

**SPECIAL MEETING
OF THE
ELMWOOD PARK MAYOR AND COUNCIL
October 29, 2020
4:00P.M.**

1. CALL TO ORDER:

The Special Meeting of the Mayor and Council of the Borough of Elmwood Park was called to order on Thursday, October 29, 2020 at 4:03PM in the Council Chambers of the Municipal Building, 182 Market Street, Elmwood Park, New Jersey.

On Roll Call Councilmembers: Fasolo, Golabek, Ingui, Pellegrine, Wechtler, and Council President Balistrieri. Also present were Mayor Colletti, Borough Administrator Foligno, Borough Clerk Erin Delaney, and Borough Attorney Salvatore Ingrassia.

2. PRAYER & FLAG SALUTE:

3. STATEMENT OF COMPLIANCE:

Whereas, Chapter 231 of the Public Laws of the State of New Jersey requires at the commencement of every meeting a Statement of Compliance be read by the presiding officer.

Now, Therefore Be Advised, that the meeting requirements for this meeting have been met by publishing a special meeting notice in The Record and Herald News and by posting such notice in the office of the Borough Clerk as well as in a public place within the Municipal Building, and by notifying interested citizens. Said notice was posted on October 13, 2020 and again on October 26, 2020.

4. ORDINANCES:

FIRST READING

R-415-20

Introduce Ord. #20-33

AN ORDINANCE TO AMEND CHAPTER 2 "ADMINISTRATION" MORE SPECIFICALLY ARTICLE III OF THE CODE OF THE BOROUGH OF ELMWOOD PARK TITLED "DEPARTMENT OF THE LOCAL GOVERNMENT." MORE SPECIFICALLY, SECTION 2-27 ENTITLED "POLICE DEPARTMENT." MORE SPECIFICALLY SECTION 2-27.1 ENTITLED "CREATION OF THE DEPARTMENT; MEMBERS"

R-416-20

Introduce Ord. #20-34

BOND ORDINANCE TO AMEND SECTIONS 4, 5, 6, 7, 8, 10 AND 11 OF THE BOND ORDINANCE (ORD. NO. 19-15) ENTITLED: "BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, NEW INFORMATION TECHNOLOGY EQUIPMENT AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,585,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS," ADOPTED ON AUGUST 15, 2019.

SECOND READING

R-417-20

Introduce Ord. #20-32

ORDINANCE OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF BERGEN, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR REHABILITATION OF CERTAIN PROPERTIES SITUATED ALONG MARKET STREET AND VICINITY

5. RESOLUTION:

R-418-20 Capital Budget Amendment

6. PUBLIC HEARING:

7. EXECUTIVE SESSION:

8. ADJOURNMENT:

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-415-20**

**RESOLUTION BY: COUNCILWOMAN WECHTLER
SECONDED BY: COUNCILMAN FASOLO**

**INTRODUCE ORDINANCE #20-33
FIRST READING**

BE IT RESOLVED, that an ordinance entitled:

**AN ORDINANCE TO AMEND CHAPTER 2 "ADMINISTRATION"
MORE SPECIFICALLY ARTICLE III OF THE CODE OF THE
BOROUGH OF ELMWOOD PARK TITLED "DEPARTMENT OF
THE LOCAL GOVERNMENT." MORE SPECIFICALLY,
SECTION 2-27 ENTITLED "POLICE DEPARTMENT." MORE
SPECIFICALLY SECTION 2-27.1 ENTITLED "CREATION OF
THE DEPARTMENT; MEMBERS"**

BE IT RESOLVED, that a final hearing on said ordinance will be heard in the Municipal Building on Thursday, November 12, 2020 at 7:00PM or as soon thereafter as same can be heard, at which time any persons interested in said ordinance can be heard;

BE IT FURTHER RESOLVED, that the Borough Clerk be, and she is hereby authorized to advertise in a legal newspaper a notice of introduction and final hearing as required by law.

APPROVED: October 29, 2020

Robert Colletti, Mayor

ATTEST: _____

Erin Delaney, MPA, RMC
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Pellegrine	X			
Golabek	X				Wechtler	X			
Ingui			Recuse		Balistrieri			Recuse	

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 29th day of October 2020. Signed and sealed before me.

Erin Delaney, MPA, RMC
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE # 20-33**

AN ORDINANCE TO AMEND CHAPTER 2 "ADMINISTRATION" MORE SPECIFICALLY ARTICLE III OF THE CODE OF THE BOROUGH OF ELMWOOD PARK TITLED "DEPARTMENT OF THE LOCAL GOVERNMENT." MORE SPECIFICALLY, SECTION 2-27 ENTITLED "POLICE DEPARTMENT." MORE SPECIFICALLY SECTION 2-27.1 ENTITLED "CREATION OF THE DEPARTMENT; MEMBERS"

WHEREAS, the Mayor and Council have become aware of the need to streamline the police department to make the same more efficient in its operation and to protect the health and safety of the residents of the Borough of Elmwood Park.

BE IT ORDAINED by the Mayor and Council of the Borough of Elmwood Park, County of Bergen, and State of New Jersey as follows:

SECTION 1: Chapter 2, Article III of the Code of the Borough of Elmwood Park titled "Department of Local Government" more specifically section 2-27.1 Creation of the Department; Members, shall be amended to so as to add language to section b and add a new section intitled section c.

Section b. Shall be amended to read as follows:

In order to provide for a safe and efficient transition when a member or members of the police force give notice of their intent to retire, there shall be permitted a maximum of two additional patrol officers (in addition to the number of patrol officers set forth in Subsection a5 above) who may be employed for a maximum of six months for the purpose of training and familiarization with police procedures. The six-month provision shall apply to officers hired as part of the New Jersey Civil Service Commission Intergovernmental Transfer Program.

New Section c. shall be inserted to read as follows:

In order to provide for a safe and efficient transition, there shall also be a separate provision for officers hired off the New Jersey Civil Service eligibility list as a new police recruit. This provision shall permit a maximum of two additional patrol officers (in addition to the number of patrol officers set forth in Subsection a5 above) who may be employed for a maximum of ten months for the purpose of training and familiarization with police procedures.

SECTION 2: Remaining Part Unchanged. All of the remaining parts of the Ordinance relating to Article III, known as Department of the Local Government of the Borough of Elmwood Park to the extent that they are not inconsistent with this Ordinance shall remain in full force and effect until modified or repealed pursuant to law. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed as to such inconsistencies.

SECTION 3: Invalid Provisions. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 4: Effective Date. This Ordinance shall take effect immediately upon final passage and publication thereof as provided by law.

ATTEST: _____

Erin Delaney, MPA, RMC

Borough Clerk

APPROVED: _____

Robert Colletti, Mayor

Introduced: October 29, 2020

Adopted:

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-416-20**

**RESOLUTION BY: COUNCILWOMAN WECHTLER
SECONDED BY: COUNCILWOMAN PELLEGRINE**

**INTRODUCE ORDINANCE #20-34
FIRST READING**

BE IT RESOLVED, that an ordinance entitled:

BOND ORDINANCE TO AMEND SECTIONS 4, 5, 6, 7, 8, 10 AND 11 OF THE BOND ORDINANCE (ORD. NO. 19-15) ENTITLED: "BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, NEW INFORMATION TECHNOLOGY EQUIPMENT AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,585,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS," ADOPTED ON AUGUST 15, 2019.

BE IT RESOLVED, that a final hearing on said ordinance will be heard in the Municipal Building on Thursday, November 12, 2020 at 7:00PM or as soon thereafter as same can be heard, at which time any persons interested in said ordinance can be heard;

BE IT FURTHER RESOLVED, that the Borough Clerk be, and she is hereby authorized to advertise in a legal newspaper a notice of introduction and final hearing as required by law.

APPROVED: October 29, 2020

Robert Colletti, Mayor

ATTEST: _____
Erin Delaney, MPA, RMC
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Pellegrine	X			
Golabek	X				Wechtler	X			
Ingui	X				Balistreri	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 29th day of October 2020. Signed and sealed before me.

Erin Delaney, MPA, RMC
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE # 20-34**

BOND ORDINANCE TO AMEND SECTIONS 4, 5, 6, 7, 8, 10 AND 11 OF THE BOND ORDINANCE (ORD. NO. 19-15) ENTITLED: "BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, NEW INFORMATION TECHNOLOGY EQUIPMENT AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,585,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS," ADOPTED ON AUGUST 15, 2019.

BE IT ORDAINED by the Borough Council of the Borough of Elmwood Park, in the County of Bergen, State of New Jersey, as follows:

Section 1. Section 4 of Ordinance No. 19-15 entitled:

"BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, NEW INFORMATION TECHNOLOGY EQUIPMENT AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,585,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS"

adopted by the Borough Council of the Borough of Elmwood Park, in the County of Bergen, New Jersey (the "Borough") on August 15, 2019 (the "Prior Ordinance") is hereby amended to (A)(i) increase the appropriation and estimated cost in Section 4.F. from \$1,192,500 to \$1,282,500 (an increase of \$90,000); (ii) increase the down payment appropriated in Section 4.F. from \$56,800 to \$61,300 (an increase of \$4,500); and (iii) increase the bonds and notes authorized in Section 4.F. from \$1,135,700 to \$1,221,200 (an increase of \$85,500); and (B)(i) increase the aggregate appropriation and estimated cost for Section 4 from \$1,585,000 to \$1,675,000 (an increase of \$90,000); (ii) increase the aggregate down payment appropriated for Section 4 from \$76,000 to \$80,500 (an increase of \$4,500); and (iii) increase the aggregate amount of bonds and notes authorized in Section 4 from \$1,509,000 to \$1,594,500 (an increase of \$85,500); and shall hereafter read as follows:

"Section 4. The several purposes hereby authorized for the financing of which said obligations are to be issued are set forth in the following "Schedule of Improvements, Purposes and Amounts" which schedule also shows (1) the amount of the appropriation and the estimated cost of each such purpose, and (2) the amount of each sum which is to be provided by the down payment hereinafter appropriated to finance such purposes, and (3) the estimated maximum amount of bonds and notes to be issued for each such purpose, and (4) the period of usefulness of each such purpose, according to its reasonable life, computed from the date of said bonds:

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

A. Acquisition of new automotive vehicles, including original apparatus and equipment, consisting of SUVs for the use of the Police Department.

Appropriation and Estimated Cost	\$ 143,500
Down Payment Appropriated	\$ 7,300
Bonds and Notes Authorized	\$ 136,200
Period of Usefulness	5 years

B. Acquisition of new communication and signal systems equipment consisting of portable radios for the use of the Police Department.

Appropriation and Estimated Cost	\$ 108,500
Down Payment Appropriated	\$ 5,170
Bonds and Notes Authorized	\$ 103,330
Period of Usefulness	10 years

C. Acquisition of new information technology equipment consisting of a computer server for the use of the Police Department.

Appropriation and Estimated Cost	\$ 43,500
Down Payment Appropriated	\$ 2,080
Bonds and Notes Authorized	\$ 41,420
Period of Usefulness	7 years

D. Acquisition of a new automotive vehicle, including original apparatus and equipment, consisting of an SUV for the use of the Fire Prevention Bureau.

Appropriation and Estimated Cost	\$ 63,500
Down Payment Appropriated	\$ 3,050
Bonds and Notes Authorized	\$ 60,450
Period of Usefulness	5 years

E. Replacement of the air conditioning system at the Municipal Building.

Appropriation and Estimated Cost	\$ 33,500
Down Payment Appropriated	\$ 1,600
Bonds and Notes Authorized	\$ 31,900
Period of Usefulness	15 years

F. Undertaking of the 2019 Road Resurfacing Program at various locations (including drainage improvements and curb and sidewalk replacement, where necessary), as set forth on a list on file with the Borough Clerk and hereby approved and incorporated herein by this reference thereto. Depending upon the contract price and other exigent circumstances, and upon approval by the Borough Council, there may be additions to or deletions from the aforesaid list. It is hereby determined and stated that the roads being improved are of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Appropriation and Estimated Cost	\$1,282,500
Down Payment Appropriated	\$ 61,300
Bonds and Notes Authorized	\$1,221,200
Period of Usefulness	10 years

Aggregate Appropriation and Estimated Cost	\$1,675,000
Aggregate Down Payment Appropriated	\$ 80,500
Aggregate Amount of Bonds and Notes Authorized	\$1,594,500."

Section 2. Section 5 of the Prior Ordinance is hereby amended to increase the estimated amount of statutorily permitted expenses included in the amount appropriated from \$210,000 to \$220,000 (an increase of \$10,000), and shall hereafter read as follows:

"Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$220,000 which is estimated to be necessary to finance the cost of such purposes, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law."

Section 3. Section 6 of the Prior Ordinance is hereby amended to increase the down payment appropriated from \$76,000 to \$80,500 (an increase of \$4,500), and shall hereafter read as follows:

"Section 6. It is hereby determined and stated that moneys exceeding \$80,500, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purposes. The sum of \$80,500 is hereby appropriated from such moneys to the payment of the cost of said purposes."

Section 4. Section 7 of the Prior Ordinance is hereby amended to increase the amount of bonds authorized from \$1,509,000 to \$1,594,500 (an increase of \$85,500), and shall hereafter read as follows:

"Section 7. To finance said purposes, bonds of said Borough of an aggregate principal amount not exceeding \$1,594,500 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted."

Section 5. Section 8 of the Prior Ordinance is hereby amended to increase the amount of bond anticipation notes authorized from \$1,509,000 to \$1,594,500 (an increase of \$85,500), and shall hereafter read as follows:

"Section 8. To finance said purposes, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$1,594,500 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding."

Section 6. Section 10 of the Prior Ordinance is hereby amended to increase the average period of usefulness of the purposes authorized from 9.37 years to 9.40 years (an increase of 0.03 years), and shall hereafter read as follows:

"Section 10. It is hereby determined and declared that the average period of usefulness of said purposes, according to their reasonable lives, taking into consideration the respective amounts of bonds or notes authorized for said purposes, is a period of 9.40 years computed from the date of said bonds."

Section 7. Section 11 of the Prior Ordinance is hereby amended to increase the amount of gross debt of the Borough shown on the Supplemental Debt Statement filed for the ordinance, as amended, from \$1,509,000 to \$1,594,500 (an increase of \$85,500), and shall hereafter read as follows:

"Section 11. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$1,594,500 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law."

Section 8. The capital budget is hereby amended to conform with the provisions of this amendatory bond ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 9. This ordinance shall take effect twenty days after the first publication thereof after final passage.

ATTEST: _____

Erin Delaney, MPA, RMC
Borough Clerk

APPROVED: _____

Robert Colletti, Mayor

Introduced: October 29, 2020

Adopted:

Planning Board Chairman Jeffrey Freitag and Borough Planner, Chris Colley, from Topology gave a brief review of the redevelopment plan. They discussed the process that took place for the Borough to get to the point of having the plan up for adoption this evening. Chairman Freitag noted that the Planning Board is in support of this plan. Both continuously reiterated that the plan calls for an overlay zone which only adds zoning to the area and does not take away from any current zoning.

A motion was made by Councilwoman Ingui and seconded by Councilman Fasolo to open the floor for public comment. Motion carried unanimously.

Robert Fabian, 30 Plymouth Street, Fairfield, NJ, inquired as to the meaning of “N-C” noted in the plan. Mr. Colley informed him that it stands for “Neighborhood Commercial.” He asked for information on how the plan will address parking on Market Street. Mr. Fabian stated his opinion that he feels the plan may lower property values and his concern that developers will need to buy more properties. Councilman Golabek affirmed that individuals will only need to buy more properties if they are more ambitious with their development. Mr. Fabian continued to question what the affect will be on current property owners.

Jessica Brazier, Market Street, questioned whether or not her property taxes will go up as a result of the plan. Additionally, she informed the Governing Body that when her property was purchased there was a County ordinance in place, being that Market Street is a County road, that required a 50-foot setback if the building was completely demolished and rebuilt. Ms. Brazier followed up by asking whether or not this ordinance is still in place and if it will be bypassed for new development within the plan.

Maria Rivera, Van Riper Avenue, asked the Governing Body if the plan will call for business or apartments. She stated her concerns regarding renters, parking, and traffic – specifically at the light at the intersection of River and Market.

Robert Leidenfrost, Market Street, advised the Mayor and Council that he has a plan in mind that would give them the most bang for the buck.

Mayor Colletti closed the public portion.

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-417-20**

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILWOMAN PELLEGRINE**

**INTRODUCE ORDINANCE #20-32
SECOND READING**

WHEREAS, a public notice has been given by the Borough Clerk that an ordinance entitled:

**ORDINANCE OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF
BERGEN, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR
REHABILITATION OF CERTAIN PROPERTIES SITUATED ALONG
MARKET STREET AND VICINITY**

WHEREAS, said ordinance was introduced and passed at a meeting held on Thursday, September 17, 2020 and that further consideration of this ordinance would be taken up at this meeting; and

WHEREAS, all persons interested in said ordinance were given an opportunity to be heard concerning the same;

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, that an ordinance entitled:

**ORDINANCE OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF
BERGEN, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR
REHABILITATION OF CERTAIN PROPERTIES SITUATED ALONG
MARKET STREET AND VICINITY**

pass on final reading.

APPROVED: October 29, 2020

Robert Colletti, Mayor

ATTEST: _____
Erin Delaney, MPA, RMC
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Pellegrine	X			
Golabek	X				Wechtler	X			
Ingui	X				Balistreri	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 29th day of October 2020. Signed and sealed before me.

Erin Delaney, MPA, RMC
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE # 20-32**

**ORDINANCE OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF
BERGEN, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR
REHABILITATION OF CERTAIN PROPERTIES SITUATED ALONG
MARKET STREET AND VICINITY**

WHEREAS, the Local Redevelopment and Housing Law, NJS.A. 40A: 12A-1, et seq., as amended (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation or redevelopment; and

WHEREAS, in accordance with the Redevelopment Law, the Borough Council of ("Council") of the Borough of Elmwood Park (the "Borough") on December 19, 2019, adopted a Resolution designating the Borough of Elmwood Park as an area in its entirety in need of rehabilitation pursuant to the Local Redevelopment and Housing Law; and

WHEREAS, in order to facilitate and effectuate the proper use of the properties located in the Market Street area and vicinity, the Borough has determined that there is a need to develop and implement a rehabilitation/redevelopment plan for the properties located on Market Street and vicinity pursuant to the authority granted under the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq; and

WHEREAS, the Governing Body retained the services of Topology N.J. LLC, a planning firm, to prepare a Redevelopment/rehabilitation Plan; and

WHEREAS, the planning firm, Topology N.J. LLC, has prepared and submitted to the Borough Council a redevelopment/rehabilitation plan designated as "Elmwood Park Market Street Redevelopment Plan" dated September 10, 2020; and

WHEREAS, due to the conditions of the properties identified in the Rehabilitation Area and describe in the Redevelopment Plan, the Borough Council finds the specific areas as identified inclusive of Blocks and Lots of the Tax map of Elmwood Park, more identified in the Redevelopment Plan attached as exhibit "A", to be in need of Rehabilitation, and the Borough Council further finds that it is necessary to implement and adopt the proposed Redevelopment Plan prepared by Topology N.J. LLC which provides an overlay zone in need for rehabilitation situated on Market Street and areas in the vicinity of Market Street; and

WHEREAS, the Redevelopment Plan, dated September 10, 2020 is on file with the Borough Clerk and provides the redevelopment/rehabilitation standards for the Property, including but not limited to the goals and objectives as setforth and stipulated in the Redevelopment Plan; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, the Land Use Law the Planning Board shall review the Redevelopment Plan and transmit its comments relating to the Redevelopment Plan to the Borough Council in accordance with the provisions of N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law; and

WHEREAS, upon receipt of the comments of the Planning Board relating to the Redevelopment Plan, the Borough Council will adopt the Redevelopment Plan determining that the adoption of the Redevelopment Plan is in the best interest of the Borough of Elmwood Park and its residence.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Elmwood Park as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Redevelopment Plan dated September 10, 2020 and attached hereto as (Exhibit "A") and made a part hereof, is hereby adopted pursuant to the terms of NJ.S.A. 40A:12A-1 et. Seq. of the Local Redevelopment and Housing Law.

Section 3. The Borough Council hereby finds and determines that pursuant to the Redevelopment Plan, that there may be a need the designation of a Developer or Redeveloper, should same be needed the Developer or Redeveloper shall execute a Redevelopment Agreement, and all other documents necessary to bring the project to completion. Accordingly, a site plan and subdivision review shall be filed by the designated redeveloper with the Elmwood Park Planning Board, prepared within the requirements of the Municipal Land Use Law N.J.S.A. 40:55D-1 et. Seq. in order for the Redevelopment Plan to be effectuated.

Section 4. Should it be necessary the Governing Body may transfer or sell any municipal property pursuant to N.J.S.A. 40A: 12A-8 g. and or lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary.

Section 5. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 6. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

Section 7. This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

ATTEST: _____

Erin Delaney, MPA, RMC
Borough Clerk

APPROVED: _____

Robert Colletti, Mayor

Introduced: September 17, 2020

Adopted: October 29, 2020

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-418-20**

CONSENT AGENDA

**RESOLUTION BY: COUNCILWOMAN WECHTLER
SECONDED BY: COUNCILWOMAN INGUI**

CAPITAL BUDGET AMENDMENT

CAPITAL BUDGET AMENDMENT

WHEREAS, the local capital budget for the year 2020 was amended on the 13th day of August, 2020 and,

WHEREAS, it is desired to amend said amended capital budget section,

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Elmwood Park, County of Bergen, that the following amendment(s) to the amended capital budget section of the 2020 Budget be made:

RECORDED VOTE	(((
(Insert Last Names)	(((
	AYES	NAYS	ABSTAIN
	(((

**FROM
CAPITAL BUDGET (CURRENT YEAR ACTION)
2020**

1 Project	2 Project Number	3 Estimated Total Cost	4 Amounts Reserved in Prior Years	5a 2020 Budget Appropriation	5b Capital Improvement Fund	5c Capital Surplus	5d Grants in Aid and other funds	5e Debt Authorized	6 To Be Funded in Future Years
Total All Projects									
		6,660,000			172,000			4,988,000	1,500,000

**6 YEAR CAPITAL PROGRAM 2020-2025
Anticipated Project Schedule
and Funding Requirement**

1 Project	2 Project Number	3 Estimated Total Cost	4 Estimated Completion Time	5 Funding Amounts Per Year					
				Budget Year	Budget Year	Budget Year	Budget Year	Budget Year	
				2020	2021	2022	2023	2024	2025
Total All Projects									
		6,660,000		5,160,000	300,000	300,000	300,000	300,000	300,000

6 YEAR CAPITAL PROGRAM 2020-2025
SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS

1 Project 2020-7	2 Estimated Total Cost	3 Current Year 2020	4 Future Years	5 Capital Improvement Fund	6 Grants in Aid and Other Funds	BONDS AND NOTES			
						General	Liquidating	Assessment	School
	90,000			4,500		85,500			
Total All Projects	6,750,000			251,500		6,258,500			240,000

Be It Further Resolved that three certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services.

It is hereby certified that this is a true copy of a resolution amending the capital budget section adopted by the governing body on the 29th day of October, 2020.

Certified by me

October 29, 2020

TRENTON, NEW JERSEY

APPROVED _____, 2020

DIRECTOR OF LOCAL GOVERNMENT SERVICES

_____ MUNICIPAL CLERK

APPROVED: October 29, 2020

Robert Colletti, Mayor

ATTEST: _____

Erin Delaney, MPA, RMC
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Pellegrine	X			
Golabek	X				Wechtler	X			
Ingui	X				Balistrieri	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 29th day of October 2020. Signed and sealed before me.

Erin Delaney, MPA, RMC
Borough Clerk

Dated

PUBLIC COMMENT

No one from the public wished to be heard.

EXECUTIVE SESSION

A motion was made by Councilwoman Wechtler and seconded by Council President Balistrieri to enter into Executive Session. Motion carried by the members present.

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss:

Litigation/Legal Reports

Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT RESOLVED that the public be excluded from this meeting.

A motion was made by Councilwoman Ingui and seconded by Council President Balistrieri to return to the public portion. Motion carried by the members present.

A motion was made by Councilwoman Wechtler and seconded by Councilman Fasolo to adjourn. Motion carried by the members present.

Respectfully submitted,

Erin Delaney, MPA, RMC
Borough Clerk

Minutes approved at the November 12, 2020 Regular Meeting