

Borough of Garwood

Meeting of the Mayor and Council

AGENDA

September 25, 2018

Moment of Silence.....

Salute to the Flag.....

Adequate notice of this meeting was provided to the Westfield Leader, advertised on January 4, 2018, notification was sent to the Star Ledger and prominently posted on the municipal public bulletin board and filed in the office of the municipal clerk informing the Public of the time and place according to the Provisions of the Open Public Meeting Law (Chapter 231, P.L. 1975).

ROLL CALL:

Mayor Lombardo	_____		
Councilwoman Bianco	_____	Councilman McCormack	_____
Councilwoman Cuccaro	_____	Councilwoman Todisco	_____
Councilman Lazarow	_____	Council President Blumenstock	_____

MINUTES:

Regular, Workshop and Executive Minutes of the Mayor and Council held on September 11, 2018.

A motion was made by _____, second by _____, to accept minutes as presented.

COMMUNICATIONS:

- 1) **NEW JERSEY STATE LEAGUE OF MUNICIPALITIES –**
 - a. Mayor's Advisory –
 - i. 09/11/18, RE: Daily Update
 - ii. 09/12/18, RE: URGENT ALERT
 - iii. 09/12/18, RE: Daily Update
 - iv. 09/14/18, RE: Weekly Round-Up
 - v. 09/17/18, RE: Daily Update
 - vi. 09/20/18, RE: Daily Update
- 2) **UNION COUNTY BOARD OF CHOSEN FREEHOLDERS –** 09/18/18, RE: Ordinances 795-2018, 796-2018 and 797-2018
- 3) **RAHWAY VALLEY SEWERAGE AUTHORITY –** 09/21/18, RE: Minutes of the meeting held on August 16, 2018
- 4) **GARWOOD RECREATION COMMISSION –** 09/11/18, RE: Minutes of the meeting held on June 18, 2018

ORDINANCES:

Public Hearing on Ordinance 18-25 as advertised in the Westfield Leader.

ADOPTION:

Municipal Clerk to read Ordinance 18-25 by title only:

ORDINANCE NO. 18-25

**ORDINANCE OF THE BOROUGH OF GARWOOD, COUNTY OF UNION, NEW JERSEY
APPROVING THE APPLICATION FOR A LONG TERM TAX EXEMPTION AND
AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH GARWOOD
PAPERBOARD URBAN RENEWAL ASSOCIATES, LLC**

List correspondence concerning Ordinance 18-25.

Does anyone present wish to be heard concerning Ordinance 18-25.

A motion was made by _____, second by _____, to close Public Hearing on Ordinance 18-25.

A motion was made by _____, second by _____, to adopt Ordinance 18-25.

Discussion:

Roll Call:

Councilwoman Bianco	_____	Councilman McCormack	_____
Councilwoman Cuccaro	_____	Councilwoman Todisco	_____
Councilman Lazarow	_____	Council President Blumenstock	_____
Mayor Lombardo	_____		

COUNCIL STANDING COMMITTEE REPORTS AND OTHER REPORTS:

POLICE: Councilwoman Bianco, Chr.

PUBLIC HEALTH: Councilwoman Cuccaro

STREETS AND ROADS/ECOLOGY: Council President Blumenstock, Chr.

FIRE: Councilman McCormack, Chr.

FINANCE: Councilwoman Todisco, Chr.

BUILDINGS AND GROUNDS: Councilman Lazarow

LAWS AND LICENSES: Councilwoman Cuccaro

RECREATION: Councilman Lazarow

GARWOOD SENIOR CITIZEN LIAISON: Council President Blumenstock

LIBRARY, MAYOR'S REPRESENTATIVE: Councilman Lazarow

SCHOOL BOARD LIAISON: Councilman McCormack

CELEBRATION OF PUBLIC EVENTS AND HOLIDAYS LIAISON:
Councilwoman Cuccaro

UNION COUNTY AIR TRAFFIC NOISE ADVISORY BOARD REPRESENTATIVE:
Councilman McCormack

UNION COUNTY TRANSPORTATION ADVISORY REPRESENTATIVE: Councilwoman Bianco

HISTORICAL COMMITTEE: Councilwoman Todisco

PARKING COMMITTEE: Councilwoman Bianco

OFFICER'S REPORTS:

Chief of Police James H. Wright monthly reports for August 2018

A motion was made by _____, second by _____, to accept Officer's reports.

PUBLIC COMMENT:

Is there anyone in the audience who wishes to address the mayor and council please step to the microphone, and state your full name and address. Please limit your comments to three minutes.

UNFINISHED BUSINESS:

CONSENT AGENDA

(Adoption upon Roll Call)

"Consent agenda items are considered to be routine and will be enacted with a single motion; any items requiring expenditure are supported by a Certification of Availability of funds; any item requiring discussion will be removed from the Consent Agenda; all Consent Agenda items will be reflected in the full minutes."

RESOLUTION NO. 18-186

BE IT RESOLVED, by the Council of the Borough of Garwood, County of Union, State of New Jersey hereby authorize Michael Disko of M. Disko & Associates to prepare specifications and for Municipal Clerk Christina M. Ariemma to advertise for the 2018 DOT Municipal Aid Program.

RESOLUTION NO. 18-187

BE IT RESOLVED by the Council of the Borough of Garwood, County of Union, State of New Jersey, hereby authorizes the following:

Vendor: Storm sewer repair at 430 Union Street
JB Ragonese Construction Co., Inc.
502 West Street
Garwood, NJ 07027

Cost of contract: \$5,700.00

RESOLUTION NO. 18-188

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF GARWOOD, COUNTY OF UNION, NEW JERSEY DESIGNATING A REDEVELOPER AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH GARWOOD PAPERBOARD URBAN RENEWAL, LLC, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, the Borough of Garwood (the "**Borough**") has determined to act as the "**Redevelopment Entity**" (as such term is defined at N.J.S.A. 40A:12A-3) for the Redevelopment Area to exercise the powers contained in the Redevelopment Law; and **WHEREAS**, the Borough Council of the Borough ("**Borough Council**") directed the Borough planning board ("**Planning Board**") to investigate whether that certain area of the Borough commonly known as Block 211, Lot 6, on the tax maps of the Borough, constitutes as an "area in need of redevelopment" as defined in the Redevelopment Law ("**Study Area**"); and

WHEREAS, on September 24, 2013, the Planning Board conducted an investigation and prepared a study and map of the boundaries of the Borough and made a recommendation to the Borough Council to designate the Study Area as an area in need of redevelopment; and

WHEREAS, based upon the recommendation of the Planning Board, the Borough Council on October 13, 2015, adopted a resolution to designate the Study Area as an "area in need of redevelopment" ("**Redevelopment Area**") in accordance with the Redevelopment Law; and

WHEREAS, on August 14, 2018, at a duly noticed public hearing of the Planning Board, and the Planning Board having prepared at a redevelopment plan entitled 'Garwood Paperboard Redevelopment Plan – Block 211, Lot 6 – 75 North Avenue' (the "**Redevelopment Plan**") reviewed, commented upon and forwarded same to the Borough Council for consideration; and

WHEREAS, on August 28, 2018 by Ordinance 18-20 and after a duly noticed public hearing, the Borough Council accepted the Redevelopment Plan and comments thereto made by the Planning Board and adopted same; and

WHEREAS, Garwood Paperboard Urban Renewal, LLC (the "**Redeveloper**") desires to be designated as the "redeveloper" (as such term is defined in the Redevelopment Law) to implement and complete the redevelopment of the Redevelopment Area to consist of: (i) a four (4) story, residential structure with a maximum of 124 residential units, with 106 market rate units – at least twenty-one (21%) percent of which shall be one-bedroom units and no more than seventy-nine (79%) percent of which shall be two-bedroom units – and seventeen (17) affordable housing units, to be counted as nineteen (19) affordable housing units, with one (1), two-bedroom unit of the seventeen (17) units being rented allotted for two (2) "special needs" residents through a nonprofit social service, veterans or similar organization; approximately 286 surface parking spaces parking spaces dedicated for residents, and an additional twenty-seven (27) spaces reserved parking in support of the Project's amenities; 12,500 square feet of amenity space inclusive of 4,000 square feet dedicated to the Borough (the "**Amenity Space**"); and 4,200 square feet of green space/courtyard area attached to the Amenity Space (collectively, the "**Residential Component**"); and (ii) a commercial building consistent with the Redevelopment Plan requirements (the "**Commercial Component**," and together with the Residential Component, the "**Project**"); and

WHEREAS, the Borough has determined that the Redeveloper meets all necessary criteria, including financial capabilities, experience, and expertise to implement and complete the rehabilitation of the Project in accordance with the Redevelopment Plan and all other applicable laws, ordinances and regulations; and

WHEREAS, the Borough and Redeveloper have negotiated the terms and conditions of a redevelopment agreement governing the Project (the "**Redevelopment Agreement**"); and

WHEREAS, the Borough has determined the Project to be in the vital and best interests of the Borough, and that it promotes the health, safety, and welfare of the Borough's residents; and

WHEREAS, the Borough desires to designate the Redeveloper as the redeveloper of the Project and to authorize the execution of the Redevelopment Agreement.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Garwood, County of Union, New Jersey that:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Borough Council hereby authorizes the execution of a redevelopment agreement with the Redeveloper in substantially the form attached hereto as Exhibit A and by this reference incorporated herein.
3. The Mayor is authorized to execute the Redevelopment Agreement with the Redeveloper in substantially the same form as the Redevelopment Agreement attached hereto, with such additions, deletions and modifications as the Mayor may determine necessary upon consultation with counsel and the Redeveloper.
4. Garwood Paperboard Urban Renewal Associates, LLC, is hereby designated as the redeveloper of the Project, subject to the execution of the Redevelopment Agreement.
5. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
6. A copy of this Resolution shall be filed and available for public inspection at the in the offices of the Township.
7. This Resolution shall take effect immediately.

EXHIBIT A

REDEVELOPMENT AGREEMENT

RESOLUTION NO. 18-189

WHEREAS, it has come to the attention of the Governing Body of the Borough of Garwood that a billboard existed on Morris Avenue in the Township of Union that, although promoting new film, contains a statement that is critical of the sitting President of the United States; and

WHEREAS, the operation of said billboard is between private citizens and not within regulation, control or jurisdiction of the Township of Union; and

WHEREAS, the Borough of Garwood prides itself on the Borough's diversity, and does not promote hate speech of any kind; and

WHEREAS, said billboard is not supported or condoned by the Governing Body of the Borough of Garwood or the Borough's residents.

NOW THEREFORE, BE IT RESOLVED, by the Council of the Borough of Garwood, County of Union, State of New Jersey that:

1. The Borough of Garwood does not support hate speech of any kind in the borough, nor does it support or condone a billboard in the Township of Union that is critical of the sitting President of the United States.

A copy of this resolution shall be forwarded to the twenty one municipalities in the County of Union, the Union County Board of Chosen Freeholders, and all Union County Legislators.

A motion was made by _____, second by _____, to adopt Consent Agenda.

Roll Call:

Councilwoman Bianco	_____	Councilman McCormack	_____
Councilwoman Cuccaro	_____	Councilwoman Todisco	_____
Councilman Lazarow	_____	Council President Blumenstock	_____

RESOLUTIONS DELETED FROM THE CONSENT AGENDA:

A motion was made by _____, second by _____.

Discussion:

Roll Call:

Councilwoman Bianco	_____	Councilman McCormack	_____
Councilwoman Cuccaro	_____	Councilwoman Todisco	_____
Councilman Lazarow	_____	Council President Blumenstock	_____
Mayor Lombardo	_____		

NEW BUSINESS:

PAYMENT OF CLAIMS:

BE IT RESOLVED that the following claims as approved be and the same are hereby ordered paid when properly signed and verified; and the payment of payrolls as listed is hereby confirmed and ratified.

A motion was made by _____, second by _____, to adopt Payment of Claims Resolution.

Roll Call:

Councilwoman Bianco	_____	Councilman McCormack	_____
Councilwoman Cuccaro	_____	Councilwoman Todisco	_____
Councilman Lazarow	_____	Council President Blumenstock	_____

ADJOURNMENT:

The Regular Meeting of the Mayor and Council will be held on, **TUESDAY, OCTOBER 9, 2018**, in Council Chambers at 7:15 p.m. Workshop Session to start at 7:00 p.m.

A motion was made by _____ Second by _____, to adjourn. Time: _____