

PUBLIC MEETING – Wednesday, June 24, 2015 at 8:00 p.m.

There will be a Public Meeting of the Mayor and Council of the Borough of Glen Rock on Wednesday, June 24, 2015, at 8:00 p.m. in the Council Chambers of the Municipal Building.

Agenda: (May be subject to change)

1. CALL TO ORDER /ROLL CALL

This meeting is called pursuant to the provisions of the Open Public Meeting Law. This Meeting was included in a list of meeting notices sent to the Bergen Record and advertised in said newspaper in January, posted on the bulletin board in the Municipal Building, and has remained continuously posted as the required notices under the Statue. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

In accordance with the New Jersey State Fire & Safety Code I call your attention to the lighted exit signs. In the event the alarm sounds, move in an orderly manner toward the exit nearest you and leave the building.

**Council Member O’Hagan – present
Council Member Orseck – present
Council Member Nogara – present**

**Council Member Pazan – present
Council Member Surrago – absent
Council Member Martin - present**

2. FLAG SALUTE/ANNOUNCEMENTS

Council member Martin led the Council and audience in the flag salute.

3. CONSENT AGENDA

All items listed are considered to be routine and non-controversial by the Borough Council and will be approved by one motion. There will be no separate discussion on these items unless a Council member(s) so request 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, received and filed letters, correspondence, reports and approval of applications and minutes.

Correspondence:

Mayor van Keuren read a letter from Joseph Yoo, Glen Rock 1st grader.

Resolutions:

1. Resolution for Approval of Minutes

Executive 5/11 & 5/13/15 – Closed 5/11/15 & 5/13/15 - Public 5/13/15

Resolution No. 147-15

Offered by Council Member Orseck

Seconded by Council Member Nogara

BE IT RESOLVED, that the Minutes of:

Executive Session –5/11 & 5/13/15

- 1 -

Minutes of Public Council Meeting - June 24, 2015

**Closed Session – 5/11/ & 5/13/15
Public Meeting 5/13/15**

Be accepted as submitted.

ROLL CALL:

Council Member O’Hagan – yes	Council Member Pazan - yes
Council Member Orseck – yes	Council Member Surrago - absent
Council Member Nogara - yes	Council Member Martin – yes

2. Resolution for Payment of Bills

Resolution No. 148-15

Offered by Council Member Orseck

Seconded by Council Member Nogara

BE IT RESOLVED, that the following bills of the Borough of Glen Rock be paid in the amount of \$

GR BOE	\$	1,688,413.00
GR Payroll		351,763.71
Health Benefits		195,804.03
Microsoft		11,818.07
PSEG		27,697.95
Indian Harbor Insurance Co.		16,740.19
Miscellaneous		86,243.25
Total Current Fund	\$	2,378,470.20
General Capital		42,528.67
Total Payment of Bills	\$	2,420,998.87

ROLL CALL:

Council Member O’Hagan - yes	Council Member Pazan - yes
Council Member Orseck – yes	Council Member Surrago - absent
Council Member Nogara - yes	Council Member Martin – yes

3. Resolution for Shared Service Agreement with Ridgewood (Child Health Clinic)

Resolution No. 149-15

Offered by Council Member Orseck

Seconded by Council Member Nogara

**RESOLUTION FOR SHARED SERVICE AGREEMENT WITH VILLAGE OF
RIDGEWOOD FOR CHILD HEALTH CLINIC**

WHEREAS, N.J.S.A. 40-8A-5 authorizes a municipality to contract with any public or private entity to provide for any service which the municipality itself could provide directly; and

WHEREAS, N.J.S.A. 40:8A-1 et seq., the Shared service Act, provides a mechanism for making such contracts between local units; and

WHEREAS, the governing bodies of Glen Rock and Ridgewood have by resolution authorized the execution of a shared service agreement pursuant to the Shared services Act N.J.S.A. 8a-1 et seq., hereinafter referred to as the statute; and

WHEREAS, the purpose of this Shared Service Agreement is contained in the enabling resolution which is hereby incorporated herein by reference.

NOW, THEREFORE, it is mutually agreed as follows:

1. The Village of Ridgewood shall provide to qualified Borough children up to 18 years of age, 2015 medical check-ups and child immunization shots through its research medical representative Dr. Wayne Narucki, for the ten clinics to be held at the Good Shepherd Church, 233 S. Highwood Ave., Glen Rock, New Jersey and Glen Rock agrees to9 pay Ridgewood \$80.00 per hour, which is one-half the physician’s hourly rate of \$160.00 not to exceed an annual total of \$1900. The Village of Ridgewood medical representatives, Dr. Wayne Narucki shall indemnify and hold the Borough, and its board of Health, harmless from any claims arising out of the services to be rendered herein in accordance with the indemnification provision set forth in the contract between The Village of Ridgewood and Dr. Wayne Narucki. The indemnification shall not cover any acts of negligence by the Borough.

2. The terms of this contract shall be for one year, from January 1, 2015 to December 31, 2015.

ROLL CALL:

Council Member O’Hagan - yes	Council Member Pazan - yes
Council Member Orseck - yes	Council Member Surrago - absent
Council Member Biggs - yes	Council Member Nogara - yes

4. Resolution for Chapter 159 (Alcohol Education Rehab)

**Resolution No. 150-15
Offered by Council Member Orseck
Seconded by Council Member Nogara**

**Chapter 159 Resolution
Approval of items of Revenue and Appropriation
NJS 40A:4-87**

WHEREAS, NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount,

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Glen Rock in the County of Bergen, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2014 in the amount of \$ 942.93, which is now available from the State of New Jersey Alcohol Ed Rehab & Enforcement Fund in the amount of \$ 942.93.

BE IT FURTHER RESOLVED that the like sum of \$ 942.93 is hereby appropriated under the caption of Alcohol Education Rehab; and

BE IT FURTHER RESOLVED that the above is the result of funds from the State of New Jersey Alcohol Ed Rehab & Enforcement Fund in the amount of \$ 942.93.

ROLL CALL:

Council Member O'Hagan - yes

Council Member Pazan - yes

Council Member Orseck - yes

Council Member Surrago - absent

Council Member Nogara - yes

Council Member Martin- yes

5. Resolution for Professional Services (Boswell Engineering)

Resolution No.: 151-15

Offered by Council Member: Orseck

Seconded by Council Member: Nogara

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES CONTRACT

WHEREAS, Governing Body of the Borough of Glen Rock has determined the need to change professional engineering services for the remainder of the year 2015; and

WHEREAS, Stantec Consulting has acknowledged the termination of their contract effective June 30, 2015, through an email dated June 11, 2015 to the Mayor, with exception to any project previously assigned; and

WHEREAS, Boswell McClave Engineering has submitted a proposal dated May 5, 2015, setting forth the anticipated hourly charges/costs to be assessed to the Borough of Glen Rock for the remainder of the 2015 contract term; and

WHEREAS, pursuant to the provisions of the New Jersey Campaign Contribution and Expenditures Reporting Act, specifically N.J.S.A. 19:44A-205, the Borough has determined and certified in writing that the value of the services will exceed \$17,500.00; and

WHEREAS, Boswell McClave Engineering has completed and submitted a Business Entity Disclosure Certification which certifies that Boswell McClave Engineering has not made any reportable contributions to a political or candidate committee in the Borough of Glen Rock, in the previous one year and that the contract will prohibit Boswell McClave Engineering from making any reportable contributions through the term of the contract; and

WHEREAS, the Governing Body has determined that Boswell McClave Engineering to be the most qualified firm to assist the Borough in its engineering needs for the remainder of 2015; and

WHEREAS, engineering services are a professional service exempt from public bidding requirements, but notice of this resolution must be published in a legal newspaper as required by the Local Public Contracts Law; and

NOW THEREFOR BE IT RESOLVED, by the Borough Council of Glen Rock, that the Borough Administrator is hereby authorized to enter into a contract with Boswell McClave Engineering as declared herein to provide engineering services to the Borough for the remainder of 2015; and be it further,

RESOLVED, that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this Resolution; and be it further,

RESOLVED, that the Borough Clerk shall cause to be published, notification of the award of the Professional Services Contract as required by the Local Public Contracts Law.

ROLL CALL:

Council Member O'Hagan - yes	Council Member Pazan – yes
Council Member Orseck – yes	Council Member Surrago – absent
Council Member Nogara – yes	Council Member Martin – yes

6. Resolution Awarding Street Resurfacing Contract (D&L Paving)

Resolution No. 152-15

Offered by Council Member Orseck

Seconded by Council Member Nogara

RESOLUTION AWARDING CONTRACT FOR STREET RESURFACING WORK

WHEREAS, the Borough of Ramsey, lead agency of the Northwest Bergen Cooperative Pricing System, which includes the Borough of Glen Rock, awarded street

resurfacing bids to the lowest responsible bidder D & L Paving Contractors, 681 Franklin Avenue, Nutley, New Jersey, with the total bid amount of \$3,043,811.78, and

WHEREAS, the Borough of Ramsey is preparing the master contract as lead agency, and the Borough of Glen Rock must adopt this resolution of bid award, and will schedule the resurfacing work to begin on or about August 27, 2015, or as soon as possible after that date, for the resurfacing of streets or portions of streets including but not limited to Chadwick, Clifton, Dean, Driscoll, Ellsworth, Greenway, Griswold, Lehigh, Pembroke, Warren, Kenmore, Harding and Hamilton.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Glen Rock that an award be made in an amount not to exceed \$700,000 to D & L Paving Contractors, Inc., subject to certification of funds by the CFO, and a contract approved by the Borough Attorney.

ROLL CALL:

Council Member O'Hagan - yes	Council Member Pazan - yes
Council Member Orseck – yes	Council Member Surrago – absent
Council Member Nogara – yes	Council Member Martin – yes

7. Resolution Authorizing Filing of Declaratory Judgment (COAH)

Resolution No.:153-15

Offered by Council Member: Orseck

Seconded by: Nogara

**RESOLUTION AUTHORIZING THE FILING OF A DECLARATORY JUDGMENT ACTION IN THE SUPERIOR COURT OF NEW JERSEY, LAW DIVISION AND A MOTION SEEKING TEMPORARY IMMUNITY FROM THIRD PARTY LAWSUITS WHILE PURSUING THE DECLARATORY JUDGMENT ACTION AND TAKING ALL ANCILLARY ACTIONS ASSOCIATED THEREWITH TO ACCOMPLISH THAT OBJECTIVE
(DECLARATORY JUDGMENT ACTION - COAH)**

WHEREAS, the Supreme Court of New Jersey rendered decisions in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 67 N.J. 151 (1975), (“Mount Laurel I”) and in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 92 N.J. 158 (1983) (“Mt. Laurel II”) ruling that developing municipalities had a constitutional obligation to provide a realistic opportunity for the construction of their fair share of the region’s low/moderate income housing needs; and

WHEREAS, in 1985, the New Jersey Legislature adopted the Fair Housing Act (“FHA”) which provided municipalities with the ability to comply with their Mt. Laurel obligations by establishing a Housing Element & Fair Share Plan (“HE&FSP”) that would satisfy its obligations through the Council on Affordable Housing (“COAH”); and

WHEREAS, COAH proceeded to adopt regulations for the first round obligations applicable from 1987 to 1993 and second round obligations that created a cumulative obligation from 1987 to 1999; and

WHEREAS, prior to the expiration of the second round regulations, COAH embarked upon a process to develop third round regulations utilizing a different methodology for the calculation of a municipality's affordable housing obligation that became known as the growth share methodology; and

WHEREAS, the Borough of Glen Rock ("Borough") received Second Round Substantive Certification; and

WHEREAS, COAH adopted various growth share regulations in 2004 which were subsequently invalidated by the Appellate Division in 2007; and

WHEREAS, COAH adopted a second and third iteration of the third round regulations in an attempt to accommodate the Appellate Division's decision in 2008; and

WHEREAS, the Borough filed its Third Round Housing Element & Fair Share Plan with COAH and petitioned for Substantive Certification in accordance with the third round regulations; and

WHEREAS, subsequent third round regulations were invalidated by the Appellate Division in 2010, which determined, among other things, that the growth share methodology was invalid, which decision was affirmed by the Supreme Court of New Jersey which directed COAH to adopt new regulations; and

WHEREAS, COAH having failed to adopt new regulations, the Fair Share Housing Center ("FSHC") filed a motion with the Supreme Court to enforce litigant's rights and, on March 10, 2015 the Supreme Court issued its decision on FSHC's motion to enforce litigant's rights wherein it established a procedure for municipalities to transition their applications pending before COAH to the judicial system in order to achieve similar protections that the municipality would have received had the COAH process proceeded; and

WHEREAS, the procedure established by the Supreme Court requires that by July 8, 2015 a participating municipality bring a Declaratory Judgment action in the Law Division of the Superior Court before the designated Mount Laurel Judge on notice to interested entities, to declare the municipality's HE&FSP as being constitutionally compliant; and

WHEREAS, the Supreme Court gave the Borough the right to seek temporary immunity from third party lawsuits while it pursues its Declaratory Judgment action; and

WHEREAS, on April 9, 2015 the Appellate Division issued its decision in the case entitled In re Failure of the Council on Affordable Housing to Adopt Trust Fund

Commitment Regulations, Docket No. A-5257-11T4 and Docket No. A-0122-13T3 wherein they divested COAH of jurisdiction to effect a forfeiture of Affordable Housing Trust Funds not spent or committed to be spent within four years of their receipt and transferred jurisdiction to the judges who would also be hearing the Declaratory Judgment actions; and

WHEREAS, there remains pending before COAH unapproved Spending Plans potentially preventing municipalities from utilizing their Affordable Housing Trust Funds in an appropriate manner; and

WHEREAS, in light of the transition of jurisdiction to effect a forfeiture of Affordable Housing Trust Funds to the Court, it is appropriate to seek approval for any unapproved Spending Plan by the Court as part of the Declaratory Judgment action, if circumstances warrant; and

WHEREAS, the Borough desires to authorize the initiation of a Declaratory Judgment action in order for the Borough to proceed to validate a HE&FSP to be prepared by the Borough Planner; to seek temporary immunity while it pursues the Declaratory Judgment action; and to take all ancillary actions associated therewith to accomplish that objective.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body as follows:

1. Robert L. Garibaldi, Jr., Esq. is hereby authorized and directed to initiate a Declaratory Judgment action in the Superior Court of New Jersey, Law Division, Bergen County, to seek a declaration that the Borough's HE&FSP, to be prepared by the Borough Planner, is constitutionally compliant and satisfies the Borough's affordable housing obligation for the period ending in 2025, or such other time period as may be determined by subsequent proceedings and to seek approval of its Spending Plan, if appropriate.

2. Said Declaratory Judgment action shall be filed no later than July 8, 2015, the deadline set forth in the Supreme Court decision above referenced, for the filing of such an action.

3. Simultaneous with the filing of the Declaratory Judgment action, Robert L. Garibaldi, Jr., Esq. is hereby authorized and directed to seek and obtain temporary immunity from any third party lawsuits associated with the Borough's affordable housing obligation, for a minimum period of five months (or such other time as the Court may direct), in order to allow the Borough and its Planner to complete a revised HE&FSP to reflect and accommodate the Borough's affordable housing obligation through 2025, or such other time period as may be determined by subsequent proceedings.

4. The Governing Body requests the Planning Board to authorize the Borough Planner to prepare a revised HE&FSP as part of the Master Plan of the Borough which, among other things, will establish the affordable housing obligation of the Borough, through 2020 or such other time period as may be determined by subsequent proceedings, and further establish a mechanism to satisfy that obligation.

5. The Borough requests that the Governing Body representatives participate in the review of the HE&FSP prior to its public hearing and disposition by the Planning Board inasmuch as the Borough will be required to endorse the same as part of its proceedings to obtain the protections to be afforded to it through the Declaratory Judgment action abovementioned.

6. Robert L. Garibaldi, Jr., Esq., Christine Cofone, AICP/PP of Cofone Consulting Group, LLC and all other appropriate Borough professionals, employees, elected, and appointed officials are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.

7. This Resolution shall take effect immediately.

ROLL CALL:

Council Member O’Hagan - yes	Council Member Pazan - yes
Council Member Orseck - yes	Council Member Surrago - absent
Council Member Nogara- yes	Council Member Martin – yes

Motion to accept consent agenda by Council Member Orseck
Seconded by Council Member Nogara

ROLL CALL:

Council Member O’Hagan - yes	Council Member Pazan - yes
Council Member Orseck - yes	Council Member Surrago - absent
Council Member Nogara- yes	Council Member Martin – yes

Mayor van Keuren commented on the recently stolen AED machines located at the recreational fields. Resident Dr. Andrew Korinis was recognized for his substantial donation to purchase three AED machines.

4. MOTIONS

Departmental Reports

Council member Martin (*Licenses & Franchises*) - No report at this time.

Council member O’Hagan (*Public Safety*) - All Safety personnel were thanked for yet another successful Family Fun Fair, which was held last week. Hawthorne Fire Department is currently in the process of setting up a training facility on Wagaraw Road. Glen Rock will be helping in whatever means they can to make this facility successful.

Council member Pazan (*Library*) - The Library is looking for float riders for the 4th of July Parade. A performance of Romeo & Juliet will benefit the Friends of the Library. Digital books and movies are available for downloading.

Council member Orseck (*Parks & Recreation*) - The pool is up and running. The Arboretum is doing a fund raising drive for a proposed educational building. The Shack Program started this week and will continue through August 1st.

Council member Nogara (*Finance*) - Commented that the street repaving was awarded. Paving should occur on or about August 27th. This was a \$700,000 capital budget item.

Motion to accept reports as filed:
Motion by Council Member Pazan
Seconded by Council Member O'Hagan

ROLL CALL:

Council Member O'Hagan - yes	Council Member Pazan - yes
Council Member Orseck - yes	Council Member Surrago - absent
Council Member Nogara- yes	Council Member Martin – yes

5. **ORDINANCES – Motion to postpone public hearing until July 29, 2015 (Ord. 1720 & 1721)**
Motion by Council Member Nogara
Seconded by Council Member Martin

ROLL CALL:

Council Member O'Hagan - yes	Council Member Pazan - yes
Council Member Orseck - yes	Council Member Surrago - absent
Council Member Nogara- yes	Council Member Martin – yes

Ord. #1720 –Final Reading – AN ORDINANCE TO AMEND CHAPTER 23 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF GLEN ROCK – 1971 AS AMENDED ENTITLED “LAND USE PROCEDURES”; TO ADD A LANDSCAPE PLAN TO THE GENERAL APPLICATION REQUIREMENTS

Ord. # 1721 – Final Reading – AN ORDINANCE TO AMEND CHAPTER 208 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF GLEN ROCK – 1971 AS AMENDED ENTITLED “TREES AND SHRUBS”; BEING AN ORDINACNE CONTROLLING THE PLACEMENT/REMOVAL OF TREES IN THE BOROUGH TO PROVIDE FOR A LANDSCAPE PLAN WITH THE DEMOLITION OF A BUILDING STRUCTURE

Ordinance Procedure # 1722 (S-2 Age Restricted Housing District)
Date of Introduction: June 24, 2015

Council Resolution # 154-15
Introduced by Council Member Orseck
Seconded by Council Member Pazan

Be It Resolved by the Borough Council of the Borough of Glen Rock that AN ORDINANCE TO AMEND CHAPTER 230 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF GLEN ROCK TO, 1971 ENTITLED “ZONING” BEING AN ORDINANCE ESTABLISHING A UNIFORM SET OF ZONING REQUIREMENTS; TO ADD AN S-2 – AGE RESTRICTED HOUSING DISTRICT.

Heretofore introduced and does now pass on first reading, and that the said Ordinance be further considered for final passage at a meeting to be held on July 29, 2015 at 8:00 p.m., or as soon thereafter as the matter can be reached, at the Municipal Building in the Borough of

Glen Rock, and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Borough Clerk is hereby authorized and directed to publish said ordinance in the Bergen Record according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

ROLL CALL:

Council Member O’Hagan - yes

Council Member Pazan - yes

Council Member Orseck – yes

Council Member Surrago - absent

Council Member Nogara - yes

Council Member Martin - yes

5. MEETING OPEN TO THE PUBLIC: (Before speaking at the meeting, each person must state their name and address. 5 minute limit)

Ron D’Argenio, 12 Keith Place - Mr. D’Argenio believes there is a tremendous amount of confusion concerning Ordinance #1722. Reports in the newspaper are misleading. A new zone is simply being created, not senior housing. There appears to be a lack of explanation and transparency. A new zone of S-2 is being proposed, which allows buildings to be 45’ in height. Mr. D’Argenio commented that a “letter to the people” may be appropriate concerning this ordinance be put in the paper. Mr. Garibaldi commented that this ordinance goes back to the Planning Board for approval at their meeting July 2nd and then returns to the Council for final reading on July 29th.

Kate Gill, 33 Bradford Street - Ms. Gill asked what the next steps are on the United Way group home. Mayor van Keuren stated an informational meeting will be held tomorrow night, June 25th. Ms. Gill when does the Council decide whether or not they will go forward with this project. Mayor van Keuren replied possibly the next step would be a resolution being proposed by the Council to allocate money for this project. Council member O’Hagan added that nothing will happen until the Council is satisfied that all of their and the public’s questions have been answered. Ms. Gill asked what will happen between tomorrow night and July 29th and if there will be any closed door meetings on this subject. Mayor van Keuren clarified that there have never been, nor will there be, any closed door meetings on this subject. If any meetings are scheduled they will be advertised in advance.

Jim Seaton, Ferndale Avenue - Mr. Seaton questioned a previous subject, at a previous meeting where the subject of an indoor garage being built. Mr. Seaton asked how many parking spaces we’re talking and the cost to taxpayers. Mayor van Keuren stated Mr. Seaton has jumped ahead and this meeting was a response to a need that has been expressed. The Borough is far away from making this decision. Mayor van Keuren stated one of the Council concerns is the number of empty retail spaces and the lack of parking has been a concern. Council member Nogara clarified that this meeting was purely explorative.

Kevin Flaherty, 43 Bradford Street - Mr. Flaherty commented 15 Bradford Street was recently condemned. Mr. Flaherty is concerned with the actions that have been taken with this property. At his own admission, Mr. Flaherty stated he did not attend the informational meeting Monday evening. Mayor van Keuren urged Mr. Flaherty to attend Thursday’s meeting. Mayor van Keuren expressed concern that a lot of conclusions are being jumped to before factual information is considered. The Mayor stated that he has tried to inform the residents what was going on at a very early stage as quickly as possible. Mayor van Keuren assured Mr. Flaherty that we are simply in the process, nothing has been signed and it is not a done deal. The majority of Mr. Flaherty’s questions were answered at Monday night’s meeting and will be addressed again at Thursday’s meeting.

Neil Bilbao, 2 Bradford Street - Mr. Bilbao questioned the July 8th deadline and the use of COAH funds. Mr. Garibaldi replied that the Supreme Court in New Jersey removed jurisdiction of COAH from the State Agency and transferred it to the courts. As part of the decision the Court gave through July 8th for towns to seek the protection through a court order rather than through a State certification for their affordable housing plan. Mayor van Keuren clarified the affordable housing plan is something totally different than this specific plan.

Councilmember Nogara clarified that COAH money has been collected from developers from residential properties. We would like to see this money put to use in Glen Rock and not be handed over to the State. So, technically, this funding is not taxpayer money but rather money that is sitting in a fund.

Dominick Pollicano, 34 Rodney - Mr. Pollicano stated we are involved with United Way with purchasing this property, from a financial point. Mayor van Keuren clarified not at this point, though that may eventually be the plan. Mr. Pollicano asked what affect this proposed plan will have on the neighboring properties. Mayor van Keuren stated he asked the President of United Way (at the meeting Monday night) if in his experience has there ever been any effect on the neighboring properties. United Way's response was no. Mayor van Keuren replied he will confer with the Borough Assessor. Mr. Pollicano asked if they would need to comply with Borough building regulations. Mr. Garibaldi replied United Way indicated they would conform to any building regulations; however under State statute they are exempt from any zoning restrictions. Mr. Garibaldi noted there are currently three group homes in town and have been for at least ten years. The other three homes are more for people with extreme handicaps or mental issues. Mayor van Keuren commented it is premature to address any specifics of the house structure. Council member Orseck added United Way gave us a list of 25 homes, of which 19 of them are in Bergen County. It was also noted that the majority of occupants hold some type of job within the town they live.

Stephanie Ohnegian, 51 Roxbury Place - Mrs. Ohnegian asked if neighbors of other like homes have been surveyed. Mayor van Keuren commented he hopes to have the former Mayor of Allendale at Thursday's meeting (Allendale has a United Way house). Mrs. Ohnegian questioned if other locations were looked at for affordable housing. Mrs. Ohnegian questioned that since the town is taking ownership of Glen Courts in 2016 could some of those units be converted to fill our affordable housing requirement. Mayor van Keuren stated that has been looked at briefly. Mrs. Ohnegian commented if the town is so deficient in affordable housing perhaps they should consider a larger building that would house more residents, rather than a house here and a house there.

6. ADJOURNMENT

**Motion to adjourn the public meeting made by Council member Orseck
Seconded by Council member O'Hagan
Meeting adjourned at 9:16 p.m.**