and who the successor in title is at this point. Mr. Puszcz stated that every one of these documents has gone to Green Acres for their review and blessing before coming to Council; every word of this resolution was approved but the Minutes need to reflect that a conversation took place and Mr. Puszcz will document same in his correspondence to put a check in a box.

- Councilman Windish stated there was a multipage document regarding the whole history and asked Mr. Puszcz for a copy. Mr. Puszcz stated he had given a copy to Councilman Windish but will prepare another copy.

Roll Call

Aye: Delaney, Loughridge, Sadow, Cangiano, Windish, Council President Sorge  
None Opposed

Motion Approved

## **17. Ordinances – Introduction**

**10-17** An Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, to Establish the Formal Limits of the Rights-Of-Way For Berkshire Avenue and an Unnamed Road Along Their Shared Boundary with the Borough Owned Property Identified as Block 12, Lot 1

Motion: Council President Sorge stated the ordinance be adopted and further considered after a Public Hearing to be held on August 1, 2017 at 7:00 p.m. at the Municipal Building, 419 Howard Boulevard, Mount Arlington, NJ.

Second: Councilman Cangiano

Council Discussion: Borough Engineer Puszcz stated that Green Acres requires this be done by deed rather than by easement, therefore by ordinance. The property immediately to the right of the dirt road going up to the former landfill is our compensation property. There was some ambiguity as to where the physical dirt road is situated relative to the compensation property; this ordinance intends to clarify that because Green Acres wants to be sure that there is no encroachment of a paper road onto that property. We are separating the road from the compensation property with clarity through this ordinance; the ordinance is only clarifying the property line.

Roll Call

Aye: Delaney, Loughridge, Sadow, Cangiano, Windish, Council President Sorge  
None Opposed

Motion Approved

**18. Ordinances – Second Reading**

**08-17** An Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, Approving and Authorizing the Accepting of Property and Recordation of the Proposed Deed of Dedication of Property Located at Block 72.01, Lot 3

The Mayor opened the Hearing to the Public; no Public comment.

Motion to Approve: Council President Sorge

Second: Councilman Cangiano

Council discussion: Administrator Rinaldi publicly commended Attorney Elizabeth Valandingham for the tremendous amount of work that has gone into getting this document in front of us.

Roll Call

Aye: Delaney, Loughridge, Sadow, Cangiano, Windish, Council President Sorge

None Opposed

Motion Approved

**09-17** 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 Located on the Rear Section of a Corner Lot on Edgemere Avenue, Block 20, Lot 5.01, 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; no Public comment.

Motion to Approve: Council President Sorge

Second: Councilman Delaney

Council Discussion: Administrator Rinaldi stated this is to effectuate the sale for the property for the driveway across the street; the property in question is actually 39 Arlington Avenue, the driveway is actually on Edgemere, and it is at the end of the Borough parking lot.

Roll Call

Aye: Delaney, Loughridge, Sadow, Cangiano, Windish, Council President Sorge

None Opposed

Motion Approved

**19. Motions**

Vendor Permit:

- Queenie's Ice Cream Truck – sale of pre-packaged ice cream

Motion to Approve: Council President Sorge

Second: Councilman Delaney

Roll Call

Aye: Delaney, Loughridge, Sadow, Cangiano, Windish, Council President Sorge

None Opposed

Motion Approved

**20. Executive Session**

None

**21. Adjourn**

Administrator Rinaldi reminded Council that the next meeting is August 1, 2017; since the July meeting was held a week later due to the July 4<sup>th</sup> holiday, the next meeting is in three weeks.

Motion to Adjourn: Council President Sorge

Second: Councilman Delaney

Roll Call

All in Favor – Aye

None Opposed

Motion Approved



Linda DeSantis, RMC  
Borough Clerk

Minutes Approved at Council Meeting of August 1, 2017.



*Post*

# 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 2017

Dated:

Completed by: Jon Rheinhardt, CTC

### Tax Collections:

<u>Description</u>	<u>Account #</u>	<u>Collections</u>
Current Taxes	6-01-17-001-001	\$ 87,414.80
2016 Taxes	6-01-15-499-200	14,497.00
2016 Taxes (Collected at Tax Sale)		
Prepaid Taxes	6-01-17-001-004	
Municipal Redemption	6-01-17-004-001	
Interest & Costs	6-01-08-112-000	4,069.94
Interest & Costs (Collected at Tax Sale)		
Return Check Fee	6-01-16-500-017	
Tax Searches	6-01-08-106-010	
Duplicate Bills	6-01-16-500-016	
O/S Lien Red./Subs	6-01-17-004-002	9,019.24
O/S Lien Red. Int.	6-01-17-004-003	377.87
O/S Lien Red. 6% YEP	6-01-16-500-025	
O/S Lien Red. Rec. Fee	6-01-17-004-003	208.00
Misc. Copies	6-01-16-500-017	
Tax Sale Costs	6-01-16-500-018	
Tax Sale Costs (Collected at Tax Sale)		
Tax Sale Premiums	Trust Account	
6% Year End Penalty	6-01-16-500-025	
Tax Paid Certification	6-01-16-500-013	
Redemption Calculation Fee		
Total Tax Collections		<u>\$ 115,586.85</u>

### Utility Collections:

Solid Waste		\$ 12,668.79
Sewer		119,029.68
Water		54,429.85
Sewer Connection Fee Install Plan		
Total Utility Collections		<u>\$ 186,128.32</u>
Total Collections for the Month		<u>\$ 301,715.17</u>