

Special Meeting
May 22, 2017

A Special Meeting of the Mayor and Council of the Borough of Wanaque was held on Monday, May 22, 2017 at 7:00 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, Pettet and Willse. Councilman Pasquariello 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 May 19, 2017 stating therein that this meeting would be held on Monday, May 22, 2017 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 May 19, 2017, and a copy is on file in the office of the Municipal Clerk.

Discuss the development known as Lakeside Manor:

Resolution #120-0-17:

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

WHEREAS, the owner of the property of Block 200 Lot 8.9 received approval from the Wanaque Planning Board on October 5, 1989 for the construction of 47 townhomes in a development known as Lakeside Manor; and

WHEREAS, the owner of the property entered into a Developer's Agreement with the Borough of Wanaque on August 10, 2000 setting for the terms and conditions of the development, and construction began on said property; and

WHEREAS, construction ceased around 2004, with the project stalled until a decision of the New Jersey Superior Court, Appellant Division dated August 1, 2011 exempted the project from the New Jersey Highland Protection Act; and

WHEREAS, the project has laid fallow and is an eyesore and blight upon the neighborhood and community, and the Borough wishes to have the existing structure demolished and a plan put in place to make site improvements and provide for a realistic potential for development, along with safeguards to guarantee that the property will at the very least be cleared, roads paved, and the area made presentable; and

WHEREAS, the Borough has designated the property as an area in need of redevelopment, thereby giving incentive to complete the plans first approved in 1989; and

WHEREAS, the Borough has also adopted ordinance allowing for the Borough to remove abandoned properties, in particular Block 200 Lot 8.09 Lakeside Manor; and

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WHEREAS, the Borough and property owner have held lengthy negotiations to achieve the removal of the structures, plan for the development, and issue building permits in a reasonable amount of time, requiring the property owner to place a cash bond with the Borough to guarantee the work will be done in accordance with the approved schedule, or otherwise be abandoned and prior approvals nullified, without having to resort to a lengthy litigation; and

WHEREAS, the Borough finds that the agreed schedule attached hereto and made part of this resolution is in the best interests of the residents of the Borough of Wanaque.

BE IT RESOLVED AS FOLLOWS:

1. That resolution 86-0-17 adopted March 13, 2017 is hereby repealed.
2. That the Borough Attorney is to draft a formal agreement with the property owner incorporating the attached schedule, which shall be executed by the property owner and the Mayor on behalf of the Borough
3. That the attached schedule shall be effective immediately, regardless of the written agreement not being drafted and signed;
4. That the Borough Administrator is responsible for oversight for compliance to this schedule, and shall report each month at the regular Public Meeting of the Governing Body as to the status of the project.
5. If the Borough Administrator finds that the property owner is not in compliance, he shall immediately notify the Borough Attorney, who shall take whatever action is necessary under this schedule. The Borough Administrator shall notify the Mayor and Council simultaneously, and further Governing Body approval for legal action is not required.

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

PUBLIC DISCUSSION:

The Mayor opened the Public Discussion.
No one came forward.
The Mayor closed the Public Discussion.

NEW BUSINESS:

Closed Session:

Re: Litigation/Negotiation/Personnel

On entertainment of the Mayor, Councilmen Cortellessa and Pettet 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.

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2. The general nature of the subject matter to be discussed is as follows:

1)

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, except Councilman Willse who voted no, and the Mayor declared the motion carried.

RECONVENEMENT:

On entertainment of the Mayor, Councilmen Cortellessa and Leonard moved a motion to reconvene at 8:42 P.M.

On roll call, all were present.

RESOLUTION #121-0-17:

On entertainment of the Mayor, Councilmen Leonard and Balunis moved a motion that,

BE IT RESOLVED that Evan Sinclair, 11 Northgate, Wanaque NJ be and is hereby appointed as a Laborer in the Department of Public Works, effective May 30, 2017, at a starting salary of \$32,500, with an increase of \$5000 upon receiving a Commercial Driver's License, and a \$2500 increase on the one year anniversary of his appointment, subject to receiving the Commercial Driver's License.

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

ADJOURNMENT:

On entertainment of the Mayor, Councilmen Pettet and Leonard moved a motion to adjourn the meeting.

On roll call, all voted yes, and the Mayor declared the motion carried; meeting adjourned at 8:55P.M.

Thomas Carroll
Borough Administrator