

Special Meeting  
June 21, 2016

A Special Meeting of the Mayor and Council of the Borough of Wanaque was held on Tuesday, June 21, 2016 at 7:10 P.M. in the Wanaque Municipal Building.

The Mayor called the meeting to order with the flag salute.

ROLL CALL:

On roll call, the following Council Members responded: Balunis, Cortellessa, Leonard, Pasquariello and Willse. Councilman Pettet was absent. The Borough Administrator and Borough Attorney were also present. The Mayor declared a quorum.

The Mayor read the following Sunshine Statement: Adequate notice of this meeting has been provided by the Mayor and Council by e-mailing notice of this meeting to the Suburban Trends and the Herald News newspapers on June 16, 2016 stating therein that this meeting would be held on Tuesday, June 21, 2016 at the time of 7:00 P.M., in the Wanaque Municipal Building, 579 Ringwood Avenue, Wanaque, New Jersey, and a copy of this notice was posted on the bulletin board in the Wanaque Municipal Building on June 16, 2016, and a copy is on file in the office of the Municipal Clerk.

RESOLUTION #121-0-16 – Emergency Appropriation – Downpayment for Borough Hall Financing:

On entertainment of the Mayor, Councilmen Willse and Leonard moved that,  
RESOLUTION DESIGNATING A PORTION OF WANAQUE BOROUGH, ALONG  
MOUNTAIN LAKES DRIVE IN BLOCK 200.20 AS AN AREA IN NEED OF  
REDEVELOPMENT

WHEREAS, on May 9, 2016 the Borough Council of the Borough of Wanaque adopted a motion authorizing the Wanaque Planning Board to undertake a preliminary investigation to determine whether the properties in a proposed redevelopment area, which is located in the vicinity of Mountain Lakes Drive at Linda Road, is a redevelopment area in accordance with the criteria set forth in the New Jersey Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1 et seq.); and

WHEREAS, the primary objectives of the Borough of Wanaque redevelopment effort as indicated in the aforesaid Council resolution is to: 1) improve property conditions in the Borough; 2) improve the quality of life of Borough residents especially those residents living in the neighborhood; and 3) improve the economic foundation of the Borough so that long-term property tax stability is realized by all Wanaque taxpayers; and

WHEREAS, the Local Redevelopment and Housing Law (LRHL) allows for the substantial improvement to properties included in an area in need of redevelopment resulting in capital investment and the turnaround or rearrangement of properties that are either unused, underutilized, fragmented, or deteriorated; and

WHEREAS, the Wanaque Planning Board has investigated and discussed the issue of redevelopment and the process of investigating an area in need of redevelopment. This investigation included a review of the criteria set forth in the LRHL (N.J.S.A. 40A:12A-5) to determine if this residential area of Wanaque qualifies as an area in need of redevelopment; and

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WHEREAS, the Wanaque Planning Board authorized the financial and land use consultants, Benecke Economics, to conduct a study of the proposed potential redevelopment area and make a recommendation as to whether the area identified by the Council satisfies the criteria of the LRHL, the Borough Council also made available professional services to assist the Planning Board in the redevelopment process and understanding the issues respecting this proposed potential redevelopment area; and

WHEREAS, the Wanaque Planning Board has conducted a public hearing pursuant to the LRHL and following publication and wide distribution of a notice of hearing and following the preparation of a map of the potential area in need of redevelopment; and

WHEREAS, the Planning Board considered the Redevelopment Investigation Report, dated June 3, 2016 prepared by Benecke Economics, said report having been provided to the property owners and made available to the general public; and

WHEREAS, the Wanaque Planning Board has adopted a Resolution finding that the area referenced herein qualifies under N.J.S.A. 40A:12A-1 et seq. as an area in need of redevelopment; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Wanaque that, based upon the findings and recommendation of the Wanaque Planning Board and recognizing the diligent work of the Board, the properties at Block 200.20, Lots 1 through 48 are hereby declared to be in need of redevelopment.

BE IT FURTHER RESOLVED that these aforesaid properties are hereby designated as an area in need of redevelopment pursuant to the provisions of N.J.S.A. 40A:12A-1 et seq., and as such shall be included in the Lakeside Manor Redevelopment Area upon adoption of an ordinance enabling such inclusion of these properties thereto.

BE IT FURTHER RESOLVED that the Borough Council will NOT be authorizing the use of eminent domain condemnation regarding this matter.

On roll call, all voted yes, and the Mayor declared the motion carried.

#### INTRODUCTION OF ORDINANCE #15-0-16 – Redevelopment Ordinance – Lakeside Manor

The Borough Administrator said there is no zoning change there and this will reconfirm that with this process.

On entertainment of the Mayor, Councilmen Pasquariello and Leonard moved that Ordinance #15-0-16 be taken from the table and read by the Clerk, by title only, for consideration of first reading

On roll call, all voted yes and the Mayor declared the motion carried.

The Clerk took from the table and read by title only as follows:  
ORDINANCE OF THE BOROUGH OF WANAQUE, COUNTY OF PASSAIC, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTIES COMMONLY KNOWN AS BLOCK 200.20 LOTS 1 THROUGH 48 ON THE TAX MAP OF THE BOROUGH OF WANAQUE.

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On entertainment of the Mayor, Councilmen Willse and Leonard moved that,

ORDINANCE OF THE BOROUGH OF WANAQUE, COUNTY OF PASSAIC, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTIES COMMONLY KNOWN AS BLOCK 200.20 LOTS 1 THROUGH 48 ON THE TAX MAP OF THE BOROUGH OF WANAQUE pass first reading, and that said Ordinance be further considered for final passage and adoption at a meeting of the Borough Council to be held on the 11h day of July 2016, at the Municipal Building in the Borough of Wanaque at 8:00 P.M., and that at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance; and

BE IT FURTHER RESOLVED that the Borough Clerk be instructed to publish in the manner provided by law a copy of said Ordinance, together with introduction thereof and notice when same will be considered for final passage and adoption.

On roll call, all voted yes and the Mayor declared the motion carried.

The Borough Administrator said the Ordinance now goes to the Planning Board at a Special Meeting to be held on July 6, 2016 at 7:00 P.M. and it will then come before the Mayor and Council at Regular Meeting to be held on July 11, 2016 at 8:00 P.M.

RESOLUTION #111-0-16 – CDBG Participation (Resolution #117-0-16 on Agenda)

Councilman Balunis said wasn't a grant received last year.

The Borough Administrator said we received one for seventy thousand dollars for Maple Avenue, Orchard Street Water Mains, one hundred thousand dollars for Jenkins Place, Storms Avenue and Locust Street, one hundred thousand dollars for Phase II for the Sanitary Sewers and one hundred thousand dollars for Phase I for the Sanitary Sewers.

Councilman Cortellessa said what is item 6 in the resolution.

The Borough Administrator said the basic understanding is to continue in the affordable housing and if it is challenged we no longer get the funds. We can't receive money if we don't comply with that.

Councilman Leonard said Mrs. Hoffman stated HUD in fair housing complies with fair housing.

The Borough Administrator said I am not familiar with HUD.

Councilman Leonard said what is number 7 in the resolution.

The Borough Administrator said that's why Mrs. Hoffman was here also.

Councilman Willse said if the County is named in there it affects us too.

Councilman Cortellessa said it concerns me the wording in the resolution on page 2. The language for the resolution and HUD getting too involved in the town.

Councilman Pasaquareillo said nothing has changed.

Councilman Willse said yes it did. HUD has three hundred seventy seven pages that are new that were adopted and it is agreeing with the rules of someone else. We have three things that would affect us and Baltimore had that where they had to build and they lost that what HUD had said.

The Borough Administrator said we have to have water in those locations.

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The Borough Attorney said without this they can do it anyway. Fair housing can do it whether you have it or not. They can uphold the law and have it to comply with it if they are advocating it under the fair housing and I don't see a real threat.

Councilman Cortellessa said it says they can say they can use it and I'm not comfortable with the agencies that have the enforcement of the law. Why are all types of requirements built in here.

The Mayor said you would have one hundred and fifty thousand dollars to go up in the budget next year than rather to pass this.

Councilman Willse said if it is other changes and other communities have not adopted the laws.

Councilman Leonard said if there are other grants we can apply for them.

Councilman Balunis said they put generic language in there.

Councilman Cortellessa said to argue against something we didn't vote on than what is up and we did sign.

The Borough Attorney said it is already affirming something that is a law with fair housing and reminding the town to obey the laws and policies.

Councilman Leonard said the policy to enforce foreign policy is against HUD.

The Borough Attorney said the policy is to enforce the local law. The public can participate in discussion and have to abide by the laws. They can't violate the law.

Councilman Leonard said number 5 is kind of mute.

The Borough Attorney said for HUD if you want the money you have to abide by the law. You can get small cities grants.

The Borough Administrator said Passaic County gets six hundred and fifty thousand dollars for twelve Municipalities. We have received over one hundred thousand dollars each of the last several years. If we pull out the amount changes for the other Municipalities.

Councilman Willse said the three hundred seventy seven new pages HUD adopted Erie County Pennsylvania went through that and an impediment was discovered. The town zoning is one quarter an acre the smallest lot and they are in the process of re-zoning the entire County.

The Borough Administrator said Pennsylvania does not have the same New Jersey fair housing laws.

Councilman Willse said New York City has the same as Pennsylvania has. We did not have the three hundred seventy seven pages in the last resolutions that we did. Agreeing to something that you don't know the metes and bounds and how can you say yes to this.

Councilman Balunis said if you have records of compliance with COAH we should be alright.

Councilman Willse said COAH is State and not Federal and HUD is Federal.

The Borough Administrator said Councilman Pettet could not be here but expressed his support for the resolution.

The Mayor said take one hundred fifty thousand dollars out of the capital budget next year.

Councilman Leonard said there is a small pool of money and it would come out of the pool for the assessments per Mrs. Hoffman.

The Borough Administrator said it is shared for assessments with other towns and they have a good relationship with Passaic County and Wanaque over the years. We can get supplemental grants also. The down side is there is a small risk and it is not that great. We are complying with the State of New Jersey.

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Councilman Willse said but there is no idea what the Federal is.

The Borough Administrator said HUD is not looking at Bloomingdale or other towns.

Councilman Cortellessa said what happened in other towns, Baltimore, etc. They had to expand and change their zoning. Do we have anything else in town. When compared to us possibly Union Avenue and Mountain Lakes.

The Borough Administrator said the State would fight us for up by Mountain Lakes.

Councilman Willse said when Avalon Bay opened Union Avenue was a traffic nightmare and we will have the same thing.

The Mayor said Avalon Bay in Bloomingdale did not have the same resolution we had in the past.

Councilman Willse said it was without the three hundred seventy seven pages.

The Borough Attorney said in the paragraphs the first three are the same on page 2 number one to seven we have a policy for built low and moderate income housing.

The Borough Administrator said the ruling from the Court was exempt from the builders remedy and other towns have it designated.

Councilman Balunis said other States had issues with people regarding civil rights.

The Borough Attorney said you can't stop people from coming in and demonstrating it is a civil rights issue.

The Mayor said the Haskell development has fifty by ninety size lots.

Councilman Cortellessa said what is the paragraph after number 7 on page 2.

The Mayor said that you can't go on private property without the property owners permission.

The Borough Administrator said with the community development block grant there are significant problems with the sanitary sewer issues. The cost is offset by a grant. They are also open to private non-profit organizations.

Councilman Cortellessa said what is the status of the Hagstrom Boulevard property.

The Borough Administrator said we did not use that and the use was for the water main grant. We put in an application for other projects.

Councilman Cortellessa said if we agree to this do we keep agreeing to the same program by HUD and what is the downside to this.

The Borough Attorney said you are agreeing to do this already.

Councilman Willse said you can't get out of the contract once signed.

The Borough Administrator said we have to pass resolutions to apply for the applications and it helps other County Municipalities in the pool. Mrs. Hoffman gave us until tonight to approve this. We don't have any more time on this.

Councilman Cortellessa said the Freeholders have to approve this also.

The Borough Administrator said yes they are the granting authority for the County.

Councilman Cortellessa said I would prefer to have the entire Council here.

The Mayor said so would I.

Councilman Cortellessa said can we do the rest of the agenda and come back to this.

The Mayor said yes we can.

RESOLUTION #118-0-16:

On entertainment of the Mayor, Councilmen Pasquariello and Cortellessa moved that,

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BE IT RESOLVED, that the Mayor and Council of the Borough of Wanaque do hereby approve through this Resolution the following Liquor License Renewal for the Year 2016/2017:

1. Santina and Peter Berta, Inc. – t/a Berta’s Chateau  
(Lic #1613-33-013-003) – 7 Grove Street, Wanaque

On roll call, all voted yes, and the Mayor declared the motion carried.

RESOLUTION #119-0-16:

On entertainment of the Mayor, Councilmen Pasquariello and Cortellessa moved that,

BE IT RESOLVED, that the Mayor and Council of the Borough of Wanaque do hereby approve through this Resolution the following Liquor License Renewal for the Year 2016/2017:

1. DNP Enterprises, LLC – t/a Wine 2 Spirits  
(Lic #1613-44-018-009) – 662 Ringwood Avenue, Wanaque

On roll call, all voted yes, and the Mayor declared the motion carried.

RESOLUTION #107-0-16A:

On entertainment of the Mayor, Councilmen Pasquariello and Willse moved a motion to approve the aforementioned Resolution.

On roll call, all voted yes, and the Mayor declared the motion carried.

The Mayor said I need a motion to approve the medicine drop box as requested by the Police Chief.

On entertainment of the Mayor, Councilmen Cortellessa and Balunis moved a motion to approve the medicine drop box.

On roll call, all voted yes, and the Mayor declared the motion carried.

The Mayor said I need a motion to approve joining the committee for the pipeline. The amount is \$4,700.00 and a total of \$6,200.00.

Councilman Willse said we are going to pay a law firm which is pretty sure it will be okay to adopt a reactionary Ordinance and it may get thrown out maybe three years from now.

The Mayor said would we rather sit and do nothing.

The Borough Attorney said you can enact the Ordinance but the Federal law will override this Ordinance or you can wait and see what they adopt and see what we do.

Councilman Willse said I have been to several meetings opposing the pilgrim pipeline and they have money to use let them fight it out.

The Borough Attorney said there is opposition in Hudson County also. The Department of Environmental Protection is not in their jurisdiction to get approval.

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Councilman Willse said transporting oil to Albany and barging it down to Linden and back to Albany why can't they build a refinery by the site. I don't understand it. It is cheaper to build than to truck it across the country.

Councilman Cortellessa said pumping the oil to Linden and pumping the refined oil back to Albany the pipes are side by side. PSE&G can come to some agreement with pilgrim pipeline and do the best and share the cost to protect the town.

The Borough Attorney said they are hiring experts to fight the pipeline.

Councilman Willse said what if it goes to Court and they have the information but come back for more money for litigation.

The Borough Attorney said they will gear up to do the research to fight the pipeline if it comes to New Jersey.

On entertainment of the Mayor, Councilmen Cortellessa and Leonard moved a motion to approve the cost of \$4,700.00 and total cost of \$6,200.00 to participate in the Pilgrim Pipeline Committee.

On roll call, all voted yes, except Councilman Willse who voted no and the Mayor declared the motion carried.

RESOLUTION #111-0-16:

On entertainment of the Mayor, Councilmen Pasquariello and Balunis moved that,

**A RESOLUTION TO ADOPT THE 3- YEAR COOPERATION AGREEMENT  
BETWEEN PASSAIC COUNTY AND THE BOROUGH OF WANAUKE  
TO PARTICIPATE IN THE PASSAIC COUNTY COMMUNITY DEVELOPMENT  
BLOCK GRANT PROGRAM: FEDERAL FISCAL YEARS 2017, 2018 and 2019**

**WHEREAS**, Title I of the Housing and Community Development Act of 1974, as amended, provides federal funds to Passaic County to carry out eligible community development activities; and

**WHEREAS**, the Borough of Wanaque (hereinafter referred to as the "Municipality") agrees to participate in eligible activities to be carried out under the Passaic County Urban County Entitlement Community Development Block Grant Program; and

**WHEREAS**, the Mayor of the Municipality is authorized to execute this Cooperation Agreement; and

**WHEREAS**, Passaic County and the Municipality agree to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities; and

**WHEREAS**, all parties to this Cooperation Agreement will take all actions necessary to assure compliance with Passaic County's Urban County certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and affirmatively furthering fair housing. Further, all parties will comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975 and

with other applicable laws. The Urban County will not provide funding for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with the County's fair housing certification. Noncompliance by a unit of general local government included in an Urban County may constitute noncompliance by the County that can, in turn, provide cause for funding sanctions or other remedial actions by the U.S. Department of Housing and Urban Development; and

**WHEREAS**, this agreement shall be in effect for the three year program period: Federal Fiscal Years 2017, 2018 and 2019, and remains in effect until the CDBG funds and program income received (with respect to activities carried out during the three-year qualification period) are expended and the funded activities completed, and that the County and Municipality cannot terminate or withdraw from the Cooperation Agreement while it remains in effect. The agreement shall remain in effect until expressly terminated by one of the parties hereto but said termination may only occur at the end of each three year Urban County requalification period; and

**WHEREAS**, the County has the authority to carry out activities which shall be funded from annual Community Development Block Grant funding appropriations: the County has final responsibility for selecting projects, preparing the Five Year Plan, as required by HUD, and preparing annual Action Plans; and

**WHEREAS**, by executing this Cooperation Agreement, the Municipality understands the following:

1. It may not apply for grants under the Small Cities New Jersey State CDBG Program for appropriations for fiscal years during the period in which it participates in the Passaic County Urban County CDBG Program;
2. This agreement shall remain in effect until the CDBG funds and income received with respect to the three year qualification period are expended and the funded activities completed;
3. The County and the Municipality may not terminate or withdraw from this agreement while this agreement remains in effect as above;
4. The Municipality has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations;
5. The Municipality has a policy of enforcing applicable State and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of nonviolent civil rights demonstrations within its jurisdiction.
6. The Municipality shall be prohibited from receiving Urban County funding for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with its fair housing certification,
7. The Municipality, pursuant to 24 CFR 570.501(b), is subject to the same requirements applicable to sub-recipients, including the requirement of a written agreement as described in 24 CFR 570.503; and

**WHEREAS**, the Municipality shall comply with all applicable laws, ordinances, and codes of the State and Local governments, and shall commit no trespass on any private property in performing any of the work embraced by this Cooperation Agreement; and

**WHEREAS**, the Municipality shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin, handicap or familiar status. The Municipality shall take affirmative action to ensure that applicant for employment are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, handicap or familiar status. Such action shall include, but not limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff/termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Municipality shall post in conspicuous places, available to employee and applicants for employment, notices to be provided by the Government setting forth the provisions of this nondiscrimination clause. The Municipality shall incorporate the foregoing requirements of this paragraph (a) in all its contractors for such work to incorporate such requirements in all of its contractors for such requirements in all subcontractors for program work; and

**WHEREAS**, the Municipality is subject to the requirements of Title VI of the Civil Rights Act of 1964, and Title VIII of the Civil Rights Act of 1968. (P.L. 88-352) and HUD regulations with respect thereto including the regulations under 24 CFR Part I. In the sale, or lease, or other transfer of land acquired, cleared, or improved with the assistance provided under this Agreement, the Municipality shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination upon the basis of race, color, religion, sex, or national origin in the sale, lease or rental, or in the use or occupancy of such land or any improvements erected thereon, and providing that the sub grantee and the United States are beneficiaries of and entitled to enforce such covenant. The Municipality in undertaking its obligation in carrying out the program assisted hereunder agrees to take such measures as are necessary to enforce such covenant and shall not itself so discriminate; and

**WHEREAS**, the County and the Municipality agree to comply with the Consolidated and Further Continuing Appropriations Act, 2016, Pub. L 114-113 which states that a unit of local government may not sell, trade or otherwise transfer for all or any portion of such funds to a metropolitan city, urban county, unity of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended; and

**WHEREAS**, the aforesaid activities are in the best interest of the \_\_\_\_\_ (municipality); and

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the \_\_\_\_\_ (municipality) that the Mayor is authorized to execute the Urban County CDBG Cooperation Agreement with the County

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of Passaic to participate in the Passaic County Urban County Entitlement Community Development Block Grant Program for Federal Fiscal Years 2017, 2018 and 2019; and

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately upon its enactment, as provided by law.

On roll call, all voted yes, except Councilmen Leonard and Willse who voted no and the Mayor declared the motion carried.

On entertainment of the Mayor, Councilmen Pasquariello and Balunis moved a motion to approve the aforementioned Resolution.

On roll call, all voted yes, and the Mayor declared the motion carried.

Councilman Cortellessa said listening to the Attorney we have to adhere to State and Local Government and consider the wetlands and Highlands and the risk is low for HUD.

PUBLIC DISCUSSION:

The Mayor opened the Public Discussion.

Jerry Reap, 35 Mountain Lakes Drive, Wanaque said the resolution for Lakeside Manor what is Lot 48. No one knows who owns it. Someone will have legal responsibility.

The Mayor said it will go to the homeowners association. Other developments they filed paperwork and it went to the homeowners association.

The Borough Administrator said this lot is listed as 48 but it is incorporated into the deed. The "mother lot" it is referred to.

Jerry Reap said I was worried the lot was separate.

Al Frech, 11 Fair Ridge Court, Wayne said I read the three hundred seventy seven pages of the HUD document and they want you to sign a pledge to do a complete assessment of the community which tells everything about the town, schools, assets and who lives where. The impediments keep you from furthering fair housing. HUD shows that you are responsible, overcome plan impediments, invite groups, civil rights groups and developers. After that if they disagree with your plan they can come back and sue you. It changed July 15<sup>th</sup> last year. HUD said the plan hasn't worked the way we wanted it to and not let the people get away with it. The fair housing phrase is the same and the rules have changed. All the data you have to compare it to the region. You are the ones to help bring the community to be in balance. Affordable housing is in the federal register. Affirmatively affirming fair housing can layer another procedure on top of the housing. If they think it is not right in your plan they can tell you. The network property protection is lawyers and protectors of land. Be aware of possible traps, being sued and filing false claims suits and civil rights suits. Make sure people are doing the right thing.

Councilman Leonard said I have a question on the regions.

The Borough Administrator said under the affordable housing needs it addresses the local area and regions. We include Hudson, Bergen, Passaic, and Sussex Counties. It was COAH and there are four judges making decisions now.

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Al Frech said the data maps for HUD they have their own maps and you should compare your data to that and see if you are in balance with that or not. Westchester sued on segregation and they got them on economic segregation.

The Mayor closed the Public Discussion.

NEW BUSINESS:

Closed Session:

Re: Litigation/Negotiation/Personnel

On entertainment of the Mayor, Councilmen Cortellessa and Balunis moved that,

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, (N.J.S.A. 10:4-1) 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;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Wanaque, County of Passaic, State of New Jersey, as follows:

1. The public shall be excluded from discussion of action upon the hereinafter specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
  - 1) Negotiations in terms of property.
  3. The Mayor and Council shall release and disclose to the general public the discussion and actions taken on the subject matter of the above mentioned closed session when the reasons for discussing and acting on the matter in closed session no longer exist, but no later than one month of the Mayor and Council arriving at a final decision on the specified subject matter.

On roll call, all voted yes, and the Mayor declared the motion carried.

RECONVENEMENT:

On entertainment of the Mayor, Councilmen Willse and Balunis moved a motion to reconvene at 8:45 P.M.

On roll call, all were present.

ADJOURNMENT:

On entertainment of the Mayor, Councilmen Willse and Cortellessa moved a motion to adjourn the meeting.

On roll call, all voted yes, and the Mayor declared the motion carried; meeting adjourned at 8:45 P.M.

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Katherine J. Falone, RMC, CMC  
Municipal Clerk