

May 26, 2015

MINUTES of the a Regular Meeting of the Mayor and Board of Council of the Town of Secaucus, County of Hudson, State of New Jersey held on the 26th day of May at 7:00 P.M Secaucus Municipal Government Center, 1203 Paterson Plank Road, Secaucus, NJ in Chamber II.

PLEDGE OF ALLEGIANCE

The following statement was read by Deputy Town Clerk, Marie Eck:

"Adequate notice for this meeting, as required by the Open Public Meetings Act, has been provided by the filing of the notice of Meetings with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Building, and the delivery of same to the Secaucus Home News on January 9, 2015".

This body wishes to advise you that in accordance with N.J.A.C.5:23-11.1, et seq. of the Indoor Air Quality Standards and Procedures for Buildings Occupied by Public Employees, smoking anywhere in this public building is prohibited by law.

Present: Councilmembers: Michael Gonnelli
Gary Jeffas
Robert Costantino
William McKeever
James Clancy
Susan Pirro
Mark Dehnert

The Mayor presented hooded sweatshirts to the Fifth and Sixth Grade Traveling Basketball Team for their undefeated winning season.

The first item on the agenda is as follows:

The following ordinance was read for public hearing: NO. 2015-23

AN ORDINANCE AMENDING SECTION 127-58B OF THE CODE OF THE TOWN OF SECAUCUS ENTITLED "DESIGNATION OF LOCATIONS AT OR NEAR PRIVATE RESIDENCES"

SECTION 1

BE IT ORDAINED, by the Mayor and Council of the Town of Secaucus that Section 127-58B - ADesignation of Locations at or Near Private Residences@ shall be amended by deleting the following locations:

<u>NAME OF STREET</u>	<u>SIDE</u>	<u>LOCATION</u>
Second Avenue	South	On the south side of Second Avenue beginning at a point 148 feet east of the southeast corner of Second Avenue and Roosevelt Avenue continuing east for a distance of 22 feet in front of 55 Second Avenue
Centre Avenue	South	On the south side of Centre Avenue beginning a point 83 feet west of the southwest corner of Fourth Street and Centre Avenue and continuing west for a distance of 22 feet directly in front of 247 Centre Avenue

SECTION 2

BE IT ORDAINED, by the Mayor and Council of the Town of Secaucus that Section 127-58B - ADesignation of Locations at or Near Private Residences@ shall be amended by adding the following location:

<u>NAME OF STREET</u>	<u>SIDE</u>	<u>LOCATION</u>
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Golden Avenue

West

On the west side of Golden Avenue, beginning at a May 26, 2015

point 134 feet South of the Southwest corner of Golden Avenue and Front Street continuing South for a distance of 22 feet in front of 775 Golden Avenue

That the parking space designated for 775 Golden Avenue adopted by Ordinance is to be personalized for License Plate P1340580. If the Placard/License Plate Numbers for the person utilizing the parking space at the above listed address changes, then the parking space designation shall be changed to the new placard/plate with proof from the resident that it is for the same person that the person is still entitled to handicapped parking.

SECTION 3

SEVERABILITY

BE IT FURTHER ORDAINED, that the provisions of this ordinance are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of the regulation or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such persons or circumstances, to which the ordinance or part thereof is held inapplicable, had been specifically exempted therefrom.

SECTION 4

EFFECTIVE DATE

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon passage and publication as provided by law.

Mayor Gonnelli asked if anyone wished to be heard regarding the foregoing proposed ordinance. There being no one requesting the floor, Councilman Clancy moved that the public hearing be closed, seconded by Councilman Jeffas.

AYES: Jeffas, Costantino, McKeever, Pirro, Clancy, Dehnert, Gonnelli
NAYS: None
ABSENT:

None

Motion carried.

Councilman Clancy moved that the foregoing ordinance be finally adopted, seconded by Councilwoman Pirro.

AYES: Jeffas, Costantino, McKeever, Pirro, Clancy, Dehnert, Gonnelli
NAYS: None
ABSENT:

None

Motion carried.

The following ordinance was read for public hearing: No. 2015-24

AN ORDINANCE AMENDING CHAPTER 127 OF THE CODE OF THE TOWN OF SECAUCUS ENTITLED "VEHICLES AND TRAFFIC" TO UPDATE WHERE PARKING IS PROHIBITED ON CENTRE AVENUE NEAR JOHN STREET

WHEREAS, the Mayor and Council recognize that the safety of all motorists, passengers, pedestrians, residents and visitors is of utmost importance; and

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WHEREAS, the Town enacted §127-1 et seq. to assist in alleviating dangerous situations on the Town's streets, promote safe passage, address traffic flow, and specify penalties for violations; and

WHEREAS, upon the review and recommendation of the Secaucus Police Department Traffic Division, the Mayor and Council have determined that changes to §127-7 and -23 to prohibit parking on Centre Avenue, near the John Street intersection, is warranted in the interest of safety.

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Secaucus, County of Hudson, State of New Jersey, as follows:

The following locations indicated are additions to §127-23" "Schedule I: No Parking" of the Code of the Town of Secaucus and shall be deemed prohibited areas for parking under § 127-7. Chapter 127 be, and is hereby amended and supplemented to read as follows: (additions are indicated in bold):

§ 127-23. Schedule I: No Parking.

- 1) In accordance with the provisions of § 127-7, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
Centre Avenue	North	Beginning at the northeast corner of the intersection of Centre Avenue and John Street, heading east on Centre Avenue, ending at the western corner of the exit driveway from the Town of Secaucus Municipal Building Lot
Centre Avenue	North	Beginning at the northwest corner of the intersection of Centre Avenue and John Street, heading west on Centre Avenue for a distance of 36 feet.

- 2. There are no other changes to this Chapter of the Code of the Town of Secaucus.
- 3. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
- 4. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed to be valid and effective.
- 5. This Ordinance shall take effect immediately upon passage and publication in accordance with law.

IT IS FURTHER ORDAINED that the remainder of this Chapter 127 of the Code of the Town of Secaucus shall remain in full force and effect.

Mayor Gonnelli asked if anyone wished to be heard regarding the foregoing proposed ordinance. There being no one requesting the floor, Councilman Costantino moved that the public hearing be closed, seconded by Councilman Dehnert.

AYES: Jeffas, Costantino, McKeever, Pirro, Clancy, Dehnert, Gonnelli
 NAYS: None
 ABSENT:

None

Motion carried.

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Councilman Jeffas moved that the foregoing ordinance be finally adopted, seconded by Councilman Clancy.

AYES: Jeffas, Costantino, McKeever, Pirro, Clancy, Dehnert, Gonnelli
NAYS: None
ABSENT:

None

Motion carried.

The following ordinance was read for introduction: No. 2015-28

AN ORDINANCE AMENDING SECTION 127-58B OF THE CODE OF THE TOWN OF SECAUCUS
ENTITLED "DESIGNATION OF LOCATIONS AT OR NEAR PRIVATE RESIDENCES"

Councilman McKeever moved that the foregoing ordinance be introduced and passed on first reading, seconded by Councilman Clancy.

AYES: Jeffas, Costantino, McKeever, Clancy, Pirro, Dehnert, Gonnelli
NAYS: None
ABSENT: None

Motion carried.

The following ordinance was read for introduction: No. 2015-29

AN ORDINANCE AMENDING CHAPTER 127 OF THE CODE OF THE TOWN OF SECUCUS ENTITLED
"VEHICLES AND TRAFFIC" SPECIFYING FIRE ZONES IN THE HARMON PLAZA AREA

Councilwoman Pirro moved that the foregoing ordinance be introduced and passed on first reading, seconded by Councilman Dehnert.

AYES: Jeffas, Costantino, McKeever, Clancy, Pirro, Dehnert, Gonnelli
NAYS: None
ABSENT: None

Motion carried.

Public hearing for the abovementioned ordinances will be on June 23, 2015.

CONSENT AGENDA-RESOLUTIONS

All matters listed under Consent Agenda are considered to be routine by the Mayor and Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

The following resolution was read: No. 2015-194

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

WHEREAS, the Town of Secaucus has the need for Tree Planting Services at several locations; and

WHEREAS, a non-fair and open contract is awarded to the vendor: Andy Matt, Inc. for Berm Planting on Meadowlands Parkway, in the amount of \$20,850.00; and Mill Creek Point Park in the amount of \$17,980.00; and

WHEREAS, the total amount of Tree Planting Services \$ 38,830.00, exceeds the threshold of the Purchasing Agent; and

WHEREAS, the Vendor : Andy Matt, Inc. of Wharton, New Jersey will file all necessary Compliance forms with the Purchasing Agent; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, to award Andy Matt, Inc. of Wharton, New Jersey, a contract in the total amount of \$38,830.00, for Tree Planting Services, at the above-mentioned locations.

The following resolution was read: No. 2015-195

RESOLUTION APPROVING TAX COURT OF NEW JERSEY REDUCTION

WHEREAS, the Tax Collector of the Town of Secaucus has determined that action is required as a result of the 2014 tax reduction granted by the Tax Court of New Jersey.

WHEREAS, the tax Collector has certified to the foregoing as well as to the amount of the Tax Cancellation which is set forth along the block and lot of the taxpayers.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of

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Secaucus that the requested Tax Cancellation be made:

TAX REDUCTIONS GRANTED BY THE TAX COURT OF NEW JERSEY

BLOCK	LOT	QUALIFIER	ADDRESS	AMOUNT
21	2.03		1 Harmon Plaza	\$9,038.40

The following resolution was read: No. 2015-196

RESOLUTION APPROVING TAX COURT OF NEW JERSEY REDUCTION

WHEREAS, the Tax Collector of the Town of Secaucus has determined that additional action (see Resolution 120-2015) is required on Block 10, Lot 2 as a result of the 2014 tax reduction granted by the Tax Court of New Jersey.

WHEREAS, the Tax Collector has certified to the foregoing as well as to the amount of the Tax Cancellation which is set for along the block and lot of the taxpayers.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus that the requested action of the Tax Collector as required above as follows:

TAX REDUCTIONS GRANTED BY THE TAX COURT OF NEW JERSEY

BLOCK	LOT	QUALIFIER	ADDRESS	AMOUNT
10	2		1125 N Castle Rd (freeze)	\$1,939.49

The following resolution was read: No. 2015-197

RESOLUTION TO ADJUST 4TH QUARTER 2014 TAX BILL FOR SENIOR CITIZEN OR DISABLED PERSON OR SURVIVING SPOUSE DEDUCTION ALLOWED FOR 2014

WHEREAS, the following homeowner filed a Property Tax Reduction Application for a deduction in the amount of \$250.00 and was approved by the Tax Assessor for the year 2014; and

WHEREAS, the deduction was not listed in the 2014 Tax Duplicate.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Secaucus ratified the action of the Tax Collector to adjust the 4th Quarter 2014 Final Bill for the \$250.00 deduction.

BLOCK	LOT	QUAL.	NAME AND ADDRESS	AMOUNT
21	15	C0827	Pine, Eli(S) 827 Harmon Cove Towers	\$250.00

The following resolution was read: No. 2015-198

A RESOLUTION TO PROTECT TROPICAL AND TEMPERATE RAINFORESTS BY ELIMINATING MUNICIPAL PURCHASES OF WOOD PRODUCTS CONSISTING, IN WHOLE OR IN PART, OF TROPICAL OR TEMPERATE RAINFOREST WOODS THAT ARE NOT HARVESTED SUSTAINABLY.

WHEREAS, the rate of rainforest loss is accelerating; and

WHEREAS, commercial logging is the greatest direct cause of deforestation in tropical Southeast Asia; and

WHEREAS, commercial logging is the greatest cause of the loss of temperate rainforests; and

WHEREAS, a large part of the production of wood from commercial logging operations in the tropics is exported to the United States and other industrialized nations; and

WHEREAS, the majority of high-value woods logged in tropical forests is exported and thus the demand for these woods in importing countries drives the initial logging of pristine forests; and

WHEREAS, it is in the interest of the health, safety and welfare of all who live, work and do business in the Town of Secaucus that measures be taken to reduce and stop the destruction of tropical forests and rainforests worldwide; and

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WHEREAS, using recycled plastic lumber creates a demand for the recyclables collected by the Town, creates local jobs, saves money on both maintenance and disposal, and reduces materials heading to landfills.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Town of Secaucus that the Town of Secaucus will not purchase products containing in whole or in part wood from tropical forests or temperate rainforests and that the Town, for outdoor applications, will instead first consider durable recycled plastic lumber.

The following resolution was read:

No. 2015-199

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, upon recommendation by Senior & Social Services Director Lisa Snedeker, that Brittany Ernst is hereby appointed to the position of Administrative Clerk in Social Service, effective Wednesday, May 27, 2015 with a salary of \$27,600.00 per annum.

The following resolution was read:

No. 2015-200

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus that Jeffrey Voss is hereby appointed to the position of Information Technology Help Desk Technician in the Office of the Administrator, effective Wednesday, May 27, 2015 with a salary of \$30,000.00 per annum.

The following resolution was read:

No. 2015-201

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, State of New Jersey, that pursuant to the recommendation of Nicholas Goldsack, Finance Director of the Town of Secaucus, Christine Eck is hereby appointed to the position of Purchasing Clerk, with a salary of \$27,600.00 effective Wednesday, May 27, 2015.

The following resolution was read:

No. 2015-202

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, State of New Jersey, that Beverly McLaughlin, Administrative Clerk is hereby transferred from the Tax Collector's Office to the Town Clerk's Office effective, Wednesday, June 3, 2015.

The following resolution was read:

No. 2015-203

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, State of New Jersey, that Linda Kitrys, Administrative Clerk is hereby transferred from Town Clerk's Office to the Tax Collector's Office effective, Wednesday, June 3, 2015.

The following resolution was read:

No. 2015-204

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus that Justin Valiente is hereby appointed in the Special Needs Counselor for the Social Services Department, effective April 20, 2015, at the hourly rate of \$10.00.

The following resolution was read:

No. 2015-205

TOWN OF SECAUCUS, COUNTY OF HUDSON

RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, that the Town Clerk is hereby authorized to advertise for and receive
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bids for "Locker room addition and ancillary upgrades for the Secaucus Ice Rink".

The following resolution was read:

No. 2015-206

A RESOLUTION ON BEHALF OF THE TOWN OF SECAUCUS
AUTHORIZING EXECUTION OF AN AGREEMENT FOR MUNICIPAL SERVICES FOR GREEN VALLEY
VILLAGE CONDOMINIUM ASSOCIATION

WHEREAS, pursuant to the Municipal Services Act, N.J.S.A. 40:67-23.2 et seq., and amendments (collectively the "Act"), qualified private communities within the Town's boundaries are entitled to receive specified municipal services; and

WHEREAS, it is necessary for the Town to enter into a Municipal Services Agreement with Green Valley Village Condominium Association located within the Town of Secaucus under the Act which sets forth the municipal services that the Town will be responsible for and will reimburse for, namely the lighting of qualified streets and roadways and the removal of snow and ice from qualified roadways for the periods 2015 through 2018.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council for the Town of Secaucus that approval is given for the Mayor, Town Administrator or his designee to execute an Agreement for Municipal Services with the qualified private community, Green Valley Village Condominium Association for the period of January 1, 2015 to December 31, 2018, including reimbursement for agreed upon prior years.

BE IT FURTHER RESOLVED, that this Resolution shall supersede all prior Resolutions, including Resolution 2015-20, and any prior Resolutions shall be without further force or effect.

BE IT FURTHER RESOLVED, that the Mayor and/or Town Administrator or his designee is hereby authorized to take any action or execute any Agreements necessary to effectuate said purpose and intent.

The following resolution was read:

No. 2015-207

A RESOLUTION ON BEHALF OF THE TOWN OF SECAUCUS
REGARDING THE VENDING MACHINE SUPPLY, MAINTENANCE AND REPAIR SERVICE CONTRACT

WHEREAS, Resolution No. 2014-262 awarded a contract to J.A.A. Enterprises, Inc. to provide vending machine supply, maintenance and repair services to the Town of Secaucus at specified locations in the Town; and

WHEREAS, the Town of Secaucus would like to continue the existing contract as set forth in the specifications, bid and this Resolution for a one (1) year extension period.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council for the Town of Secaucus that the Town's contract with J.A.A. Enterprises, Inc. to provide vending machine supply, maintenance and repair services be continued for one (1) year at the specified amount quoted by J.A.A. Enterprises, Inc. in its bid package at the specified locations; and

BE IT FURTHER RESOLVED, that the specifications, bid and Resolution shall constitute the requisite contract in this matter and be kept on file with the Town Clerk; and

BE IT FURTHER RESOLVED, that J.A.A. Enterprises, Inc. shall provide any and all updated compliance information requested by the Town of Secaucus Office of Purchasing, which may include but is not limited to, proof of continued insurance coverage

The following resolution was read:

No. 2015-208

RESOLUTION RE: OAK LANE PARKING LOT, PHASE II

WHEREAS, the Town advertised for qualified bidders regarding a project identified as "oak Labe parking Lot, Phase II";

WHEREAS, on May 21, 2015 three (3) sealed bids were received pursuant to New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et. seq;

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WHEREAS, the apparent low bidder, JC Contracting. Made a mathematical error in their final total, which error increase their total construction cost;

WHEREAS, the total bid tabulations were as follows:

Hugerich Construction	\$86,499.70
JC Contracting	\$87,680.00
A-Team Concrete	\$97,860.00 and

WHEREAS, the bas bid proposal of \$86,499.70 by Hugerich Construction has been reviewed by the Town Engineer, Town Administrator and General Counsel and constitutes the lowest responsible bid; and

WHEREAS, the Chief Financial Officer certified that there are sufficient funds for said contract;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Secaucus award a contract to Hugerich Construction for the project entitled "Oak Lane Parking Lot, Phase II" in accordance with Hugerich Construction's base bid totaling \$86,499.70; which documents (proposal and specifications) constitute a contract for such services, in accordance with the documents maintained on file with the Town Clerk's Office.

Financial officers
Certification attached.

The following resolution as read:

No. 2015-209

RESOLUTION IN SUPPORT OF SECAUCUS BROWNFIELDS REDEVELOPMENT LLC, APPLICATION FOR ZONE CHANGE FOR BLOCK 7, LOT 4, BLOCK 3, LOT 4, FORMER MALANKA AND MALL LANDFILLS IN THE TOWN OF SECAUCUS

WHEREAS, the Town of Secaucus consists of approximately 4,196 acres, and approximately 3,752 acres are located within the Hackensack Meadowlands District which is under the jurisdiction of the New Jersey Sports and Exposition Authority (previously the New Jersey Meadowlands Commission) ("NJSEA"); and,

WHEREAS, the Town of Secaucus has the largest percentage (89.4%) of land located in the Hackensack Meadowlands District of any of the fourteen municipalities that are under the jurisdiction of the NJSEA; and,

WHEREAS, there are very few remaining parcels of vacant land located in the Town of Secaucus eligible for development or redevelopment; and

WHEREAS, there is a large tract of land, identified as Block 7, Lot 4, and Block 3, Lot 4 on the Tax Maps of the Town of Secaucus, consisting of 65 acres of land, formerly known as the Malanka Landfill and Mall Landfill (hereinafter collectively "the Malanka and Mall Property") which is located in the Hackensack Meadowlands District; and,

WHEREAS, Secaucus Brownfields Redevelopment LLC (the "Redeveloper") is the owner of the Malanka and Mall Property; and

WHEREAS, the Malanka and Mall Property is currently undeveloped and vacant and has been dormant for greater than 25 years and falls under the term "Altered Lands", as defined by the NJSEA; and,

WHEREAS, the Malanka and Mall Property is located adjacent to the Frank R. Lautenberg Train Station at Secaucus Junction and the New Jersey Turnpike Interchange 15X and the Secaucus Junction connects virtually all NJ Transit rail lines serving northern New Jersey, enabling commuters to transfer from the Main, Bergen, Port Jervis and Pascack Valley Lines to all Northeast Corridor, North Jersey Coast Line and Mid-Town Direct trains; and,

WHEREAS, in accordance with the NJSEA's 2004 Master Plan for the Hackensack Meadowlands District ("2004 Master Plan") it was determined that "the influence of the Frank R. Lautenberg Station at Secaucus Junction will be directed to the entire south Secaucus area for purposes of economic development and to the entire District in terms of transportation services"; and,

WHEREAS, the Redeveloper of the Malanka and Mall Property has provided the Town of Secaucus with a report prepared by Rutgers University entitled "Feasibility and Size Analysis for a Convention Center at the 15X Site in Secaucus, NJ" and the analysis concludes that:

- a) Site 15X represents one of the most valuable economic development sites in New Jersey and the broader region. It is uniquely positioned in terms of transportation, accessibility, particularly public transportation accessibility."
- b) "This is the result of substantial public transit infrastructure investments made over the past decade. These investments have made 15X a premier location to implement the States "Smart growth" plan of placing high density and high end land use activities at points of high public transit accessibility".

WHEREAS, the Redeveloper has expressed a desire to properly close and remediate the former municipal solid waste landfill facilities located at the Malanka and Mall Property; and

WHEREAS, the proper closure of the landfill will require the expenditure of substantial sums of money by the Redeveloper which cannot be generated from any future development of the Malanka and Mall Property because the zoning of the Malanka and Mall Property was unilaterally changed from Research Park Zone to Environmental Conservation Zone in 2004 by the predecessor to the NJSEA; and

WHEREAS, the cost of the proper closure of the landfill can and should be funded from revenues generated from an appropriate redevelopment of Malanka and Mall Property through a change in the zoning for the site that will permit a use that will complement the existing uses of the surrounding area and provide benefits to the citizens of Secaucus by having historic landfills properly closed converted to beneficial uses; and

WHEREAS, it is in the best interest of the residents of the Town of Secaucus, and the environment that the landfill be properly closed and that safeguards be installed to protect the environment; and

WHEREAS, it is in the best interest of the residents of the Town of Secaucus and the residents of Hudson County, that the Malanka and Mall Property be considered for appropriate redevelopment and for the property to be returned to the tax ratable base of the Town of Secaucus; and,

WHEREAS, in accordance with the 2004 Master Plan, in order to mitigate the environmental impacts from former landfills, these sites must be capped, contained with a cut-off wall and leachate collection system and a landfill gas recovery system. These activities are known as "closure" measures, allowing them to be recognized as potential brownfields sites; and,

WHEREAS, the 2004 Master Plan states that "*Redevelopment of underutilized or poorly utilized areas, some of which may include "brownfields," is critical to the future of the District. New investment and selected redevelopment will be both orderly and environmentally compatible. New development will take into consideration the capacity of the transportation system, the availability of public services, and the impact on the natural environment.*"; and,

WHEREAS, the 2004 Master Plan states that the Malanka Landfill site "*may have redevelopment potential due to its proximity to Secaucus Junction*"; and,

WHEREAS, the New Jersey Legislature adopted P.L. 2015, C. 19 which consolidated the New Jersey Meadowlands Commission into the New Jersey Sports and Exposition Authority (the "Act"); and

WHEREAS, Section 11 of the Act authorizes the Town of Secaucus to adopt the 2004 Master Plan and upon the adoption of the 2004 Master Plan, the Town shall have the authority to approve or reject land use or zoning applications, except for use variances which still must be approved by the NJSEA; and

WHEREAS, the Town of Secaucus has adopted the 2004 Master Plan and the NJSEA is required by Section 8 of the Act to meet and consult with the Town of Secaucus in connection with any change in zoning or in the preparation of development or redevelopment plans; and

WHEREAS, the Town of Secaucus is considered a constituent community of the NJSEA and as such has the ability to request that the NJSEA conduct a redevelopment study; and,

WHEREAS, Developer has secured agreements from the County of Hudson, the New Jersey Turnpike Authority, and New Jersey Transit, providing among other things, support for a new access and transportation infrastructure system from Seaview Drive onto the Malanka and Mall Property which will facilitate the closure of the landfills and redevelopment of the Malanka and Mall Property; and,

WHEREAS, the Redeveloper will require property from certain adjacent property owner(s) in order to properly close the landfill, redevelop the Malanka and Mall Property, and create new access and transportation infrastructure and these activities will result in the need for the assistance and support of the Town of Secaucus for acquisition (including but not limited to the use of eminent domain for public purposes), legal, planning, engineering and other professional costs and expenses (hereinafter "Municipal Assistance");

WHEREAS, the Redeveloper has agreed to fund any and all of the costs associated with the Municipal Assistance.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Town of Secaucus hereby support the Developer's application to the NJSEA to amend the zoning of the subject property, Block 7, Lot 4, and Block 3, Lot 4, to the "Transportation Zone".

BE IT FURTHER RESOLVED the Mayor and Council of the Town of Secaucus requests that the NJSEA amend the zoning of Block 7, Lot 4, and Block 3, Lot 4 from its current zone to "Transportation Zone".

BE IT FURTHER RESOLVED, the Mayor and Council of the Town of Secaucus will require public participation and the opportunity to comment upon any proposed action arising out of this request or in response to an application submitted by the Redeveloper to the NJSEA, in accordance with the NJSEA's regulations; and

BE IT FURTHER RESOLVED, the Mayor and/or Town Administrator is hereby authorized and directed to prepare an agreement with the Redeveloper, for approval and execution by the Mayor to memorialize the Redeveloper's obligations under this resolution including but not limited to the Redeveloper's obligation to fund the costs and expenses for the Municipal Assistance as set forth above.

The following resolution was read: No. 2015-210

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, that the Town Clerk is hereby authorized to advertise for and receive bids for Vehicle Refueling.

The following resolution was read: No. 2015-211

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, that the Town Clerk is hereby authorized to advertise for and receive bids for an Engineer.

The following resolution was read: No. 2015-212

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, that the Town Clerk is hereby authorized to advertise for and receive bids for a Planner.

The following resolution was read: No. 2015-213

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, that the Town Clerk is hereby authorized to advertise for and receive bids for new garbage truck.

The following resolution was read: No. 2015-214

EMERGENCY RESOLUTION N.J.S.A. 40A:4-48

WHEREAS, an emergency has arisen with respect to Franklin Street sink hole repair and no adequate provision was made in the 2015 budget for the afore said purpose, and N.J.S.A.0a:4-48 provides for the creation of an emergency appropriation for the purpose above mentioned; and

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WHEREAS, the total amount of emergency appropriation created including the appropriation to be created by this resolution \$24,858.00 and three percent of the total operating appropriation in the budget year 2015 is \$1,328,515.66.

NOW, THEREFORE, BE IT RESOLVED, (Not less than two-thirds of all members thereof affirmatively concurring) that in accordance with N.J.S.A. 40A:4-48,

1. An emergency appropriation be and the same for:
Road Repair & Maintenance Other Expenses \$24,858.00
2. The said emergency appropriation shall be provided for full in the 2016 Budget and is requested to be excluded from CAPS pursuant to N.J.S.A. 40A:4-45.3C(1).
- 3.
4. That two certified copies of this resolution be filed with the Director of the Division of Local Government Services.

The following resolution was read:

No. 2015-215

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, State of New Jersey, that pursuant to the recommendation of John Voli, Recreation Director of the Town of Secaucus, the following persons are hereby appointed as Maintenance Personnel, Clerical Personnel and Lifeguards, effective May 23, 2015, at the following hourly wage:

SECAUCUS SWIM CENTER

Maintenance Personnel

<u>Name</u>	<u>Hourly Rate</u>
Jenna Goldsack	\$8.38
Jason Mastropierro	\$8.38
Ranger Rand	\$8.38

Clerical Personnel

<u>Name</u>	<u>Hourly Rate</u>
Samantha Vogel	\$8.38

Lifeguards

<u>Name</u>	<u>Hourly Rate</u>
Angelo DiMonda	\$9.00
Joseph Estrada	\$9.00
Ryan Jeffas	\$9.00
Kayla Nicolich	\$9.00
Courtney Rhiel	\$9.00

The following resolution was read:

No. 2015-216

TOWN OF SECAUCUS, COUNTY OF HUDSON
RESOLUTION

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus that the hourly rate of Lynn Kramer, Environmental Clerk in the Office of the Administrator, is hereby raised to \$12.00 per hour effective Wednesday, May 27, 2015.

The following resolution was read:

No. 2015-217

RESOLUTION TO AWARD PROFESSIONAL SERVICE CONTRACT FOR THE PROVISION OF
"RECYCLABLE MATERIAL MARKETER VENDOR"

WHEREAS, the Town advertised and requested proposals from authorized vendors to provide services for accepting and processing specific recyclable materials; and

WHEREAS, the services of a Recyclable Material Marketer Vendor need not be bid, as the Local Public Contracts Law exempts from public bidding the marketing of recyclable material and permits a governing body to negotiate and award a contract without public advertising for bids, pursuant to N.J.S.A. 40A 11-5(1) (S); and

May 26, 2015

WHEREAS, the Town nevertheless chose to obtain proposals via a fair and open process for the services of a Recyclable Material Marketer Vendor and initiated competitive contract for such services as permitted by N.J.S.A. 40A 11-4.1; and

WHEREAS, Jersey Green Technologies, LLS was the only vendor to submit a proposal to provide the services of a Recyclable Material Marketer Vendor; and

WHEREAS, the Town's Recycling Coordinator reviewed the proposal of Jersey Green Technologies, LLC and provided a recommendation to the Mayor and Council; and

WHEREAS, the Chief Financial Officer certifies that there are sufficient funds for said contract;

NOW, THEREFORE, BE IT RESOLVED, that Jersey Green Technologies, LLC be awarded a Contract, effective March 15, 2015 through March 14, 2016 to provide services of a Recyclable Material Marketer Vendor in accordance with its proposal of February 25, 2015 a copy of which attached to this Resolution; and

BE IT FURTHER RESOLVED, that said Contract will incorporate Jersey Green Technologies, LLC's price proposal referenced within the proposal and attached hereto;

BE IT FURTHER RESOLVED, that at the conclusion of the initial term, the Town shall have the right to renew said Contract for a period of one (1) year, and shall also have the right to renew the Contract for an additional and final period of one (1) year thereafter.

Financial officers
Certification attached.

Councilwoman Pirro moved that the foregoing resolutions on the Consent Agenda be approved, seconded by Councilman Dehnert.

AYES: Jeffas, Costantino, McKeever, Clancy, Pirro, Dehnert, Gonnelli

NAYS: None

OABSENT: None

Motion

carried.

PAYMENT OF CLAIMS

Councilwoman Pirro moved that the following Salary Vouchers and Claims Fund Register be approved, seconded by Councilman Costantino.

Town of Secaucus Payroll Acct. w/ending 5/8/15	\$462,029.95
Adm. & Exec	20,042.76
Mayor & Council	10,569.59
Municipal Clerk	8,279.83
Community Shuttle Bus	1,731.66
Legal Dept.	000.00
Municipal Court	11,535.70
Engineering	000.00
Pub. Bldgs. & Grds.	38,021.50
Off. Of Inspect.	6,643.13
Planning Board	63.16
Bd. Of Adjustments	58.15
Public Defender	00.00
Comm. & Security Adm	2,988.00
Construction	15,855.12
Treasurer	18,696.71
Tax Assessor	5,950.56
Tax Collector	5,181.01
Police Dept.	321,319.11
School Cross Grds.	15,371.66
Office of Emergency Man.	576.92
Unif. Fire Safety Off.	4,793.55
Rd. Repair & Maint.	121,326.13
Sewer System	900.80
Recycling Coord.	8,377.18
Bd. of Health	3,622.66
Mosquito Control	00.00
Social Services	30,500.41
Fire Dept. Incentives	30,400.00
Pks. & Play Grds.	448.80
Supv. Of Play Act.	27,412.45
Rec. Activities	1,624.50
Social Security	35,851.87
Pool Oper.	1,197.86
Grant Fund (OEM)	92.81
CDBG	000.00

May 26, 2015

Town of Secaucus Tax Escrow Acct. w/ending 5/8/15

\$251,456.96

Mayor Gonnelli spoke about the State work being done on the sewer lines.

UNFINISHED BUSINESS

Councilman Jeffas spoke about the Hudson County Court Night to be held in Jersey City.

Councilman Costantino offered information about upcoming raffles as well as events.

Tania Guaram, Prevention Coordinator for the Town of Secaucus, spoke about upcoming events.

Councilman Clancy offered information about upcoming community events.

Councilwoman Pirro spoke about an upcoming fund raiser for earthquake victims of Nepal. She also spoke about a few other fund raisers.

Councilman Dehnert stated that registration is open for all the Summer Recreation Programs.

Councilman McKeever spoke about there has been delivery of donated bicycles to be used by the Police Department.

Mayor Gonnelli spoke about the project on Tenth Street.

NEW BUSINESS

Councilman Jeffas spoke about an upcoming Small Business Meeting. He also spoke about the concert to be held at Met Life Stadium and the meeting that have gone on with the NJSEA and negotiations on minimizing the noise from the concert.

Mayor Gonnelli explained what the meeting with the Small Business will entail. HE also explained about the noise that comes from the concert and what has been done to minimize it.

Councilman Costantino offered information about upcoming events.

REMARKS OF CITIZENS

Tim Keating
Unknown resident

Councilwoman Clancy moved to adjourn the meeting at 7:55 pm, seconded by Councilman McKeever.

AYES: Jeffas, Costantino, McKeever, Clancy, Pirro, Dehnert, Gonnelli
NAYS: None
ABSENT: None

Motion carried.

Marie Eck, Deputy Town Clerk