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Any and all substantive documents are on file with the Borough Clerk

**SPECIAL MEETING OF DECEMBER 30, 2020**

**CALL TO ORDER:**

I hereby call the Borough of Wood-Ridge Special Council meeting to order at \_\_\_\_\_ pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Mayor:	Paul Sarlo
Council:	Catherine Cassidy
	Ezio Altamura
	Dominick Azzolini
	Edward Marino
	Joseph DiMarco
	Philip Romero
Borough Attorney:	Paul Barbire
Borough Engineer:	Brian Intindola
Borough Clerk:	Gina Affuso
Borough Administrator:	Chris Eilert

**OPEN PUBLIC MEETINGS ACT STATEMENT:**

This meeting is being held in accordance with P.L. 1975, Chapter 231. The notice requirements have been met by forwarding appropriate notice to The Record and Star Ledger setting forth the date, time and place of said meeting and by posting a copy of same on the Municipal Bulletin Board.

**FIRST HEARING OF CITIZENS:**

Mayor Sarlo declares the Hearing of Citizens to be open.

**CONSENT AGENDA:**

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

1. **MINUTES:**

Minutes of the December 16, 2020 Regular Meeting.

2. **RESOLUTIONS:** Adoption of the following

- |          |   |
|----------|---|
| 172-2020 | Resolution Authorizing Payment of Bills.  |
| 173-2020 | Resolution Approving Refund for Overpayment of Taxes on Block 225, Lot 22.  |
| 174-2020 | Resolution Approving Refund for Overpayment of Taxes on Block 301, Lot 20.  |
| 175-2020 | Resolution Approving Refund for Overpayment of Taxes on Block 320, Lot 1.09, C4006.                                     |
| 176-2020 | Resolution Authorizing Transfer of 2020 Budget Appropriations.  |
| 177-2020 | Resolution amending Wesmont Station Redevelopment Agreement Related to Construction of Wood Ridge Athletic Complex.     |
| 178-2020 | Resolution Authorizing Mayor and Clerk to Sign and Execute Transfer Agreement and Deed for Wood Ridge Athletic Complex. |

**Motion:** Councilperson \_\_\_\_\_, seconded by \_\_\_\_\_ moved to the adoption of all matters on the above **CONSENT AGENDA**.

**Roll Call:** Cassidy, Altamura, Azzolini, Marino, DiMarco, Romero

**SECOND HEARING OF CITIZENS:**

Mayor Sarlo declares the Hearing of Citizens to be open.

**ADJOURNMENT:**

Since there was no further business to come before the Council, Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, moved for adjournment. By unanimous vote of the members of the Council present, the Special Meeting of the Mayor and Council of the Borough of Wood-Ridge held on December 30, 2020 was duly adjourned at \_\_\_\_\_ p.m.

*Minutes of Special Meeting of December 30, 2020*

**CALLED TO ORDER:**

Council President Romero called the Borough of Wood-Ridge Special Council meeting to order at 4:07 pm.

**PLEDGE OF ALLEGIANCE:** led by Council President Romero

**ROLL CALL:**

Mayor:	Paul Sarlo – excused
Council:	Philip Romero – present by telephone
	Catherine Cassidy – present by telephone
	Ezio Altamura – present in council chambers
	Dominick Azzolini – excused
	Edward Marino – present by telephone
	Joseph DiMarco – excused
Borough Attorney:	Paul Barbire – present by telephone
Borough Engineer:	Brian Intindola – excused
Borough Clerk:	Gina Affuso – present in council chambers
Borough Administrator:	Chris Eilert – present in council chambers

**OPEN PUBLIC MEETINGS ACT STATEMENT:**

This meeting is being held in accordance with P.L. 1975, Chapter 231. The notice requirements have been met by forwarding appropriate notice to The Record and Star Ledger setting forth the date, time and place of said meeting and by posting a copy of same on the Municipal Bulletin Board.

**FIRST HEARING OF CITIZENS:**

Council President Romero declared the Hearing of Citizens to be open. With no citizens other wishing to be heard, the first hearing of citizens was closed.

**RESOLUTIONS VOTED SEPARATELY:**

**RESOLUTION NO.: 172-2020  
RESOLUTION AUTHORIZING PAYMENT OF BILLS FOR DECEMBER 2020**

**WHEREAS**, there has been presented to the Mayor and Council of the Borough of Wood-Ridge, the attached list of invoices requesting payment of the work, labor, services and materials supplied to the Borough; and

**WHEREAS**, said list and certification specify the exact line item in the Budget or Ordinance to be charged therewith; and

**WHEREAS**, said list and certification has been reviewed and approved by the Members of the Borough Council Finance Committee as certified by their signatures on this resolution; and

**NOW THEREFORE, BE IT RESOLVED**, that payment of said invoices is hereby approved and authorized and the Chief Financial Officer is hereby authorized and directed to draw warrants in payment thereof, same to be signed by the proper officials of the Borough, who are hereby authorized to sign same; and

**BE IT RESOLVED**, that certification of the Chief Financial Officer of the availability of funds therefore shall be attached to the original copy of the Resolution and both are kept in the files of the Municipal Clerk.

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Councilman Altamura requested a separate roll call for Check No. 78718 on Payment of Bills.

Motion: Councilperson Romero, seconded by Cassidy moved to the adoption of Payment of Bills with abstentions.

Roll Call: Romero yes, Cassidy yes, Altamura abstain, Azzolini excused, Marino yes, DiMarco excused

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**CONSENT AGENDA:**

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

**MINUTES:**

Minutes of the December 16, 2020 Regular Meeting.

**RESOLUTION NO. 176-2020**  
**Resolution Re: Authorizing the Transfer of 2020 Budget Appropriations**

WHEREAS, N.J.S.A. 40A:4-58 provides that should it become necessary, during the last two months of the fiscal year to expend for any of the purposes specified in the budget an amount in excess of the respective sums appropriated over and above the amount deemed to be necessary to fulfill the purpose of such appropriation, the Borough Council may by resolution setting forth the facts (adopted by not less than 2/3 vote of the full membership thereof) transfer the amount of such excess of those appropriations deemed to be insufficient.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Wood-Ridge that the following transfers in the 2020 Budget Appropriations are authorized:

<u>Account</u>	<u>From</u>	<u>To</u>
General Administration		
Salaries and Wages		\$ 57,999
Other Expenses	\$ 3,000	
Mayor and Council		
Other Expenses	3,000	
Municipal Clerk		
Other Expenses	10,000	
Financial Admin		
Other Expenses	10,000	
Technology and Information Systems		
Other Expenses		3,000
Tax Assessment Administration		
Other Expenses	5,000	
Engineering Services		
Other Expenses	25,000	
Uniform Construction Code		
Salaries and Wages		5,000
Insurance		
General Liability		12,000
Workers Compensation	30,000	
Employee Group Health	80,000	
Police Department		
Other Expenses		45,000
Police Auxiliary		
Other Expenses	3,000	
Office of Emergency Management		
Salaries and Wages		33,000
Other Expenses		3,000
Aid to Volunteer Fire Department		
Clothing Allowance	20,000	
Other Expenses		75,000

Special Meeting of December 30, 2020

<u>Account</u>	<u>From</u>	<u>To</u>
Fire Hydrant Service	\$ 10,000	
Aid to Volunteer Ambulance		
Other Expenses		\$ 20,000
Uniform Fire Safety		
Salaries and Wages		1
Other Expenses	6,000	
Solid Waste Collection		
Recycling		
Other Expenses		5,000
Garbage and Trash Removal		50,000
Buildings and Grounds		
Other Expenses		20,000
Sewer System		
Other Expenses		10,000
Shade Tree		
Other Expenses	3,000	
Vehicle Maintenance		
Other Expenses	5,000	
Public Health Services		
Other Expenses		1,000
Municipal Court		
Other Expenses	3,000	
Recreation Services		
Salaries and Wages		5,000
Celebration of Events		
Other Expenses	75,000	
Utility Expenses		
Street Lighting	20,000	
Telephone		25,000
Water	4,000	
Natural Gas & Electric	30,000	
Gasoline	25,000	-
	<u>          </u>	<u>          </u>
<b>Totals</b>	<b>\$ 370,000</b>	<b>\$ 370,000</b>

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**RESOLUTION NO.: 177-2020**

**RESOLUTION AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT WITH WOOD-RIDGE DEVELOPMENT L.L.C. WITH RESPECT TO A PORTION OF THE WESMONT STATION REDEVELOPMENT AREA.**

**WHEREAS**, the Borough of Wood-Ridge, in the County of Bergen, New Jersey (the “**Borough**”) a public body corporate and politic of the State of New Jersey, and Wood-Ridge Development, L.L.C. (the “**Redeveloper**”) a New Jersey limited liability company entered into an Amended and Restated Redevelopment Agreement dated March 1, 2013 (the “**Agreement**”); and

**WHEREAS**, the Agreement was amended by way of a First Amendment to the Amended and Restated Redevelopment Agreement dated March 6, 2019 (the “**First Amendment**”); and

**WHEREAS**, the Parties have determined that there is a need to amend the Agreement and First Amendment to delineate the scope and extent of certain improvements to be made to the athletic complex located at 30 Kennedy Lane, Wood-Ridge, New Jersey and known as Lot 1.02 in Block 320 as shown on the Tax Map of the Borough of Wood-Ridge, in the County of Bergen, State of New Jersey, (the “**Property**”) by the Redeveloper; and

**WHEREAS**, the Municipal Council desires to authorize the execution of a Second Amendment to the Agreement with the Redeveloper (the “**Second Amendment**”); and

**WHEREAS**, the Municipal Council has determined that the execution of the Second Amendment with the Redeveloper is in the best interests of the Borough and will facilitate the development of the athletic complex in the Westmont Station Redevelopment Area.

**NOW THEREFORE BE IT RESOLVED**, by the Municipal Council of the Borough of Wood-Ridge, in the County of Bergen, New Jersey, as follows:

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Mayor, in consultation with counsel to the Borough Attorney, is hereby authorized to execute the Second Amendment, with such modifications or revisions deemed necessary by the Mayor, and prepare, amend or execute any other agreements necessary to effectuate the Second Amendment and this Resolution.

**Section 3.** 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.

**Section 4.** This Resolution shall take effect in accordance with all applicable laws.

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**RESOLUTION NO.: 178-2020**  
**RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE**  
**AGREEMENT FOR THE PURCHASE OF LOT 1.02 IN BLOCK 320**

**WHEREAS**, Wood-Ridge Industrial Property Owner, L.L.C, (“Owner) with business offices located at 45 Broadway, New York, New York 10006, is the owner of the real property located at 30 Kennedy Lane, Wood-Ridge, New Jersey, and known as Lot 1.02 in Block 320 as shown on the Tax Map of the Borough of Wood-Ridge, in the County of Bergen, State of New Jersey, (the “Property”); and

**WHEREAS**, the Mayor and Council of the Borough desire to acquire the Property for a purchase price of \$3,500,000.00 to be used as open space and athletic fields for community-wide use in perpetuity; and

**WHEREAS**, subject to a bond ordinance being approved by the Council funds will be available to make said purchase; and

**WHEREAS**, the Mayor and Council desire to memorialize the terms and conditions of the purchase of the Property in a Purchase and Sale Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Wood-Ridge, in the County of Bergen, New Jersey that the Mayor is hereby authorized to enter into a Purchase and Sale Agreement the form of which shall be approved by special redevelopment counsel for the Borough, for the purchase of property located at 30 Kennedy Lane, Wood-Ridge, New Jersey and known as Lot 1.02 in Block 320 as shown on the Tax Map of the Borough of Wood-Ridge, in the County of Bergen, State of New Jersey, and

**BE IT FURTHER RESOLVED** that the Mayor is hereby authorized to proceed to order a title search, survey and take any other steps necessary or deemed advisable to complete this purchase pending the passage of the appropriate ordinances; and

**BE IT FURTHER RESOLVED** that 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; and

**BE IT FURTHER RESOLVED** if this Resolution shall take effect in accordance with all applicable laws.

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Motion: Councilperson Marino, seconded by Altamura moved to the adoption of all matters on the above **CONSENT AGENDA**.

Roll Call: Romero yes, Cassidy yes, Altamura yes, Azzolini excused, Marino yes, DiMarco excused

**SECOND HEARING OF CITIZENS:**

Council President Romero declared the Hearing of Citizens to be open. With no citizens other wishing to be heard, the second hearing of citizens was closed.

**ADJOURNMENT:**

Since there was no further business to come before the Council, Councilperson Altamura, seconded by Councilperson Marino moved for adjournment. By unanimous vote of the members of the Council present, the Special Meeting of the Mayor and Council of the Borough of Wood-Ridge held on December 30, 2020 was duly adjourned at 4:12 p.m.

Respectfully submitted,

Gina Affuso, RMC  
Borough Clerk