

**WORK SESSION  
OF THE  
ELMWOOD PARK MAYOR AND COUNCIL  
ACTION ITEMS  
February 6, 2025  
7:00 P.M.**

**1. CALL TO ORDER:**

The Work Meeting of the Elmwood Park Mayor and Council for February 6, 2025 was called to order by Borough Clerk Shanee Morris at 7:00PM. The Statement of Compliance was read.

Councilmembers Fasolo, Golabek, Saimson, Sheridan, Troisi and Council President Pellegrine were present. Also present were Mayor Colletti, Borough Clerk Shanee Morris, Borough Administrator Michael Foligno and Borough Attorney Kyle Trent.

**2. 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 and transmitted on January 3, 2025 and published on January 8, 2025.

**3. ORDINANCES: FIRST READING**

R-64-25                    Introduce Ord. #25-02  
**AN ORDINANCE REPEALING AND REPLACING BOROUGH CODE SECTIONS 2-32.1 TO 2-32.8 AND AMENDING AND SUPPLEMENTING ORDINANCE 21-15, ENTITLED “AN ORDINANCE TO FIX THE SALARY, WAGE AND COMPENSATION OF THE OFFICERS, EMPLOYEES AND SERVANTS OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF BERGEN, STATE OF NEW JERSEY FOR THE YEAR 2023”, REGARDING DEPARTMENT OF PUBLIC WORKS LEADERSHIP**

**4. CONSENT AGENDA:**

R-65-25                    Resolution Appointing Superintendent of Public Works  
R-66-25                    Resolution Appointing Public Works Department Head  
R-67-25                    Authorizing Borough Planner of the Borough of Elmwood Park to Conduct a Preliminary Redevelopment Investigation Study for Block 902 Lots 3 and 4 (41 Slater Drive)  
R-68-25                    Resolution of the Borough of Elmwood Park, in the County of Bergen, New Jersey Authorizing the Planning Board to Undertake a Preliminary Investigation to Determine Whether All or a Portion of Block 902, Lots 3 & 4 Constitute a Non-condemnation Area in Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 ET Seq.  
R-69-25                    A Resolution of the Borough of Elmwood Park, in the County of Bergen, New Jersey, Approving a Funding Agreement for the Redevelopment of a Property Commonly Known as Block 902, Lots 3 & 4 on the Tax Map of the Borough and Authorizing the Execution Thereof  
R-70-25                    Resolution for the Rescission of Previously Approved Cannabis Licenses to Operate Within the Borough of Elmwood Park  
R-71-25                    Resolution of the Approval for Midland Bud House LLC To Receive a Micro-Business Cannabis License to Operate at 21 Midland Avenue, Within the Borough of Elmwood Park  
R-72-25                    Revised Appointment of Police Towers  
R-73-25                    Resolution to Approve the Consent Agenda

**5. WORK SESSION: NON-ACTION ITEMS**

**6. ADJOURNMENT:**

**BOROUGH OF ELMWOOD PARK  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-64-25**

**RESOLUTION BY: COUNCIL PRESIDENT PELLEGRINE  
SECONDED BY: COUNCILMAN FASOLO**

**INTRODUCE ORDINANCE #25-02  
FIRST READING**

**BE IT RESOLVED**, that an ordinance entitled:

**AN ORDINANCE REPEALING AND REPLACING BOROUGH CODE SECTIONS 2-32.1 TO 2-32.8 AND AMENDING AND SUPPLEMENTING ORDINANCE 21-15, ENTITLED “AN ORDINANCE TO FIX THE SALARY, WAGE AND COMPENSATION OF THE OFFICERS, EMPLOYEES AND SERVANTS OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF BERGEN, STATE OF NEW JERSEY FOR THE YEAR 2023”, REGARDING DEPARTMENT OF PUBLIC WORKS LEADERSHIP**

be passed and adopted on first reading; and

**BE IT RESOLVED**, that a final hearing on said ordinance will be heard in the Municipal Building on Thursday, February 20, 2025 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: February 6, 2025

\_\_\_\_\_  
Robert Colletti, Mayor

ATTEST: \_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Golabek	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 6<sup>th</sup> day of February 2025. Signed and sealed before me.

\_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

\_\_\_\_\_  
Dated

**BOROUGH OF ELMWOOD PARK  
BERGEN COUNTY, NEW JERSEY  
ORDINANCE NO.: 25-02**

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**AN ORDINANCE REPEALING AND REPLACING BOROUGH CODE SECTIONS 2-32.1 TO 2-32.8 AND AMENDING AND SUPPLEMENTING ORDINANCE 21-15, ENTITLED “AN ORDINANCE TO FIX THE SALARY, WAGE AND COMPENSATION OF THE OFFICERS, EMPLOYEES AND SERVANTS OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF BERGEN, STATE OF NEW JERSEY FOR THE YEAR 2023”, REGARDING DEPARTMENT OF PUBLIC WORKS LEADERSHIP**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Elmwood Park, in the County of Bergen, as follows:

**SECTION 1.**

Borough Code Sections 2-32.1 to 2-32.8 (“DEPARTMENT OF PUBLIC WORKS”), be and hereby are repealed and replaced with the following language:

§ 2-32.1. Creation.

There is hereby created a Department of Public Works, which shall function under the general supervision of the Public Works Department Head of the Borough.

§ 2-32.2. Appointment of Public Works Department Head and Superintendent.

There shall be appointed by the Mayor and confirmed by the Council, a Public Works Department Head, which shall be an unclassified position pursuant to Civil Service law. There shall also be appointed by the Mayor, upon the recommendation of the Public Works Department Head, and confirmed by the Council, a Superintendent of Public Works. The appointment of the Superintendent of Public Works shall be made in accordance with ratings on a certified list prepared by the State Civil Service Commission after appropriate examination.

§ 2-32.3. Powers and Duties.

The Public Works Department Head shall have general oversight of the Department of Public Works, and shall report to the Administrator. The Superintendent of Public Works shall report to the Public Works Department Head and shall have general oversight of all subordinate employees in the Department of Public Works. The Department of Public Works shall be responsible for the Borough’s public works functions, including but not limited to:

- 1) superintendency of the sewerage and drainage systems of the Borough and repairs thereto;
- 2) flushing the public sewers from time to time to ensure they remain free from all obstructions;
- 3) supervision over all the streets, avenues, roads, public parks and public places of the Borough and all repairs thereto;
- 4) regularly and carefully examining the streets and public sewers and drains;
- 5) ensuring the streets and the public sewers and drains to be properly cleaned and to be kept in good repair;
- 6) removal of all obstructions or encumbrances from any of the streets, avenues, roads, public parks and public places of the Borough and reporting and making complaint of the person or corporation causing any such obstruction or encumbrance to the Judge of the Municipal Court;
- 7) enforcing the provisions of any such obstruction or encumbrance ordinances of the Borough relating to the digging up, obstructing and encumbering of the streets, avenues, roads, public parks and public places of the Borough; and
- 8) carrying out and enforce the provisions of the ordinances of the Borough concerning sewers and other public works functions.

**SECTION 2. Salary**

Ordinance 21-15 entitled “An Ordinance to Fix the Salary, Wage and Compensation of the Officers, Employees and Servants of the Borough of Elmwood Park, County of Bergen, State of New Jersey for the Year 2023”, adopted June 15, 2023, be and hereby is amended and supplemented as follows: The chart contained in SECTION II entitled “DEPARTMENT HEAD & NON-UNION EMPLOYEES” be and is hereby amended to reflect the following:

PUBLIC WORKS DEPARTMENT HEAD	130,000 – 150,000
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**SECTION 3. Repealer**

All Ordinances and parts thereof conflicting herewith be, and the same hereby are, repealed.

**SECTION 4. Severability**

If any section, paragraph subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this Ordinance shall be deemed to be valid and effective.

**SECTION 5. Effective Date**

This Ordinance shall be effective upon passage and publication as required by law.

ATTEST: \_\_\_\_\_

Shanee Morris, RMC, CMR  
Borough Clerk

APPROVED: \_\_\_\_\_

Robert Colletti, Mayor

Introduced: February 6, 2025

Adopted:

**BOROUGH OF ELMWOOD PARK  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-65-25**

**CONSENT AGENDA**

**RESOLUTION BY: COUNCIL PRESIDENT PELLEGRINE**

**SECONDED BY: COUNCILMAN FASOLO**

**RESOLUTION APPOINTING SUPERINTENDENT OF PUBLIC WORKS**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Elmwood Park that the following named be, and is hereby promoted to the position of Superintendent of Public Works (provisional), in the Public Works Department, effective February 3, 2025, *nunc pro tunc*, at a yearly salary of \$105,000.

**Michael McIlwrath**

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

\_\_\_\_\_  
Roy Riggitano, Chief Financial Officer

February 5, 2025  
Dated

APPROVED: February 6, 2025

\_\_\_\_\_  
Robert Colletti, Mayor

ATTEST: \_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Golabek	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 6<sup>th</sup> day of February 2025. Signed and sealed before me.

\_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

\_\_\_\_\_  
Dated

**BOROUGH OF ELMWOOD PARK  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-66-25**

**CONSENT AGENDA**

**RESOLUTION BY: COUNCIL PRESIDENT PELLEGRINE**

**SECONDED BY: COUNCILMAN FASOLO**

**RESOLUTION APPOINTING PUBLIC WORKS DEPARTMENT HEAD**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Elmwood Park that the following named be, and is hereby appointed to the unclassified position of Public Works Department Head, in the Public Works Department, effective February 3, 2025, *nunc pro tunc*, at a yearly salary of \$130,000.

**David Hayes**

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

\_\_\_\_\_  
Roy Riggitano, Chief Financial Officer

February 5, 2025

Dated

APPROVED: February 6, 2025

\_\_\_\_\_  
Robert Colletti, Mayor

ATTEST: \_\_\_\_\_

Shanee Morris, RMC, CMR

Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Golabek	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 6<sup>th</sup> day of February 2025. Signed and sealed before me.

\_\_\_\_\_  
Shanee Morris, RMC, CMR

Borough Clerk

\_\_\_\_\_  
Dated

**BOROUGH OF ELMWOOD PARK  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-67-25**

**CONSENT AGENDA**

**RESOLUTION BY: COUNCIL PRESIDENT PELLEGRINE  
SECONDED BY: COUNCILMAN FASOLO**

**AUTHORIZING BOROUGH PLANNER OF THE BOROUGH OF ELMWOOD PARK TO  
CONDUCT A PRELIMINARY REDEVELOPMENT INVESTIGATION STUDY FOR BLOCK  
902 LOTS 3 AND 4 (41 SLATER DRIVE)**

**WHEREAS**, the Mayor and Council of the Borough of Elmwood Park have determined that there is a need for a redevelopment study to determine if the subject area, Block 902 Lots 3 and 4, generally located at 41 Slater Drive, is an area in need of redevelopment without condemnation; and

**WHEREAS**, the Borough’s Planner has provided a proposal dated January 23, 2025 detailing the steps to be completed as part of the preliminary redevelopment investigation study; and

**NOW, THEREFORE, BE IT RESOLVED;** by the Governing Body of the Borough of Elmwood Park, in the County of Bergen, State of New Jersey as follows:

1. The Borough Planner, DMR Architects, is hereby authorized and directed to conduct a preliminary redevelopment investigation study in accordance with its January 23, 2025 proposal to determine if 41 Slater Drive is an area in need of redevelopment; and
2. The fees authorized for this contact shall be \$16,920 and any additional services requested by the Owner must be presented to the Mayor and Council for approval
3. The Borough Planner shall complete this project no later than 90 days from the date hereof.
4. Notice of this action to be published according to law.

Resolution to take effect upon certification of this Resolution by the Borough Chief Financial Officer that sufficient funds are available for this resolution.

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

\_\_\_\_\_  
Roy Riggitano, Chief Financial Officer

February 5, 2025  
Dated

APPROVED: February 6, 2025

\_\_\_\_\_  
Robert Colletti, Mayor

ATTEST: \_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Golabek	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 6<sup>th</sup> day of February 2025. Signed and sealed before me.

\_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

\_\_\_\_\_  
Dated

**BOROUGH OF ELMWOOD PARK  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-68-25**

**CONSENT AGENDA**

**RESOLUTION BY: COUNCIL PRESIDENT PELLEGRINE  
SECONDED BY: COUNCILMAN FASOLO**

**RESOLUTION OF THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF  
BERGEN, NEW JERSEY AUTHORIZING THE PLANNING BOARD TO UNDERTAKE  
A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER ALL OR A  
PORTION OF BLOCK 902, LOTS 3 & 4 CONSTITUTE A NON-CONDEMNATION  
AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL  
REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain real property constitute areas in need of redevelopment, and provides a process for those municipalities to participate in the redevelopment and improvement of areas designated by the municipality as areas in need of redevelopment and/or rehabilitation; and

**WHEREAS**, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the Mayor and Council of the Borough of Elmwood Park (the “**Borough**”), must authorize the Borough planning board (the “**Planning Board**”) to conduct a preliminary investigation of the area and make recommendations to the Mayor and Council; and

**WHEREAS**, the Mayor and Council believes it is in the best interest of the Borough that an investigation occur with respect to Block 902, Lots 3 & 4 (the “**Study Area**”) to determine whether all or a portion of the Study Area meets the criteria set forth in the Redevelopment Law, specifically, *N.J.S.A. 40A:12A-5*, and should be designated as a non-condemnation area in need of redevelopment without the powers of eminent domain; and

**WHEREAS**, the Mayor and Council therefore authorizes and directs the Planning Board to conduct an investigation of the Study Area to determine whether these parcels meet the criteria set forth in the Redevelopment Law,

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Elmwood Park, in the County of Bergen, New Jersey, as follows:

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

**Section 2.** The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether all or a portion of the Study Area satisfies the criteria set forth in *N.J.S.A. 40A:12A-5* to be designated as a non-condemnation area in need of redevelopment.

**Section 3.** As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcels contained therein, and appended thereto shall be a statement setting forth the basis of the investigation.

**Section 4.** The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically *N.J.S.A. 40A:12A-6*, after giving due notice of (i) the proposed boundaries of the Study Area and stating that a map has been prepared and can be inspected at the Borough clerk’s office and (ii) the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area is a non-condemnation area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination shall not authorize the Borough or Mayor and Council to exercise the power of eminent domain to acquire any property within the Study Area.

**Section 5.** At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a non-condemnation area in need of redevelopment. All objections to a determination that the Study Area is a non-condemnation area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.



**Section 6.** After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Borough Council as to whether it should designate all or some of the Study Area as a non-condemnation area in need of redevelopment.

**Section 7.** The designation of all or some of the Study Area as a non-condemnation area in need of redevelopment, if such designation is made, shall not authorize the Borough to use the power of eminent domain.

**Section 8.** This Resolution shall take effect immediately.

APPROVED: February 6, 2025

\_\_\_\_\_  
Robert Colletti, Mayor

ATTEST: \_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Golabek	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 6<sup>th</sup> day of February 2025. Signed and sealed before me.

\_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

\_\_\_\_\_  
Dated

**BOROUGH OF ELMWOOD PARK  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-69-25**

**CONSENT AGENDA**

**RESOLUTION BY: COUNCIL PRESIDENT PELLEGRINE  
SECONDED BY: COUNCILMAN FASOLO**

**A RESOLUTION OF THE BOROUGH OF ELMWOOD PARK, IN THE  
COUNTY OF BERGEN, NEW JERSEY, APPROVING A FUNDING  
AGREEMENT FOR THE REDEVELOPMENT OF A PROPERTY  
COMMONLY KNOWN AS BLOCK 902, LOTS 3 & 4 ON THE TAX MAP  
OF THE BOROUGH AND AUTHORIZING THE EXECUTION  
THEREOF**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “**Redevelopment Law**”) provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, on the date hereof, the Mayor and Council (the “**Council**”) of the Borough of Elmwood Park (the “**Borough**”) adopted a resolution authorizing and directing the Planning Board of the Borough (the “**Planning Board**”) to undertake an investigation to determine whether property located at 41 Slater Drive and identified as Block 902, Lots 3 & 4, as shown on the official Tax Maps of the Borough (the “**Study Area**”), or any portions thereof, qualify as a non-condemnation redevelopment area; and

**WHEREAS**, the Mayor and Council desire to approve a funding agreement in the form on file with the Borough Clerk in connection with such project (the “**Funding Agreement**”).

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Elmwood Park, in the County of Bergen, New Jersey, as follows:

- Section 1.** The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
- Section 2.** The Funding Agreement is hereby approved, and the Mayor is hereby authorized to execute same.
- Section 3.** This resolution shall take effect immediately.

APPROVED: February 6, 2025

\_\_\_\_\_  
Robert Colletti, Mayor

ATTEST: \_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Golabek	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 6<sup>th</sup> day of February 2025. Signed and sealed before me.

\_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

\_\_\_\_\_  
Dated

**BOROUGH OF ELMWOOD PARK  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-70-25**

**CONSENT AGENDA**

**RESOLUTION BY: COUNCIL PRESIDENT PELLEGRINE  
SECONDED BY: COUNCILMAN FASOLO**

**RESOLUTION FOR THE RESCISSION OF PREVIOUSLY APPROVED CANNABIS  
LICENSES TO OPERATE WITHIN THE BOROUGH OF ELMWOOD PARK**

**WHEREAS**, on February 22, 2021, Governor Murphy signed into law PL. 2021, c.16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of cannabis by adults twenty-one (21) years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and,

**WHEREAS**, the Act establishes six (6) marketplace classes of licensed cannabis businesses, specifically including a Micro-Business Cannabis License for locations at which cannabis items and related supplies are sold to consumers; and

**WHEREAS**, the Borough's Ordinance created a Cannabis Administrative Board (the "Board") to act as the local Agency to process and administer the licensing procedures for the Borough and to make recommendations regarding same for submission to the Borough Council; and

**WHEREAS**, Essential Cannabis Corp., NJ Patients Care LLC and Treehouse Dispensary LLC (the Applicant's) have completed and submitted the required application and documentation to the Borough of Elmwood Park Cannabis Administrative Board required pursuant to Ordinance No.: 21-13; and

**WHEREAS**, each of the Applicants satisfied the criteria of the Cannabis Administrative Board and received resolutions of support from the Mayor and Council; and

**WHEREAS**, based on the lack of communication between the Applicants and the Borough and the Applicants' lack of bringing their projects to fruition after more than one (1) year, as provided for in Ordinance 21-13, Section 4-7.3 Licensing, Part D Item #2, the Borough of Elmwood Park hereby determines, by way of resolution, to rescind these previously granted approvals.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Elmwood Park, that the following actions are hereby approved pursuant to the recommendation of the Cannabis Administrative Board: The Mayor and Council hereby, after consideration of the recommendation made by the Elmwood Park Cannabis Administrative Board determine to rescind the issuance of the following licenses to:

- Essential Cannabis Corp. – Class 1 Cultivation License approved by Resolution R-481-21
- NJ Patients Care LLC – Medical Retail License—Letter of Support furnished to the Cannabis Regulatory Commission on or about January 5, 2022; and
- Treehouse Dispensary LLC—Micro-Business License (retail) approved by Resolution R-476-23

APPROVED: February 6, 2025

\_\_\_\_\_  
Robert Colletti, Mayor

ATTEST: \_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Golabek	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 6<sup>th</sup> day of February 2025. Signed and sealed before me.

\_\_\_\_\_  
 Shanee Morris, RMC, CMR  
 Borough Clerk

\_\_\_\_\_  
 Dated

**BOROUGH OF ELMWOOD PARK  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-71-25**

**CONSENT AGENDA**

**RESOLUTION BY: COUNCIL PRESIDENT PELLEGRINE  
SECONDED BY: COUNCILMAN FASOLO**

**RESOLUTION OF THE APPROVAL FOR MIDLAND BUD HOUSE LLC TO  
RECEIVE A MICRO-BUSINESS CANNABIS LICENSE TO OPERATE AT 21  
MIDLAND AVENUE, WITHIN THE BOROUGH OF ELMWOOD PARK**

**WHEREAS**, on February 22, 2021, Governor Murphy signed into law PL. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of cannabis by adults twenty-one (21) years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and,

**WHEREAS**, the Act establishes six (6) marketplace classes of licensed cannabis businesses, specifically including a Micro-Business Cannabis License for locations at which cannabis items and related supplies are sold to consumers; and,

**WHEREAS**, Section 31a of the Act authorizes municipalities to adopt by ordinance the number of the Micro-Business Cannabis Licenses that will be available in a municipality; and,

**WHEREAS**, the Borough Council of the Borough of Elmwood Park adopted an Ordinance which established that three (3) Micro-Business Cannabis Licenses would be available for a cannabis establishment to operate within the Borough (the "Ordinance"); and

**WHEREAS**, the Borough's Ordinance created a Cannabis Administrative Board (the "Board") to act as the local Agency to process and administer the licensing procedures for the Borough and to make recommendations regarding same for submission to the Borough Council; and

**WHEREAS**, the Ordinance further established that the Cannabis Retail licensee be required to site his, her or its establishment within a designated area of the Borough known as the Cannabis Overlay Zone; and;

**WHEREAS**, Midland Bud House LLC, completed and submitted the required application and documentation to the Borough of Elmwood Park Cannabis Administrative Board required pursuant to Ordinance No.: 2113, Section 4-7.3(D)(1) for a retail micro-business license; and

**WHEREAS**, after careful review of the application, documentations submitted and a meeting with Midland Bud House LLC, the Borough of Elmwood Park's Cannabis Administrative Board recommends, by way of attached resolution, to the Mayor and Council the issuance of one (1) Micro-Business Cannabis License to Midland Bud House LLC.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Elmwood Park, that pursuant to the recommendation of the Elmwood Park Cannabis and Cannabis Administrative Board of the Borough of Elmwood Park, as follows:

1. The Mayor and Council hereby, after consideration of the recommendation made by the Elmwood Park Cannabis and Cannabis Administrative Board to approve the issuance to Midland Bud House LLC of one of its Micro-Business Cannabis Licenses based on satisfying the Board's approval and the requirements ordinance.
2. The Borough Zoning Official has confirmed that Midland Bud House LLC's location at 21 Midland Avenue is located in the C-G Zone, which is suitable for cannabis retailers.
3. The issuance of a license to the license applicant by the Commission would not exceed the limit of such licenses as authorized by the Ordinance. Nothing in this Resolution shall preclude the Mayor and Council from issuing additional resolutions of municipal support to other applicants, to the extent that may be permissible under the regulations promulgated by the Cannabis Regulatory Commission, nor shall it limit the Mayor and Council's authority with respect to any request for input from the Cannabis Regulatory Commission as to their preferred licensee should more applicants seek licenses within the Borough than are available under the Ordinance. Nothing in this Resolution is intended to affirm that Midland Bud House LLC will ultimately be granted a license from the Borough of Elmwood Park to operate a cannabis business within the Borough as evidence of compliance with the Borough's laws and regulations will be required to be demonstrated by the applicant at the appropriate time.

\_\_\_\_\_  
Robert Colletti, Mayor

ATTEST: \_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Golabek	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 6<sup>th</sup> day of February 2025. Signed and sealed before me.

\_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

\_\_\_\_\_  
Dated

**BOROUGH OF ELMWOOD PARK  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-72-25**

**CONSENT AGENDA**

**RESOLUTION BY: COUNCIL PRESIDENT PELLEGRINE  
SECONDED BY: COUNCILMAN FASOLO**

**REVISED APPOINTMENT OF POLICE TOWERS**

**WHEREAS**, Borough Code § 4-34.2 provides for the first seven applications received from towing contractors to be approved and appointed as Police Towers upon completion of a background investigation by the Police Department; and

**WHEREAS**, Resolution R-399-24 erroneously listed eight Police Towers for appointment, and the Mayor and Council desire to correct that error; and

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Elmwood Park that Resolution R-399-24 is repealed and the following names be and are hereby appointed as Police Towers for the Borough of Elmwood Park for the year 2025, *nunc pro tunc*:

Belfi’s Towing  
208 Palisade Avenue  
Garfield, NJ 07026

Park Autobody  
15 Stefanic Avenue  
Elmwood Park, NJ 07407

David’s Towing  
70 Lincoln Place  
Garfield, NJ 07026

Arrow Towing  
224 Van Riper  
Elmwood Park, NJ 07407

Nutchies Service Towing  
72 South Main Street  
Lodi, NJ 07644

Citywide Towing  
131 Goffle Road  
Hawthorne, NJ 07506

Five Star Towing  
296 Midland Avenue  
Saddle Brook, NJ 07663

APPROVED: February 6, 2025

\_\_\_\_\_  
Robert Colletti, Mayor

ATTEST: \_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Golabek	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 6<sup>th</sup> day of February 2025. Signed and sealed before me.

\_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

\_\_\_\_\_  
Dated

**BOROUGH OF ELMWOOD PARK  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-73-25**

**CONSENT AGENDA**

**RESOLUTION BY: COUNCIL PRESIDENT PELLEGRINE  
SECONDED BY: COUNCILMAN FASOLO**

**RESOLUTION TO APPROVE THE CONSENT AGENDA**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Elmwood Park that the actions noted in the Consent Agenda, Resolutions R-65-25 through R-73-25 be and are hereby approved and the proper officers are directed to take necessary action on same.

APPROVED: February 6, 2025

\_\_\_\_\_  
Robert Colletti, Mayor

ATTEST: \_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Golabek	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 6<sup>th</sup> day of February 2025. Signed and sealed before me.

\_\_\_\_\_  
Shanee Morris, RMC, CMR  
Borough Clerk

\_\_\_\_\_  
Dated



## **Work Meeting Agenda Items:**

### **PUBLIC HEARING:**

No one from the public wished to speak.

### **1 – ENGINEERS REPORT**

- a. **Monthly Status Report** – Matthew Basile from Alaimo Engineering went through the monthly report. The Mayor and Council then asked a few questions.

### **2 – PROPOSED RESOLUTIONS**

- a. **Retirement Compensation** – A resolution will be added to the February 20, 2025 Mayor and Council Regular Meeting.
- b. **Exemption For Disabled Veteran** – A resolution will be added to the February 20, 2025 Mayor and Council Regular Meeting.
- c. **Redevelopment Agreement – Block 1602 Lots 2,3,4 & 26** – Redevelopment Attorney Joseph Baumann discussed the proposed agreement and funding with the Mayor and Council. He will discuss with the redeveloper and return back to the Mayor and Council at a later date to further discuss.
- d. **Refund of Permits (3)** – A resolution will be added to the February 20, 2025 Mayor and Council Regular Meeting.
- e. **Resolution to Refund Gall Avenue** – A resolution will be added to the February 20, 2025 Mayor and Council Regular Meeting.
- f. **Part-Time Dispatchers** – A resolution will be added to the February 20, 2025 Mayor and Council Regular Meeting.
- g. **Fire Department Auxiliary Member** – A resolution will be added to the February 20, 2025 Mayor and Council Regular Meeting.
- h. **Tax Resolutions (Overpayment & Exempt Veteran)** – A resolution will be added to the February 20, 2025 Mayor and Council Regular Meeting.
- i. **4<sup>th</sup> Quarter Stipend Compensation – Fire Department** – A resolution will be added to the February 20, 2025 Mayor and Council Regular Meeting.

### **3 – PROPOSED ORDINANCES**

- a. **2025 Salary Ordinance** – An ordinance will be introduced at the February 20, 2025 Mayor and Council Regular Meeting.
- b. **Flood Damage Prevention Ordinance** – The Mayor and Council review the changes and agree. The Borough is now waiting on State approval before introducing the ordinance.

### **4 – CORRESPONDANCE**

- a. **Bergen County Open Space** – Borough Administrator Chief Foligno asked the Mayor and Council how they would like to move forward. He informed them it is a matching grant. Councilman Golabek suggests asking the Recreation Department if there are any proposed projects to match the grant. The Mayor suggest not to move forward with the grant. The Mayor and Council discuss and agree to ask the Department.
- b. **Borough of Fair Lawn Ordinance Notification** – No discussion ensued.
- c. **Title 39 Request – 41 Slater Drive & 38 Market Street** – Borough Administrator Chief Foligno discussed the request with the Mayor and Council. They agreed to move forward. An ordinance will be introduced at the February 20, 2025 Mayor and Council Regular Meeting.

### **5 – DEPARTMENTAL REPORTS**

- a. **Library Board Meeting Minutes – December 16, 2024** – Accepted without discussion.
- b. **Municipal Court Monthly Report – December, 2024 & January 2025** – Accepted without discussion.
- c. **Recreation Advisory Board Meeting Minutes – December 16, 2024** – Accepted without discussion.
- d. **Board of Health Meeting Minutes – December 9, 2024** – Accepted without discussion.
- e. **Building Department Monthly Report – January, 2025** – Accepted without discussion.
- f. **Millennium Strategies Report – January, 2025** – Accepted without discussion.
- g. **Tax Sale and Collection Report** – Accepted without discussion.

### **6 – COMMITTEE REPORTS:**

Councilman Fasolo stated he spoke with Elmwood Park Wrestler and informed her of the Borough wanting to recognize her achievements in wrestling. She stated she would love to be recognized. He then reported progress.

Councilman Golabek reported progress

Councilman Saimson stated the national Catholic Schol week went well at St. Leos, he is glad to have them in the Borough. He then stated the new wing restaurant seems great.

Councilwoman Sheridan announced the deadline to submit additional names for the memorial. She then announced the next Home Owners Association meeting and the senior Valentine's event was great at the senior center. She also stated the new wing restaurant was good and the owners seem nice. Lastly, she stated the Fire Department will be working on a youth program.

Councilwoman Troisi gave her Recreation update and informed everyone of the status of the gym renovations. She then announced upcoming registrations and shared her proposal for a garden club and the possible grants the Borough can use to help move it forward. For her Board of Education update she announced the delay in the expansion project. She also shared that she met with the CFO to go over the budget as well as gave an update for Cannabis licenses and fees.

Council President Pellegrine announced the next Board of Health meeting. For her Police update she announced upcoming events. Lastly, she announced the next Chamber of Commerce meeting and the next Council Corner meeting.

Mayor Colletti announced him and Chief Foligno will be taking a trip to New York to meet with Major League Baseball.

**7 – 2nd PUBLIC HEARING:**

A motion was made by Council President Pellegrine and seconded by Councilman Fasolo to open to the public. Motion carried unanimously.

No one from the public wished to speak.

**8 – EXECUTIVE:**

A motion was made by Council President Pellegrine and seconded by Councilman Fasolo to enter into executive. Motion carried unanimously.

**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:

**Personnel – Police**

**Attorney – Client – RFQ**

**Attorney – Client – Public Meeting Issues**

**Personnel – Department of Public Works**

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 Council President Pellegrine and seconded by Councilman Saimson to adjourn. Motion carried by the members present.

Respectfully submitted,

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Shanee Morris, RMC, CMR  
Borough Clerk