

An Executive Meeting of the Mayor and Council of the Borough of Wood-Ridge was called to order by Council President Altamura at 7:10 PM on August 4, 2009 in the Council Chambers of the Municipal Building, 85 Humboldt Street Wood-Ridge, New Jersey.

|                  |                   |                    |
|------------------|-------------------|--------------------|
| <u>ROLLCALL:</u> | Mayor:            | Paul A. Sarlo      |
|                  | Council:          | Ezio Altamura      |
|                  |                   | Thomas Gonnella    |
|                  |                   | Robert Riccardella |
|                  |                   | Catherine Cassidy  |
|                  |                   | Richard Carbonaro  |
|                  |                   | Dominick Azzolini  |
|                  | Borough Attorney: | Paul S. Barbire    |
|                  | Borough Engineer: | Brian Intindola    |
|                  | Borough Clerk:    | Diane Thornley     |
|                  | Borough Admin:    | Chris Eilert       |

**SUNSHINE NOTICE:**

This meeting is being held in accordance with P.L. 1975, Chapter 231, and the notice requirements of the law have been met by appropriate notice being forwarded to The Record, The Herald News and Wood-Ridge Independent setting forth the date, time and place of said meeting and by posting a copy of same on the Municipal Bulletin Board.

Ronald Phillips Jr. was sworn in to Lieutenant for the Fire Department by Mayor Sarlo.

**Resolutions:**

**Resolution #127-2009** - Authorize and confirm special actions by the Borough Attorney in the filing of several Tax Court Complaints.

(See page 401)

**EXECUTIVE MEETING, AUGUST 4, 2009****RESOLUTION NO.: 127-2009**

**WHEREAS**, several Tax Board Petitions were filed by various taxpayers as more particularly set forth on Schedule "A" annexed hereto; and

**WHEREAS**, several Tax Court Complaints were filed by various taxpayers as more particularly set forth on Schedule "A" annexed hereto; and

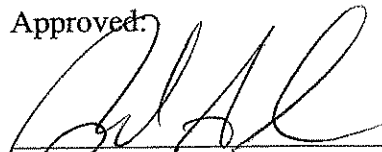
**WHEREAS**, the contract of hire for the Borough Attorney provides that the said Borough Attorney file any and all necessary papers to protect the interests of the Borough in pending litigation and Administrative Proceedings; and

**WHEREAS**, the said contract was authorized by the Mayor and Council of the Borough of Wood-Ridge by prior formal resolution; and

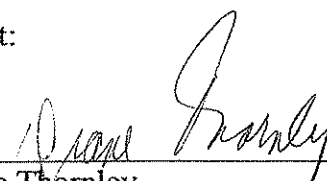
**WHEREAS**, it is in the best interests of the Borough of Wood-Ridge to institute affirmative proceedings with respect to the said Tax Appeals.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Wood-Ridge that they authorize and/or ratify and confirm the actions of the Borough Attorney wherein he served and filed (and/or will serve and file) responsive pleadings and/or cross-petitions on behalf of the Borough of Wood-Ridge.

Approved:

  
\_\_\_\_\_  
Paul S. Sarlo, Mayor

Attest:

  
\_\_\_\_\_  
Diane Thornley  
Borough Clerk

Motion: Councilman Altamura seconded by Councilman Carbonaro moved to approve the above resolution.

Rollcall: Altamura yes, Gonnella yes, Riccardella yes, Cassidy yes, Carbonaro yes, Azzolini yes.

Wood-Ridge Tax Appeals as of JULY, 2009

| TAX COURT                      |          |       |           |            |                     |                           |                  |                               |  |
|--------------------------------|----------|-------|-----------|------------|---------------------|---------------------------|------------------|-------------------------------|--|
| Plaintiff                      | Tax Year | Block | Lot       | Docket No. | Original Assessment | Judgment Amt / Settlement | Date of Judgment | Comments                      |  |
| 1 Donna Drive, LLC             | 2009     | 208   | 25        | 006830-09  | \$1,958,500.00      |                           |                  |                               |  |
| 247 Boulevard Investors        | 2007     | 312   | 15        | 008351-07  | \$500,800.00        |                           |                  |                               |  |
| 247 Boulevard Investors        | 2007     | 312   | 14        | 008351-07  | \$300,200.00        |                           |                  |                               |  |
| Cannizzo Group, LLC            | 2008     | 282   | 11        | 009780-08  | \$101,400.00        |                           |                  |                               |  |
| Cannizzo Group, LLC            | 2008     | 282   | 10        | 009780-08  | \$490,300.00        |                           |                  |                               |  |
| Cliff View Gardens             | 2006     | 328   | 13        | 003600-06  | \$7,500,000.00      | \$6,606,000               |                  | sent to Judge Pizzuto 6/16/09 |  |
| Cliff View Gardens             | 2007     | 328   | 13        | 003256-07  | \$7,500,000.00      | \$6,606,000               |                  | sent to Judge Pizzuto 6/16/09 |  |
| Cliff View Gardens             | 2008     | 328   | 13        | 002864-08  | \$7,500,000.00      | \$6,500,000               |                  | sent to Judge Pizzuto 6/16/09 |  |
| First State Investors 5200 LLC | 2006     | 298   | 6         | 002853-06  | \$1,382,100.00      | withdrawn                 | 5/15/2009        |                               |  |
| First State Investors 5200 LLC | 2006     | 298   | 5         | 002853-06  | \$96,100.00         | withdrawn                 | 5/15/2009        | withdrawn ?                   |  |
| First State Investors 5200 LLC | 2007     | 298   | 6         | 001756-07  | \$1,382,100.00      |                           |                  | withdrawn ?                   |  |
| First State Investors 5200 LLC | 2007     | 298   | 5         | 001756-07  | \$96,100.00         |                           |                  |                               |  |
| First State Investors 5200 LLC | 2008     | 298   | 6         | 002583-08  | \$1,382,100.00      |                           |                  |                               |  |
| First State Investors 5200 LLC | 2008     | 298   | 5         | 002583-08  | \$96,100.00         |                           |                  |                               |  |
| Grossbard Family LP            | 2008     | 251   | 4.03/C008 | 009084-08  |                     |                           |                  |                               |  |
| Home Properties                | 2008     | 301   | 17        | 001528-08  | \$4,346,500.00      |                           |                  | withdrawn 7/23/09             |  |
| Home Properties                | 2009     | 301   | 17        | 001516-09  | \$4,346,500.00      |                           |                  | withdrawn 7/23/09             |  |
| Jerbil, Inc.                   | 2003     | 229   | 10.01     | 003187-03  | \$7,970,500.00      | withdrawn                 | 4/24/2009        |                               |  |
| Jerbil, Inc.                   | 2006     | 229   | 10.01     | 004683-06  | \$7,970,500.00      | \$6,000,000               |                  | sent to Judge Pizzuto 2/26/09 |  |
| Jerbil, Inc.                   | 2007     | 229   | 10.01     | 002471-07  | \$7,970,500.00      | \$6,000,000               |                  | sent to Judge Pizzuto 2/26/09 |  |
| Jerbil, Inc.                   | 2008     | 229   | 10.01     | 7201-08    | \$7,970,500.00      | \$4,500,000               |                  | sent to Judge Pizzuto 2/26/09 |  |
| Joseph J. Spless               | 2009     | 299   | 8         | 010385-09  | \$985,200.00        |                           |                  |                               |  |
| Majestic Empire Holdings, LLC  | 2007     | 301   | 12.01     | 003693-07  | \$1,900,000.00      |                           |                  |                               |  |
| Majestic Empire Holdings, LLC  | 2008     | 301   | 12.01     | 001727-08  | \$1,900,000.00      |                           |                  |                               |  |
| Majestic Empire Holdings, LLC  | 2009     | 301   | 12.01     | 003394-09  | \$1,900,000.00      |                           |                  |                               |  |
| Mattlaur Rity, LLC             | 2007     | 302   | 9         | 005317-07  | \$1,715,000.00      |                           |                  |                               |  |
| Mattlaur Rity, LLC             | 2007     | 302   | 7         | 005317-07  | \$75,000.00         |                           |                  |                               |  |
| Mattlaur Rity, LLC             | 2007     | 302   | 8         | 005317-07  | \$38,200.00         |                           |                  |                               |  |
| Mattlaur Rity, LLC             | 2008     | 302   | 9         | 002862-08  | \$1,715,000.00      |                           |                  |                               |  |
| Mattlaur Rity, LLC             | 2009     | 302   | 8         | 004915-09  | \$38,200.00         |                           |                  |                               |  |
| Mattlaur Rity, LLC             | 2009     | 302   | 7         | 004915-09  | \$75,000.00         |                           |                  |                               |  |
| Mattlaur Rity, LLC             | 2009     | 302   | 9         | 004915-09  | \$1,715,000.00      |                           |                  |                               |  |
| Anthony                        | 2009     | 299   | 16        | 010381     | \$826,400.00        |                           |                  |                               |  |

| Plaintiff                      | Tax Year | Block | Lot   | Docket No. | Original Assessment | Judgment Amt / Settlement | Date of Judgment | Comments                            |
|--------------------------------|----------|-------|-------|------------|---------------------|---------------------------|------------------|-------------------------------------|
| Mirella J. Anthony             | 2009     | 299   | 17    | 010380-09  | \$32,900.00         |                           |                  |                                     |
| One Ethel Blvd. LLC            | 2009     | 229   | 10.01 | 004160-09  | \$7,970,500.00      |                           |                  |                                     |
| Randolph Products Corp.        | 2005     | 229   | 9     | 002341-05  | \$1,221,300.00      | withdrawn                 |                  | approved by M & C 7/21/09           |
| Randolph Products Corp.        | 2006     | 229   | 9     | 002792-06  | \$1,221,300.00      | \$1,000,000               |                  | approved by M & C 7/21/09           |
| Randolph Products Corp.        | 2007     | 229   | 9     | 003343-07  | \$1,221,300.00      | \$900,000                 |                  | approved by M & C 7/21/09           |
| Randolph Products Corp.        | 2008     | 229   | 9     | 007128-08  | \$1,221,300.00      | \$800,000                 |                  | approved by M & C 7/21/09           |
| Randolph Products Corp.        | 2009     | 229   | 9     | 007705-09  | \$1,221,300.00      | \$700,000                 |                  | approved by M & C 7/21/09           |
| Starfire Lighting LLC          | 2009     | 208   | 24    | 003256-09  | \$2,400,000.00      |                           |                  |                                     |
| Valley Boulevard Assoc.        | 2005     | 292   | 14    | 005227-05  | \$483,800.00        | withdrawn                 |                  | sent to Judge Pizzuto 4/6/09        |
| Valley Boulevard Assoc.        | 2006     | 292   | 14    | 006468-06  | \$483,800.00        | \$443,900                 |                  | sent to Judge Pizzuto 4/6/09        |
| Valley Boulevard Assoc.        | 2007     | 292   | 14    | 007917-07  | \$483,800.00        | \$383,500                 |                  | sent to Judge Pizzuto 4/6/09        |
| Valley Boulevard Assoc.        | 2008     | 292   | 14    | 009643-08  | \$483,800.00        | \$353,800                 |                  | sent to Judge Pizzuto 4/6/09        |
| Wood-Ridge Development, LLC    | 2008     | 320   | 1.04  | 006445-08  | \$48,100,000.00     | withdrawn                 |                  | letter held in escrow/tax abatement |
| Wood-Ridge Development, LLC    | 2008     | 320   | 3     | 006445-08  | \$4,275,000.00      | withdrawn                 |                  | letter held in escrow/tax abatement |
| Wood-Ridge Development, LLC    | 2008     | 320   | 2     | 006445-08  | \$300,000.00        | withdrawn                 |                  | letter held in escrow/tax abatement |
| Wood-Ridge Development, LLC    | 2009     | 320   | 2     | 009291-09  | \$300,000.00        |                           |                  |                                     |
| Wood-Ridge Development, LLC    | 2009     | 320   | 1.04  | 009291-09  | \$48,100,000.00     |                           |                  |                                     |
| Wood-Ridge Development, LLC    | 2009     | 320   | 3     | 009291-09  | \$4,275,000.00      |                           |                  |                                     |
| Wood-Ridge Industrial Property | 2009     | 320   | 1.01  | 008760-09  | \$49,107,100.00     |                           |                  |                                     |
| <b>TAX BOARD APPEALS</b>       |          |       |       |            |                     |                           |                  |                                     |
| 247 Boulevard Assoc.           | 2009     | 312   | 14    |            | \$300,200.00        |                           |                  | AWOP                                |
| 247 Boulevard Assoc.           | 2009     | 312   | 15    |            | \$500,800.00        |                           |                  | AWOP                                |
| Altieri, Orazio, Rose          | 2009     | 245   | 17.02 |            | \$398,800.00        |                           |                  | Settled by Assessor                 |
| Carnizzo Group, LLC            | 2009     | 282   | 10    |            | \$490,300.00        |                           |                  | AWOP                                |
| Carnizzo Group, LLC            | 2009     | 282   | 11    |            | \$101,400.00        |                           |                  | AWOP                                |
| Carnizzo Group, LLC            | 2009     | 222   | 12    |            | \$352,000.00        |                           |                  | Settled by Assessor                 |
| Cretakos, Grace M.             | 2009     | 222   | 13    |            | \$350,000.00        |                           |                  | Settled by Assessor                 |
| Cretakos, Peter                | 2009     | 246   | 14    |            | \$294,300.00        |                           |                  | Settled by Assessor                 |
| D'Amato, Joseph                | 2009     | 251   | 4.03  |            | \$213,600.00        |                           |                  | Settled by Assessor                 |
| Grossbard Family LP            | 2009     | 297   | 20    |            | \$1,186,600.00      |                           |                  | AWOP                                |
| High Hill Associates           | 2009     | 207   | 7.01  |            | \$125,100.00        |                           |                  | AWOP                                |
| High Hill Associates           | 2009     | 207   | 8     |            | \$17,600.00         |                           |                  | AWOP                                |
| High Hill Associates           | 2009     | 207   | 9     |            | \$1,535,100.00      |                           |                  | AWOP                                |
| High Hill Associates           | 2009     | 207   | 10    |            | \$78,700.00         |                           |                  | AWOP                                |
| Hitchner, Michael              | 2009     | 299   | 23    |            | \$161,100.00        |                           |                  | Settled by Assessor                 |
| Sheth, Brupendra               | 2009     | 244   | 19.02 |            | \$374,100.00        |                           |                  | Settled by Assessor                 |

Resolution #128-2009

BE IT RESOLVED, that the Mayor and Council of Wood-Ridge wishes to enter into a grant agreement with the County of Bergen for the purpose of using \$40,000 in 2009/2010 Community Development Block for Senior Center Rehabilitation Project; and

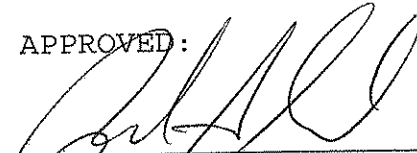
BE IT FURTHER RESOLVED, that the Mayor and Council hereby authorizes Paul A. Sarlo to be a signatory to the aforesaid grant agreement; and

BE IT FURTHER RESOLVED, that the Mayor and Council hereby authorizes Christopher W. Eilert to sign all County Vouchers submitted in connection with the aforesaid project; and

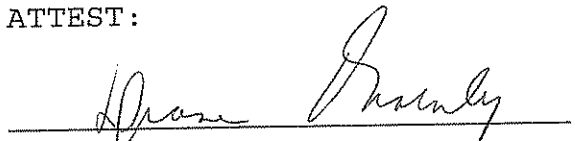
BE IT FURTHER RESOLVED, that the Mayor and Council recognize that the Borough of Wood-Ridge is liable for any funds not spent in accordance with the Grant Agreement; and that liability of the Mayor and Council is in accordance with HUD requirements.

This Resolution was adopted by the Mayor and Council of Wood-Ridge at a meeting on August 4, 2009.

APPROVED:

  
\_\_\_\_\_  
PAUL A. SARLO, MAYOR

ATTEST:

  
\_\_\_\_\_  
DIANE THORNLEY, Borough Clerk

Motion: Councilman Carbonaro seconded by Councilwoman Cassidy moved to approve the above resolution.

Rollcall: Altamura yes, Gonnella yes, Riccardella yes, Cassidy yes, Carbonaro yes, Azzolini yes.

Engineering: (Neglia)

1. **DONNA RICKER FIELD**

Cove base molding installed which completes field house work.

2. **TRAFFIC CALMING**

Vendor has delivered delineators to DPW and layout is scheduled for Friday August 7, 2009.

3. **CENTER STREET PAVING**

Key Tech has completed pavement borings and results to be reported by Friday August 7, 2009

4. **10<sup>TH</sup> STREET**

Pre-paving work on-going with paving schedule planned at the direction of the Borough.

5. **NJDOT LOCAL AID**

7<sup>th</sup> and 9<sup>th</sup> preliminary design is on-going with bid documents to be ready by August 12, 2009.

6. **2009 COORDINATED ROAD PROGRAM**

Project has been awarded to Smith Soudy and concrete work on 14<sup>th</sup> Street is proceeding

7. **BERGEN COUNTY OPEN SPACE**

Grant application has been submitted to Bergen County Open Space for Veteran's Park Amenities.

**General items to be discussed:**

**Tax Appeals:** NONE

**Other Legal:** Borough Attorney the Sinatra case has been settled.

Borough Administrator Eilert advised council that they all received packets on 7 ordinances that he would like them to review and be introduced at the meeting of August 18<sup>th</sup>. A lengthy discussion ensued regarding the 7 ordinances.

Councilman Altamura: advised council that Jacki Goldklang's father passed away and sends his condolences to her family. Website/Technology - advised he is working on the website with Rich Domanski to add the veterans groups.

Councilman Gonnella: reported on Fire Department

Councilman Riccardella: Police Matters - asked if we could put a resolution on to restore the program to support the funding of the state grant portion of the safe and drug free schools and community act.

Councilwoman Cassidy: asked if Mayor and Council wanted to do a movie night in September, the approximate cost would range from \$2500 - \$3000.

Mayor asked for an opinion regarding movie night.

Rollcall: Altamura yes, Gonnella yes, Riccardella no, Cassidy yes, Carbonaro no, Azzolini no.

Councilman Gonnella asked if we were going to have a 9/11 Ceremony. The ceremony would take place Friday the 11<sup>th</sup> and Councilman Gonnella would handle it.

Councilman Azzolini: he advised council that recreation recognized a men's softball league for ages over 35.

Appointments: None

Seminar Approvals:

Chris Eilert, Melanie Hammer and Cathleen Calabro to attend Certified Municipal Registrar (CMR) certification course, September 4, 11, 18 and 25, 2009 from 9 AM to 4 PM, Linden. There are no fees for attending the course.

Motion: Councilman Altamura seconded by Councilman Riccardella moved to approve the above seminar.

Rollcall: Altamura yes, Gonnella yes, Riccardella yes, Cassidy yes, Carbonaro yes, Azzolini yes.

Outstanding Agenda Items: Mayor advised he along with Councilman Azzolini and Councilman Gonnella were at the fire house prior to the meeting. The fire department would like to do an incentive program for the year 2010, they will present it to council at the next meeting.

Councilman Altamura asked if we could do the Proclamation for Breast Cancer awareness month in October and request that we tie ribbons around our trees. All council voted yes. This will be on for the meeting of August 18, 2009

Administrator Eilert would like to speak at the September 1<sup>st</sup> work session regarding the installation of a camera at Moonachie Avenue.

HEARING OF CITIZENS:

Mayor Sarlo declared the Hearing of Citizens to be open. Anyone wishing to speak please come to the microphone in front of the room and state your name and address. Please speak clearly into the microphone.


Mr. Andy Anderson 238 Wood-Ridge Street, asked about the article in the Independent regarding the traffic pattern on Ryerson Avenue, it was explained there would be a delineator placed there.

Seeing none and hearing none further, the Mayor declared the Hearing of Citizens closed.

ADJOURNMENT:

Since there was no further business to come before the Council, Councilman Azzolini seconded by Councilman Altamura moved for adjournment. By unanimous vote of the members of the Council present, the Executive Meeting of the Mayor and Council of the Borough of Wood-Ridge held on August 4, 2009 was duly adjourned at 8:00 P.M.

Respectfully submitted,

  
DIANE THORNLEY, Borough Clerk