Minutes

REGULAR MEETING, THURSDAY, AUGUST 7, 2025 AT 7:00P.M. OR AS SOON THEREAFTER AT BOROUGH HALL

OPEN PUBLIC MEETINGS ACT

BOROUGH CLERK: this meeting is being held in accordance with the rules and regulations of the Open Public Meetings Act of the State of New Jersey. Adequate notice of this meeting was provided by forwarding a Sunshine notice which included the time, date and location of this public meeting of the Mayor and Council.

ROLL CALL:
COUNCIL MEMBERS: Councilman Fitzhenry, Councilman Karcic, Councilwoman Sheedy, Councilman Del Russo, Councilwoman Bocchino

ALSO PRESENT: Mayor Daniel H. Pronti, Borough Clerk, Kathleen Moore, Borough Administrator, Stephen Lo Iacono, Borough Attorney, Randy Pearce

PLEDGE OF ALLEGIANCE

COUNCIL VACANCY APPOINTMENT

R-177-25 REO RE: APPOINTMENT OF NOMINEE TO FILL COUNCIL VACANCY – (AMANDA DECICCO)

INTRODUCED BY: Councilman Del Russo
SECONDED BY: Councilman Karcic
ROLL CALL: AYES: Fitzhenry, Karcic, Sheedy, Del Russo, Bocchino

SWEARING IN OF NEW COUNCILMEMBER
OATH OF OFFICE FOR COUNCILMEMBER AMANDA DECICCO ADMINISTERED BY MAYOR PRONTI

RESOLUTION OFF CONSENT
R-178-25 RESO RE: APPOINTMENT OF POLICE LIEUTENANT (Patrick Fiume)

INTRODUCED BY: Councilwoman Bocchino
SECONDED BY: Councilwoman Sheedy
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

SWEARING IN CEREMONY
OATH OF OFFICE ADMINISTERED TO LIEUTENANT FIUME BY MAYOR DANIEL H. PRONTI

RESOLUTION OFF CONSENT
R-179-25 RESO RE: APPOINTMENT OF POLICE SERGEANT (Jason Rivera)

INTRODUCED BY: Councilman Karcic
SECONDED BY: Councilman Fitzhenry
ROLL CALL: AYES: Fitzhenry, Decicco, Karcic, Sheedy, Del Russo, Bocchino

SWEARING IN CEREMONY
OATH OF OFFICE ADMINISTERED TO SERGEANT RIVERA BY MAYOR DANIEL H. PRONTI

Mayor Pronti: It's always great to see these officers coming in and getting promoted and working their way up through the ranks. I had the honor of administering both of their oaths of office, when they came on, you as a sergeant and now a lieutenant. We couldn't have picked two better guys here. We have a great group and to have these guys stand out and go above and beyond it's great to see.

Chief Horton: Good luck in your new roles, I know you guys are going to do great.

APPROVAL OF MINUTES
Regular Meeting – May 8, 2025
Executive Session – May 8, 2025
Special Meeting – May 12, 2025

INTRODUCED BY: Councilman Del Russo
SECONDED BY: Councilwoman Sheedy
ROLL CALL: AYES: Fitzhenry, Karcic, Sheedy, Del Russo, Bocchino,
ABSTAIN: DeCicco

RESOLUTIONS ON CONSENT
RESOLUTION NUMBER 180-25 THROUGH AND INCLUDING RESOLUTION NUMBER 195-25 DETAILED BY TITLE BELOW, ARE LISTED ON A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE BOROUGH COUNCIL AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS. IF A COUNCIL MEMBER DESIRES DISCUSSION ON A SPECIFIC RESOLUTION, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

R-180-25 RESO RE: AUTHORIZATION TO PAY CLAIMS
R-181-25 RESO RE: TAX OFFICE – REFUND OF MONIES
R-182-25 RESO RE: CAPITAL BUDGET AMENDMENT
R-183-25 RESO RE: APPOINTMENT OF PER-DIEM DISPATCHER
R-184-25 RESO RE: RENEWAL OF EMPLOYMENT CONTRACT FOR PUBLIC WORKS SUPERINTENDENT
R-185-25 RESO RE: RENEWAL OF BOROUGH ADMINISTRATOR'S EMPLOYMENT CONTRACT

R-186-25 RESO RE: APPROVAL OF SETTLEMENT AGREEMENT REGARDING IRENE COLAO V. NORTH ARLINGTON PUBLIC LIBRARY, MON-L-891-23
R-187-25 RESO RE: AWARD OF PROFESSIONAL SERVICE CONTRACT FOR ENTERTAINMENT SERVICES
R-188-25 RESO RE: AUTHORIZATION TO EXECUTE AMENDED CONTRACT WITH MUNICIPAL PARKING SERVICES INC. TO PROVIDE "SAFETY STICKS" TO THE BOROUGH OF NORTH ARLINGTON
R-189-25 RESO RE: AUTHORIZING TAX APPEAL SETTLEMENT PERTAINING TO 36 SHERMAN AVENUE
R-190-25 RESO RE: AUTHORIZING TAX APPEAL SETTLEMENT PERTAINING TO 16 BIRCHWOOD DRIVE
R-191-25 RESO RE: AUTHORIZING TAX APPEAL SETTLEMENT PERTAINING TO 2 RIVER ROAD
R-192-25 RESO RE: AUTHORIZING TAX APPEAL SETTLEMENT PERTAINING TO PSE&G PROPERTIES
R-193-25 RESO RE: AUTHORIZING TAX APPEAL SETTLEMENT PERTAINING TO 108 BILTMORE STREET
R-194-25 RESO RE: AWARDING OF PROFESSIONAL SERVICE CONTRACT FOR APPRAISAL SERVICES PERTAINING TO A TAX APPEAL (BLOCK 110 LOTS 1 & 2)
R-195-25 RESO RE: AWARDING OF PROFESSIONAL SERVICE CONTRACT FOR APPRAISAL SERVICES PERTAINING TO A TAX APPEAL (BLOCK 140, LOT 32)

Mayor Pronti: I just want to say one thing in this resolutions on consent we have the renewal of our Borough Administrator's employment contract. I want to let everyone know that we are in good hands with Steve and we are renewing his contract. So it's a good thing and he does a great job and we will keep him around for a little while.

MOTION TO APPROVE

INTRODUCED BY: Councilwoman Bocchino
SECONDED BY: Councilman Karcic
ROLL CALL: AYES: Fitzhenry*, Karcic, Sheedy, Del Russo, Bocchino,
ABSTAINS: DeCicco
*Abstains from all Fire Department matters

COUNCIL REPORTS

COUNCILWOMAN DECICCO: I want to thank everyone for coming. I did have something written down but I want to speak from the heart. I thank everyone for being here and supporting me through the past couple of months of this journey. I am honored and humbled to be your new councilwoman, North Arlington is more than just where I live, it's where my husband and I are raising our family and plan to stay for the rest of our life. I am excited to join Mayor Pronti and the council team. They have done an amazing job, so I am excited to work alongside them and continue to do amazing things here. My heart is in serving, whether that's helping the community, being a voice for the community and making sure the residents feel seen and heard, that's my goal. I promise to make you guys all proud and I am ready to serve and make you all happy, so thank you for having me.

Mayor Pronti: I want to finish that off by thanking you for agreeing to do this and I am also going to thank Chris for allowing you to do this because there's a lot of work and what she's going to be doing it's all for the right reason, and I know that from her heart. We've had a lot of long conversations and she's definitely the right person for this job. So thank you and thank you to your family.

COUNCILMAN FITZHENRY: I want to congratulate Amanda, I've sat in the same seat for about 10 or 11 years now, and I've sat next to Democrats, I've sat next to Republicans and I am still dear friends with some of them till this day. One thing that stands out about you is the fact that what take away the council seat, just like the person that sat there before you, she's given back to her community ten times over, and she still continues to do that, not only just by serving on the council but also with things she's involved with in town as well. I am sure you are going to continue to do that, especially when you have young kids in the community. I welcome you to sit next to me, we will get to know each other pretty well. Mr. Mayor, the month of July was kind of quiet but we had some great things happen today, especially in the police department, we swore in a Lieutenant and a Sergeant that just further continues our commitment to the police department in North Arlington and our commitment to the table of organization, the police service in the Borough and the safety of our community. In probably 20 years this is the most police officers we've had and I look forward to working with them in the future. We were proud to watch our baseball players play in the tournament in Pennsylvania. We were following with great expectations, they made us very proud, I want to congratulate them and all the coaches for the wonderful job that they did, they looked like high school players, once again congratulations for what you have done. In July our utility bill was awful, our utility bill this month and next month has gone up 27% to 30% and that's the State's fault. They have evacuated traditional ways of generating energy, like nuclear power plants, coal fire plants and natural gas plants to send out wind farms out in the middle of the ocean. That would literally generate not even half the power we could do with the other old fashioned way. We're no longer an outgoing producer of electricity. We are now borrowing it from other states that are manufacturing nuclear, natural gas and of course coal fire plants. So, unfortunately, when you look at your gas bill, it's kind of disenchanting. As far as the fire department is concerned, Company #3 has started their process of designing a new ladder truck, as we discussed in our last meeting. They are trying to find that best possible way to build the truck they want, and at what we consider a reasonable cost. It's been a quite month for fire and police, however, they continue to do training even on the off days. It's hard to believe that we're almost back to school, some college kids are back at college, when they are back in school our streets are a little bit more crowded with kids walking back and forth to school, so I urge our residents to be a little cautious when driving on our local streets, and look out for those kids with backpacks on their way to school. Steve Lo Iacono, I congratulate you on another year of working with us, he was hired by the previous administration under the Democratic party, Steve was such an integral part of North Arlington and such an integral part of the budget process, he is so incredible at what he does, All of us looked at each other and said it's common sense, Steve needs to stay here, we need to keep him here as best as we possibly can. He's also like having another father figure in my life, it's fantastic. Steve, congratulations, I look forward working with you for another three years.

COUNCILMAN KARCIC: Amanda, welcome, I know that you're going to do great things while you're here. I want to say congratulations to you and I want to say thank you to your family.

There's this word going around on Facebook that this is one meeting a month and that's all we do up here, it's much more. When I first started my kids were young they were eight and eleven and it's difficult, it's difficult being a parent and balancing work life and everything else. So thank you to the family for giving her to us. I know you are going to be spectacular at this job, so thank you. I am going to turn to the police department. They had the same training that they do month after month, there are several initiatives events and programs that were underway in the month of July. The Bergen County Prosecutor's office, FIFA suppression detail. Sergeant Redmond and police officer Perez were deployed for sporting events at MetLife Stadium, they attended the concert in the park events, the attendance has been phenomenal this year, they have been there at every single event and that's something you don't hear about on social media. There have been officers in plain clothes and unmarked vehicles for burglary suppression detail, so our police department is out there doing everything they can, crime is up everywhere our police department is working very hard to keep our community as safe as humanely possible. For the month of July there were a total of 1,962 cases, 797 property checks, 229 motor vehicle stops, 1,694 summons issued, 24 arrests the detective bureau took in 39 new cases. In June burglary to a resident with a stolen motor vehicle, we've seen it on Facebook, this why we can't say it enough, if you see something say something, we don't care if you go on Facebook, but call the police department first. I do like that Chief Horton has done is continuing and enhancing the community engagement where each officer will make a minimum of two positive citizen contacts per shift non- enforcement related. Our police department is everywhere. They gather intelligence through the community, track traffic safety initiative target areas with frequent collisions or complaints, focus on speed enforcement, DWI prevention and seatbelt violations. I've had the honor of being here for the swearing in and the promotions of these officers, I have nothing but respect for them, I want to thank their families as well. Two hours ago someone posted on Facebook that a kid was missing, he looked about 4 years old and was seen at Macaluso Park walking around in a diaper I believe. I was so proud when they called the police department and not my cell the police arrived immediately and the ambulance just to make sure the kid was okey. I am happy to say the kid has been returned safe and sound to his family, the person that was taking care of him put him to take a nap and he fell asleep as well the kid woke up and opened the back door and left, this is why always look the doors when you have kids in the house. Steve, congratulations I apologize for making you suffer for another year with us, all the calls, emails, texts, but we really appreciate what you've done. Thank you very much for all that you do for this town.

COUNCILWOMAN SHEEDY: The Board of Health will have a SNAP representative on August 28th between 10am and 2pm to assist with the application process, appointments are preferred but if you can't make an appointment walk in are welcome and they will accommodate you. Also not through North Arlington there will be a blood drive at the Knights of Columbus on August 14th between 12pm and 4pm an appointment is recommended, but you can walk in as well, blood is at extremely large shortage in the summer time, so if anyone is interested feel free to go. Also under senior citizen, not in North Arlington but Bergen County is holding their annual senior festival on Thursday August 18th at Van Saw Park the information is the website, there's going to be lunch, music, entertainment, crafts fairs and registration is required. The summer rec program is now in its 5th week and they're having a blast, we've had the police department, EMS department down there and we had a field trip to the fire house, they go bowling once a week and arts and craft once a week as well. Now we started to implement fitness once a week we have a fitness coach come and interact with the kids. Our goal for this program has been and remains, there's no electronics

the kids are out playing, they are having a great time. Also mark your calendars as a reminder celebrate North Arlington will be on September 27th the vendor forms are ready. If anyone is interested in having a booth set up, you can reach out to me and the application is posted on the Borough website as well. Last but not least I would like to extend my congratulations to Jay and Patrick on their promotions well deserved, they are great guys you see them everywhere they are always in the street and interacting with the kids down at the schools. I met Amanda seven years ago when Zack was at Roosevelt school where I work, Amanda was a great PTA parent there because she's so involved in the community we've kept in touch. So having her join us on the council is such a great addition. Lastly Steve, people that like to talk about one meeting a month, I mean Steve is a fulltime employee and most people don't realize that. We call him a lot and ask him questions and text him we look for his guidance and advise. I thank you, for giving that to us for many years.

COUNCILMAN DEL RUSSO: Amanda, I would like to welcome you to the council as well, my running mate, I look forward running with you. You bring a lot to the table and I am excited for that. I'd like to thank your family as well, because as everyone has said, it takes a lot and it takes time away from your family at times. I know you do it from your heart and because you want to do it. I know you will do a phenomenal job, thank you. Sergeant Rivera and Lieutenant Fiume, congratulations they ae excellent police officers and I know they will do a great job as a Seargent and Lieutenant. We had our little league championship, we have one sitting here tonight Zack, congratulations on a phenomenal year you and your teammates, coaches and the parents you all did a great job, you guys went very far and you all should be very proud of this achievement. Also the girls' softball our 18 U team they had an incredible year as well and I'd like to give them a shout out they did very well, they all should be very proud of their accomplishments. Steve, I am glad to have you back here. It's a pleasure to work with you, I look forward to continue to work with for many more years. You do a great job I thank you for your services. The senior group they have been occasionally since in the summer time they take a little break, but they look forward to our summer concerts every week and they enjoy it, they bring their chairs and water. They do have a great time. The DPW department each year gets a group of kids from the high school for the summer and I usually report on this, I am happy to say our program has been a success again this year and they do a great job. It helps our youth to see the importance of a strong working ethic. This program has been a huge help to our DPW department as well, they have stripped and painted over 70 intersections in curbs, they've cleaned and cut right ways throughout the barrel, the entire length of guardrail on Schuyler Ave, they also cleaned and removed debris, we are glad to have them. Our fulltime employees have trimmed many trees because of the power lines and some stop signs being compromised, this is a monthly thing that they do. Many catch basins are continually cleaned and jetted that will prevent any future flooding issues, these are things that people may not notice, but it's done every month as well. It makes the town look better and for safety issues too. They also removed four unsafe trees; we don't like to remove trees unless it's necessary. I want to commend Mark Cunningham and his workers for a fantastic job that they all do. Passaic Valley Commission is currently making permanent repairs on a roadway from previews water leaks that were in their system, so please be patient, this is going to go on for a couple of weeks at least, this is to improve our infrastructure and serve our community and residents better. Also this past month the department has set up and cleaned at all the concerts in the park, no issues were reported. Our department of building and grounds has maintained and repaired various Borough property this

month, as they always do. This is what it takes for a Borough to be clean and keep our resident happy. We had 120 calls to the department and 368 emails were addressed in July.

COUNCILWOMAN BOCCHINO: I want to say that the boy's baseball team were also State Champions, even though they fell short in the regional tournament where they came in third place, they came home State Champions, I wanted everyone to know and realize what the rocks exactly said. The girls 18 U softball team, they made it to the championship game as well, but fell short too. We want them to know we are all proud of them. One other thing I want to mention it has to do with the police department I attended the safety bicycle event last Saturday and it was a great event. Councilwoman DeCicco was there with her kids; it started slow at first but then kids started showing up, they did a great job. Easy ride was there they were the ones that were teaching the kids how to ride a bike if they didn't know how. They also went over safety pointers and how to be safe on the roads. I rode the obstacle course a few times and I didn't fall; it was very fun. I look forward to it next year as well. Thank you Chief for doing that. I have a report from our technology director Michael Shaffrin on 7/22 we had a special meeting via zoom for the Mayor and Council meeting this was a very important meeting because we had deadlines to meet, sometimes we have to meet more than once a month to get things done. We got to do this one on zoom because we all have fulltime jobs. While we were in this meeting we did have some interruptions and I know there's rumors going around that we were hacked, and it was our fault it had nothing to do with being hacked. I am going to read it here. Due to posting a publicity accessible link to the zoom meeting on the Borough website, an automated bot or multiple automated bots access the link and then were admitted to the meeting. This is unfortunate and it happens sometimes; it's a common occurrence with publicity accessible virtual meeting platforms. The subsequent disturbances caused the bots that were in the meeting were in no way a hack of our computer system. There was absolutely no virus or malware payload associated with this incident, once he was made aware of the incident as a precaution all Borough severs and endpoint devices were scanned for malware and no infections were reported. So we are safe we weren't hacked, just want that on the record.

Mayor Pronti: We all know we weren't hacked; it's a very common occurrence that people do, you can go on YouTube and find out how to do that and disrupt the public meeting. Some people with no life go out and try to do this, they look for when there's a special meeting or it could actually be someone who was in attendance at that meeting. We don't know who it was exactly, it could have been people that wanted to give us a hard time. The bottom line is just someone who dialed in instead of showing their own face they put some disturbing images obscene photos and started yelling not very nice words, our clerk jumped into immediate action and banned everyone from the meeting. We had a speaker at the time and she continued and she did not hesitate.

Councilwoman Bocchino continue: I just wanted to bring that up, we're on top of everything, Mike takes care of everything and we're good.

Borough Attorney Randy Pearce: Chief, one of the attorneys in my office is the prosecutor in Oakland and the exact same thing happened to them last week, they've identified the people who infiltrated the meeting placing the same pornographic material on the screen for the council. So I want to put you in touch with the person who's leading the investigation, it appears it may be the same person, but we will find out.

MAYOR PRONTI: I want to touch on a few things as the council goes through their lists, I have my list and I check things as we go through. We spoke about the promotions; I spoke on behalf of our council about Councilwoman DeCicco coming on. We had the County come out and did the mosquito spraying, they did the east side of the town one night and then they did the west side of the town the other night. If you have a problem with mosquitos go on their website they have tips on how to prevent the mosquitos you can also call the County and they will come out. Our NA rocks are painted for the baseball team this year they are New Jersey State Champs; we are very proud of what they've accomplished. I also have to mention our softball summer team who ended up losing the championship game, they came in 2nd place, we are very proud of what they've accomplished as well. It was such a pleasurable experience to watch the excitement of these kids as they do so much better year in and year out. I am very happy we had three kids in town who meddled in Taekwondo out in California as well, I posted that on my Facebook page. These are things that you don't know it happens, they are North Arlington kids so we wanted to get that out there. We want to show them that if you're going to accomplish something in town we are to recognize you and we will let you know we are proud of you and what you are doing. We officially agreed to purchase the Rip Collins parking at the old Comcast building so that's done, we agreed on a contract about a year ago, we had to do contamination site studies we got a lot of grant money to take care of that, we are making sure the State covers a significant cost of that, we are going to have parking I think for 70 to 75 cars in that parking lot. The fountain is on its way, I want to make sure the fountain is in full use and ready to go. I want to see the kids taking their prom pictures, it's going to have lights it will be beautiful, it's called the Barcelona fountain it's that kind of a shape if you want you can look it up. I also posted a picture about nine months ago on my Facebook page. Mr. Lo Iacono the last thing I want you to look into, there were a couple of questions regarding County Park and the playground, because for the last five years we've been without a playground and I've been hearing it's coming and we still don't have it.

Borough Administrator: I am waiting for the plans, I haven't gotten anything yet, but I will follow up on that.

Councilwoman Bocchino: I asked Commissioner Tanelli when I saw him at the night against crime. He told me it was going to bid.

Mayor Pronti: There are also stage lights that are out, if we can bring that up as well. On the opposite side of the stage from the restrooms the nice neon lights they are out. While they are at it they can fix the wood railing driving into the park, thy need to do some work there. If you could just make that recommendation please.

ADMINISTRATORS REPORT: First of all, I want to thank everybody for showing me the confidence to keep me on. It's been a pleasure, but I have to say that much of the success that I may get credit for or we as governing body get credit for would not be at all possible if we didn't have the talented and dedicated workforce that we have. The people of North Arlington should be very proud of the fact that we have such dedicated public employees and they are the ones who are really responsible for all the good. I want to give them all the credit in the world. I've been in this business a long time, and I have never experienced a busier summer than we've had this summer, between concerts which have been well attended, National Night Out that the police Chief did a fantastic job with the Motor Vehicle Commission was in, programs for the young people

which really keeps us hoping but it shows, I mean we provide an awful lot for the residents, the kids from this town and we want to keep doing that. As a matter of fact I've been very dealing with some mayor issues regarding the affordable housing redevelopment it's been a busy time. We will keep at it until it's all done. One of the issues that we are going to be facing and which has taken up a lot of my time in the past few weeks is the insurance health benefit issue in the State. We are facing an incredible problem; I'm seeking out as much information as I can get for alternative plans. I can't keep up; I can't keep reading all the material I'm receiving my files is just thick on this thing and Trenton is tightening up with all kind of potential issues that the State may want to do in terms of dealing with this crisis. But it's one which is very serious and one which can actually be a budget buster. We've had good success in maintaining obviously no tax increase or slight tax increase over the past ten years, but this is a problem, family coverage which cost the Borough about $5,000 ten years ago is now over $50,000 and we are looking at a 37% increase for 2026, so we are in deep trouble on this thing and it's not just us it's everybody I mean municipal managers and administrators across the State are beside themselves trying to figure out what we're going to do about it. We're lucky enough to be in a position where it does not affect us as badly, thank god. But you know what it's going to hurt. I also wanted to mention after the tragedies in Texas with the flooding and the extreme weather we've had all across the Country, there's been a heightened awareness of being ready for this kind of thing. We don't think about these things here because thank god, it doesn't happen very often, but we have to be ready. Bergen County Emergency Management has stepped up their efforts and we are working hand in with them to improve our emergency management plan. So that if we should have anything that would approach that kind of an emergency, we could deal with it in a responsible matter. So you will be hearing more about that as we go along. Other than that Mayor, I've got a long list for executive session. Thank you.

REDEVELOPMENT CONSULTANTS REPORT – ROBERT CEBERIO: Congratulations welcome aboard. Congratulations to Steve, Steve and I go back to when he was the manager in Lodi. Our report will start again with 500 Belleville Turnpike; it seems that any kind of waterpipes in and around this site is an issue. First it was Jersey City then Bayonne and now getting water, portable water to the site has become difficult in as much as we have to cross over a property which is 470 Belleville Turnpike. I don't know why they have not returned any of our calls we sent them a letter. In order to get this project through I think the municipality and I'll talk to Mr. Pearce about it, probably we have to condemn an easement to get the water from where the self-storage is across 470 so that this property is hooked, hooked into the portable water. Now, why is this important? They have someone that wants to lease this entire site, upon completion of the building and it is a long term lease and it's for a manufacturer that has existing lease now in a municipality close to us here. This will give us a lot of jobs for at least 30 years going forward and good jobs because they are manufacturing jobs. I will talk to Mr. Pearce about this because every month there's a delay on this, and it has to do with the waterlines in some way, shape or form and we just need to resolve this once and for all. We've been delayed on this project almost eight months because of these issues. The other item that we've been working on this month is the BCUA site, we have been working on it several meetings with a potential developer for the site who has some interesting ideas in terms of access to the site. The Melray's property is still in advance, the one concern that we had this month was the construction code official got a call from the property owners indicating that they would like to put in an application in for the demolishment of the building, so we have followed up very quickly with them, I had a discussion with them and they

still have not made a decision as to what to put on that site, and through letter I think you may have all gotten it and the Mayor got it. Mr. Proceed, who's now the owner of the site, who would like to meet with the Mayor to discuss the possibilities. We attended the first in a long time the North Arlington Business Association meeting, they are reconstituting that organization and there will be some upcoming future meetings, Kearny Federal Bank has gotten back involved with that and is a major sponsor and I think the next event will be at the bank for a in person gathering, so we look forward we tried that many years ago and it's now being reconstituted and the gentleman who's running it is doing an excellent job.

Mayor Pronti: Bob have they reached out to the newer businesses to let them know what their plans are with the association?

Robert Ceberio: He is sending out he is going to be using Facebook; he will be using email addresses to get these people out at least to that initial meeting at Kearny Bank which will probably be in September.

Mayor Pronti: Because if he reaches out to the construction department he can get a list of the of the newest business, I would like to see them get involved to.

Robert Ceberio: We will make that recommendation. And last but not least we have a business who has been in town for a very long time and would like to stay, we discussed options on what that business can do in terms of staying in town and some of that even was a discussion about the Melray's property. So we are continuing to help them any way we can to keep them in town.

Councilwoman Sheedy: Do you think the meeting is going to be before celebrate North Arlington? So we can get vendor forms to all of them.

Mayor Pronti: For the business Association?

Councilwoman Sheedy: We will probably hit them up before that, but just in case I'm missing anyone.

Councilman Fitzhenry and Karcic: When that meeting occurs, if you could just let us know, this way if nothing else do a pop in about celebrate North Arlington and it's another opportunity for them to promote their business.

Robert Ceberio: We will notify the entire Mayor and Council.

Borough Attorney Randy Pearce: On the heels of Mr. Ceberio's report, I'd like to suggest that we allow an informal presentation by Matt Gilson, who's here this evening. One of the topics touched upon by Mr. Ceberio has to do with the redevelopment of 2 Silkowski the BCUA property. We've had many meetings with the redeveloper now that the property was foreclosed upon by the bank. Mr. Gilson would like to follow up on some of Mr. Ceberio's issues because we are going to be discussing an executive session, we normally do it on the record tonight, but there's litigation pending with regard to the property issue. So we need to discuss some legal issues in executive session first before we take any action. Mr. Gilson if you could help the people of the town, the

Mayor and Councilmembers to get a better understanding of what it is that your client hopes to do if they would be designated by the Mayor and Council.

Mayor Pronti: I want to brief everybody on a little bit about the situation that we've faced with this particular property. As you know, those of you who've been following for years, we have had numerous businesses and companies trying to come in and buy this property, the old garbage baler site on Disposal Road is across from the firehouse over there and we've had numerous people come in and all they want to do is put in businesses that are going to completely wipe out the traffic this will kill us down on Schuyler Ave, we have been doing everything under the sun to keep this from happening. We keep getting investors after investors coming in and coming to us with a solution that their trucks are not going to take up as much room and they want to use Schuyler Ave; we had the fight where I wanted anything that came in. I wanted them to go out towards Valley Brook and the NJSEA which is the State run facility down in the Meadowlands they opposed that idea and for those of you who live on Schuyler Ave; you don't want trucks traffic increased. We want to do what we can to decrease the amount of truck traffic that goes through Schuyler Ave; and some of the companies that are coming in are looking to increase and we want to do just the opposite. I would love to see down the line some type of facility where we will never have to worry about truck traffic on Schuyler Ave. I'd love to see it circumvented 100% and just forget about it and keep it as, as residential as possible and move on from there.

Mr. Gilson- Copper Ridge 1, Urban Renewal LLC: I think you said it very succinctly and I'll be brief. We are looking to be designated the redeveloper on this property that was discussed. We've heard the concerns of the Borough we've looked at it a little bit differently than some others. We have two things that we think will be greatly beneficial to some of the preview's ways that this has been looked at. One we are going to look at the different ways to access itself, but more importantly whereas other developers have looked at this as more of a trucking terminal, large trucks development. We're looking at a combination of lighter industrial and recreational uses that will produce little to no box larger truck traffic. It would be smaller trucks and vehicles of normal size for the recreational uses. Can't get to much specifics on the tenants as you understand we're negotiating with certain tenants, so we can't have real in depth discussions, but I can represent that these are tenants of recreational uses that would benefit the community and more light industrial uses that would not create the truck traffic that previous proposals for this site have looked at and as noted we would be looking to improve the access. So we are looking for the council to designate us as the redeveloper of this site so that we can move forward on the productive meetings we've had so far with the Borough.

Borough Attorney Randy Pearce: Mr. Gilson do you have any specifics that you know, I know you have confidentiality issues but for quite a few members of the public here today, can you give us a sense of what you're allowed to tell us in terms of what types of options you're looking at for us to echo what the Mayor said, which has been our battle for 10 years of keeping tractor trailers all from Schuyler Ave, sending them some other way. You mentioned it earlier alternative access, what can you tell us at this point other than your client is a very well respected redeveloper, with successful projects that we're aware of, but what can we tell the people of the town? What could be on the drawing board for the future?

Mr. Gilson: So, I think that the recreational uses they are going to be things that will be more open to the public. We're not talking about bringing private a sport team here, we're talking about types of field access and recreational activities of that nature. Things that your average person can participate in, not things that are incredibly coast prohibitive, not things that are private clubs that only members can join. We're talking recreational uses that'll be accessible to the general public. I am not talking necessarily for you to know free fields for everyone to use for the enjoyment of the community and things that will be at a price point, it's not some exclusive club that would price the average person out. We're talking about the World Cup is coming here next year everyone is excited about that type of thing. I think it's evident that soccer will probably continue growing in the area, so it could be used of that nature. I think that there's definitely things that people would be looking at the recreational uses that your average person can participate in and it will be a real sense of community around this area rather than a big nameless white box million square foot, square foot warehouse that does nothing but generate truck traffic. You're really talking about something that will build more of a sense of community.

Borough Attorney Randy Pearce: Along those lines we've had, as the Mayor mentioned many different potential suitors for this property, the most recent one which went into foreclosure. So I just want to make it clear for the people in the audience and to your client that access onto Schuyler Ave with tractor trailers is a no go. It's a nonstarter, your client understands that if you don't have other access to some other opportunities that you can't come back here and tell us that we have no other access, we are going to use Schuyler Ave and decide to put in a warehouse facility with tractor trailers. So if we are going to start this relationship, we need to make it clear that Schuyler Ave is not and will never be an access point to tractor trailers.

Mr. Gilson: Understood, as you know I grew up in this area and I understand the traffic very well, and it seems like a real accident waiting to happen. So that's something I would advocate for.

Mayor Pronti: in the past we've had people who presented their case to us and gave the almost like an ultimatum, but would you rather see a vacant building there? Yes, I would rather see a vacant building there than increase the truck traffic on Schuyler Ave and jeopardize the safety of our community.

Mr. Gilson: These are probably people who did not draw up driving down there. I could tell you somebody who drove to the bowling alley almost once a week in high school. This was not an area I would see as good for truck traffic.

Borough Attorney Randy Pearce: Matt, do me a big favor. If you could just stay for a few more minutes, we are almost to the public comment section, it may be that one of the members of the public may have a question for you, so if you could stay for about 20 more minutes. Thank you.

ENGINEERS REPORT – LINDSAY KNIGHT OF NEGLIA (reads report into record):

1. FY26 NJDOT Municipal Aid Grant Application

a. Coordinated proposed improvements with the Borough Administrator and Borough Grant Writer
b. Proposed resurfacing of Stover Avenue, Eagle Street, and Forest Street.

2. Legends Court at Fisher Field

a. Construction of the new court is ongoing.
b. The court has been graded and paved. Posts for the new basketball hoops have been installed, and the acrylic surface and court striping have been applied.
c. The awarded co-op vender is American Athletic Courts.
d. Project Scope includes the reconstruction of the Basketball court with new court surface with custom stenciling, new basketball hoops, memorial reader boards, and new benches.

3. 2025 Roadway Improvements (NJDOT Funded & CDBG Funded)

a. Our office has submitted initial Plans, Specifications, and Cost Estimate to NJDOT for review.
b. Project Scope:
i. Base Bid (NJDOT Funded): Pulaski Drive (Ridge Road to Dead End), Ridge Park Drive (Ridge Road to Sixth Street), and Gold Street (Ridge Park Drive to Albert Street).
ii. Alt Bid 1 (CDBG Funded): Leonard Place (Schuyler Avenue to Dead End)
iii. Alt Bid 2 (Municipally Funded) Locust Avenue (High Street to River Road), West Street (Locust Avenue to Dead End),
iv. Alt Bid 3 (Municipally Funded): Schuyler Engine Company #2 Parking Lot

4. Passaic River Resiliency Project (NJDCA Funded)

a. NJDCA has approved the bid package for the RFP of design services for the proposed Bulkhead along the waterfront at Daniel Morris Park.
b. The RFP has been advertised for pickup. All proposals are to be submitted by and will be opened on September 24th .
c. NJDCA has recommended that a preapplication meeting be scheduled with NJDEP regarding the proposed work.
d. Proposed Flooding and Storm resiliency improvements consisting of proposed bulkheads, reconstructed stormwater headwall and outfall, and bank stabilization and landscape restoration.

5. 2025 Solid Waste and Recycling

a. The 2025 Solid Waste and Recycling Collection contract is currently out to bid. Bid Opening is scheduled for August 20th.

6. Daniel Morris Park Water Feature

a. Water fountain is currently in production.
b. Preconstruction Meeting held on May 15th. The awarded contractor is William J Guarini Plumbing. This Project is to be conducted through the Bergen County co-op.
c. Project Scope includes the construction of a new Water Fountain, a new walkway, and new park benches.

7. 2024 Roadway Improvements Program (NJDOT & CDBG Funded)

a. Construction has been completed. NJDOT Closeout is in process.
b. Project Scope:
i. Base Bid (NJDOT Funded): Baltimore Avenue (River Road to Sixth Street), Veterans Place (River Road to Riverview Ave), and Argyle Place (Belleville Turnpike to End).
ii. Alt Bid 1 (CDBG Funded): Argyle Place (Belleville Turnpike to End). and Arlington Ave (Argyle Place to Rutherford Place)

iii. Alt Bid 2: Riverview Avenue (Veterans Place to Boston Avenue)

8. 2023 Roadway Improvements Program (NJDOT Funded)

a. Construction has been completed. NJDOT Closeout is in process.
b. Project Scope:
i. Base Bid (NJDOT Funded): Rutherford Place (Inman Place to Belleville Turnpike), Hendel Ave (Ridge Road to Prospect Avenue), and Morgan Place (Belleville Turnpike to Dead End).
ii. Alt Bid 1: Fairmount Ave (Belleville Turnpike to Hedden Terrace).
iii. Alt Bid 2: Resurfacing of the NAVES and DPW Parking Lots.

9. NJDEP MS4 Stormwater Infrastructure Mapping

a. Per the NJDEP Tier A Municipal Separate Storm Sewer System (MS4) Permit, the Borough is required to develop, update, and maintain an MS4 Infrastructure Map that delineates locations of all stormwater facilities owned or operated by the Borough. The Borough is required to submit an electronic copy of said mapping on January 1, 2026.
b. Neglia has provided the Borough with a proposal to prepare the MS4 Infrastructure in compliance with the NJDEP requirements for their review and approval/authorization.

10. Macaluso Park Improvements

a. Our office has met with the Borough Administrator to discuss a park renovation project.
b. Proposed project scope would include the installation of new playground equipment and play surface, the reconstruction of asphalt walkways, new decorative fencing and gates, new site lighting, and landscaping improvements.

Councilwoman Sheedy: If you can please pass the message to August or Brian. I need some sort of ETA when Legends Court will be completed. As the dedication ceremony will have to be the next thing that I'm planning and there's family that's out of state, it's really important that they are there.

Borough Administrator Steve Lo Iacono: Mayor, I think in the midst of all that report we had discussed prior joining the CDBG grant for the year with our DOT project to save money if we did both projects together and it would save us administrative costs. As it turns out we can't do that CDBG has some requirements that we need to fund now. So those projects will be separated to CDBG, streets will be done first, and DOT will be done a little bit later.

Mayor Pronti: This is for Legends Court, through just the wording that has to go on there. The basketball the wording has to go on that's what we are rushing.

Administrator Steve Lo Iacono: Yes, that will be done.

Councilman Karcic: Mr. Mayor, just before we get into the normal course of business and I know it's running a little bit late, but I would just be remiss, I missed something on my report. We have a police officer in our department who is an active Army National Guard member who has been called into active duty, so he is away in Europe, Officer Tolentino. He's in an area that's kind of a high political pressure situation right now. I just want to acknowledge that one of our very own is

over there serving and that he's in our thoughts and prayers and we ask our community to do the same.

MOTION TO OPEN PUBLIC COMMENTS
INTRODUCED BY: Councilman Del Russo
SECONDED BY: Councilman Fitzhenry
ROLL CALL: AYES: Fitzhenry, Karcic, Sheedy, Del Russo, Bocchino, DeCicco

Barbara Toczko – 56 Birchwood Drive: First house up from the Allen cut to give you all a geographic. I've lived here since 1993 absolutely love it; I can't praise the services of the town enough. Snow removal is done without question; trash pickup people you can put out a sofa or anything, I mean other communities you have to pay for this stuff and it's given to us as part of our taxes. I am passionate about this recreation for everyone from kids to seniors. Personal story, I was in an automobile accident on June 26th down by Charlie's. I was pinned in the car. I get emotional when I talk about this, the police, the firemen, they're volunteers. One of the firemen I spoke to afterwards said to me that their equipment was so new that they had stickers on it yet and they had just been trained on how to use it. I was such in horrible condition. There was a fireman that once they got our passenger out of the back seat, who came in and sat with me to talk me through it while they were breaking the car apart to get me out. I wanted to send this fireman a thank you note a volunteer fireman said he would get it to him. I wrote him a note signed by Barbara Toczko it was sent to a fireman named Bob Tomasko; you can't make this stuff up. I mean this whole thing is miraculous that I am standing here right now because everybody teases me that I am so short a couple of inches higher I might not have had a head to deal with today, but that's the good part of my story and every story has a bad side of it. I live a block and a half up from a beautiful park that used to be green, I think Mary Rusignola Park, it's called, the geese are out of control; I've spoken with the Mayor before the meeting about this. I taught American History so I am passionate about truth to power. All my neighbors are walking around crazy; one guy takes his dog out at 6am and walks the geese down to the park again. I saw a video yesterday over on West Street, one guy had a leaf blower and another guy had a rake trying to get these geese back off the lawns. I mean we've invested money in that park. I don't know whether it was State money or whether it was our money here in North Arlington, but it's my tax money. That park is no longer green, it's brown, something has to be done. I am here by myself today because I tried to convince my neighbors to come with me and the answer was, we make calls they do nothing. But my belief is truth to power. I want to be on the record and I want you to know it's a problem that has to be dealt with. If we have to do something about going to the County, if it's the County's problem then we have to mobilize ourselves and get this done. Do you communicate with other communities that have this problem? Maybe there are others that know how to deal with this that we don't. I've always believed an intelligent person always has the smarts to talk to others who might know something more than we know. I taught middle school for 42 years so you can understand what my background is and my neighbors say, oh they don't do anything. I'm giving you a chance to do something. Congratulations to you.

Councilwoman DeCicco: Thank you.

Steve Rizko – 26 Eckhardt Terrace: Congratulation to you Councilwoman DeCicco. Hello Councilman and women, hello residents. I just want to share something personal that means a lot

to me. I've called this beautiful tome home coming up to 15 years now, I felt it was important to speak from experience and share how medical marijuana had significant difference in my live. I've lived with Crohn's Disease for almost 20 years now, which as some of you may not now come with a lot of pain, inflammation and daily challenges. For a long time pain killers were a big part of how I managed that pain, but they can come with a lot of side effects and limitations that honestly made life harder. Everything changed when I was introduced to medical marijuana, it's not an exaggeration to say it gave me my quality of life back. It helped ease my pain, reduce my inflammation, helped me with my depression and allowed me to finally step away from relying on opioids and other harsh medications. I feel more like myself again, more present, more active, more hopeful and truly fell like a functioning member of society again. That's why I am so happy to hear that there might be a dispensary opening in our town. For people like me, it's not about getting high, it's about getting help, it's about access to something that actually works legally and safely and it could mean everything. For others in our community who are struggling with chronic illness, pain or mental health issues, I truly believe this could be a tremendous benefit, not just for me, but for so many others in our community, who are quietly struggling right now. I have to travel all the way to Newark just to access the medication, I rely on if a dispensary were to open right here in town, especially one run by knowledgeable pharmacists who genuinely care and understand the importance of this treatment, it would be a game changer for many of us, It could quite literally be lifesaving. Thank you for listening and thank you for considering something that could make such a meaningful difference. Thank you guys.

Julia Dominguez – 52 Hendel Ave: I have two things, first I would like to acknowledge the 12U baseball team who were district champs this year. I would also like to say that I approve as a resident of over 10 years a dispensary in North Arlington, thank you.

Andrea Ferrugio – 15 Bathurst Ave: I have lived in this town my whole life, my grandfather built my house, mu nana and my uncle raised their five perspective kids in that house.

Mayor Pronti: Brian doesn't know who lived there before.

Councilman Fitzhenry: There used to be a piece of land there when I was a little boy.

Andrea continues: I've been in this town forever; cannabis has been a big part of my life for a long time. I've seen it help my family members. It has helped me personally, medically. When I was a teenager I went through a bad period of my life, I was just a bad kid, I did some dumb things and if it wasn't cannabis I probably would not be standing here today, because it helped me get trough the sickness to get myself clean and to get on with my life, it helps me mentally every day, it also helps me physically as I have psoriatic arthritis that makes my hands like really unable to work sometimes. I'm very for the dispensary, I would like to work there , I know a lot about turps and everything else. I know the community I was just manager at a head shop for a long time. That's what I got to say, thank you.

Louis Lopez: I am local business owner, I own Jack's Chop Shop on Ridge Road, I've been here for 10 years. It's been doing and when ever we can we do give back to the community.

Mayor Pronti: I am going to cut you off right there and I'm going to ask you if you're going to come to Celebrate North Arlington event? And do what you just did the first year, because I still have people talking about that. That was phenomenal

Mr. Lopez continues: I wanted to piggy back on the cannabis. I as a business owner, I do support this business and a veteran. I've been dealing for years now with PTSD and I was self-medicating for such a long time till I met somebody who actually helped me at a legit dispensary and sort of explained to me why I should be taking certain types of cannabis. It's helped me a lot and I'm just here to support. Thank you.

Ramis Maximous – 6 9th Street: I am a father and coach in town too; I am one of the founders of this dispensary that is trying to open. We do have a letter signed by several businesses in town as well. They couldn't make it today, obviously a lot of people work but they wanted to just show a small example of the support for the plant. It's more than just what most people stereotypically say it is. We just want to say thank you for even considering it and time, I appreciate it very much.

Dina Badacliaco - 26 Eckhardt Terrace: I have been here for 15 years as well and I absolutely love this town. I can't see myself anywhere else honestly love this town. I can't see myself anywhere else honestly and just want to say that I do work in the industry as well, and I love helping everybody come in we have a lot of cancer patients that come in and they get a lot of help, they need a lot of knowledge on it. I would like to be there because I know a lot of it as well by studying it and being around it. I highly support it, but I am super nervous right now. I appreciate you guys actually thinking about opening up one here, because it would definitely help out a lot, Thank you.

MOTION TO CLOSE PUBLIC COMMENTS
INTRODUCED BY: Councilman Karcic
SECONDED BY: Councilwoman DeCicco
ROLL CALL: AYES: Fitzhenry, Karcic, Sheedy, Del Russo, Bocchino, DeCicco

Mayor Pronti: We are going to touch on each one of these points that were brought up. Ms. Toczko. Regarding your compliments I love them of course you had to butter us up first and then hit us with the geese. I do want to tell you the geese problem is statewide. It's a pain I know and we are working on issues and I know you don't want to hear that. I tell you the truth this is 100% for the last three years we've taken on different approaches on how we would reduce the geese population and the bottom line is it comes down to killing them and I can't kill a goose.

Councilman Karcic: They're federally protected, you can't kill a goose.

Mayor Pronti continues: I have reached out to the County to see if there is a way to get them to relocate or do something. But we are having a problem because right now if you go down the Passaic River, every municipality has the same issue and the geese keeps populating and they're coming up more and more. We called a goose chaser, geese chaser they quoted us $20,000 to have someone walk a dog though the park twice a week, twice a day then as needed. I know if I look around and I could find at least 700 people who want to walk their dog through that park for that amount. My issue is just spending $20,000 it's not our decision to do this is your tax money and that's the hard part about what to do. We're still looking for other ways to do it, I would love to

work in conjunction with the County. If you go down County Park and if we chase our geese out, I do have a few friends of mine who do walk their dogs and they do it in a way because there are looking to brush the geese out. They go to County Park and there's 7,000 geese walking around there. It's unbelievable and then within two days they are back.

Councilman Karic: If I can add to that being on Coupe Place two blocks up and all of a sudden they're on my front lawn as well. Geese chasers it's controversial because the way that they stop them from coming back is when they nest, they oil the nests and destroy the nest so that this way the birds don't come back. They migratory, they hatch here they fly away and they come back here and set up.

Mayor Pronti: Let's do our part up here, let's save the questions for follow up and no communication back and forth. We're just going to touch on those that's a strict rule here, we did allow people to kind of break the rules a little bit today, cause it's a more of a light situation.

Councilman Karcic: That is something we're constantly looking at, I was talking to somebody and they said if you plant a certain type of grass seed, they don't like it. So I said that's great, thankfully through my job I have access to schools and towns all up and down the State in particular Northern Bergen County. I asked them what are you guys doing with the geese? Nothing, because we can't just get rid of them and I said what about planting zoa grass? They said yes it worked for a month and once they ate all the grass they came back. It does not have the protein content that Kentucky blue grass and everything else has. I've learned more about geese than I've ever wanted to. Another solution talking to other people there used to be a relatively safe chemical, you spray it on the grass when the geese fly overhead it illuminates the field to them making it look unattractive and if they do sit down and eat it gives them an upset stomach, they throw up and they're not supposed to come back. The EPA says we're not allowed to use that chemical anymore, so we are constantly looking for solutions.

Mayor Pronti: So if anybody wants to walk their dog through out the park twice a day, your more than welcome to do it. But we can't give you $20,000 to do that. I just can't we have a responsibility to our tax payer here.

Borough Administrator: Just to amplify on our remarks, when you opened up I've had quite a number of calls and visits from people in the neighborhood and you certainly have some support here tonight. But is close to an impossible solution as there is. They have more protection than what we have. Number one, you can't kill them and even the goose chaser the dogs that work for $20,000 all they really do is more to the problem and to another area. So to clear your block and bring it to their block they will be here next month asking for the same thing it's a tough situation. As the Mayor said we're looking for answers now, we know the County from Mahwah to North Arlington they don't use dog they use nothing because nothing works effectively to eliminate them, but we are working on it we are trying to find what ever we can, but I can tell you there's no good news on this, there really isn't sometimes you have a problem that can't be solved.

Mayor Pronti: We like to address every issue that people have and we're not the kind of people that are going to give you nonsense answer and then move on. We tell you the truth and we have been looking into this every year, and it's the same problem every year, people come with the same

thing. If you go to some towns they're going to lie to you and tell you we're going to be on that right away. We're telling you the truth, we've tried it we do what we can do. I have people asking me every single day for something, if I give everybody everything that they ask for, we would be the poorest people in the whole world because our taxes would be sky high, it's a matter of spending money doing different things. So there are ways that people can do it themselves. Walk your dog more often down there and clean up after your pet.
Let's move on to the next topic, we had a few people come in regarding the possibility of changing our Ordinance to allow for a cannabis business. Basically, it's a pharmacy now, when it was first legalized we polled people we put something in the ballot. I believe there was a question back and forth and took the approach where we adopted two out of five was it? Three out of five we were allowed for growth, distribution and manufacture. We did not allow foe selling or delivery, I think those were the two that we did not allow. Now this was and I know this was a new concept back then, it carried a stigma back then and I do agree that there has been a lot of things that have changed and I've visited that facility myself. I was very impressed with what I saw there I've gone to other ones throughout other towns. I know the Maximus family has opened their invitation to have the entire council go on a field trip out to the dispensary and see how it operates. Everyone up here has concerns, obviously I know and it's not us, this is a decision for our community to make, because there's a lot of opinions in the community, there's a lot of speculations, there's a lot of things that people are afraid of change and the way I see it, in all honestly and I've discussed this with the Chief this type of businesses will be as common as a Walgreens Pharmacy down the line and if we don't act now on it, if we don't act on this we could miss the boat if we don't put one in our town we could have Kearny put one right outside our jurisdiction, Belleville could put one a block out, Lyndhurst could put one a block out and once again North Arlington would miss the boat on tax revenue that we would get from allowing such a business and that's important. It's a way to look at it, but we have to make sure that this is something that is understood by everyone up here and the municipality and the people who live here, we want to make sure that it's in a place or a position where it wouldn't adversely affect the youth, the children and I do point that who brought up the point about the smoke shops and the different things that they are allowed to have there. We actually made an Ordinance to change that after that one came in not allowing anymore, Bob is that correct? It's in the Southern end of the Ridge Road Redevelopment Plan, but it's not allowed anymore. I agree with you the way that they are able to advertise for a product that they are not getting, this is a product that they are not selling, but they are allowed to advertise for it and it's disheartening I know that's your point.

Unidentified Person: It was that business, but there's also another local business that is selling to minors.
Mayor Pronti: You see that tall gentleman in the back with the white shirt, very handsome man that's the Chief of Police, I'm going to put you in touch with him. We're not going to go back and forth because we closed the public hearing. But seriously speak to him after. We are going to wrap this up and he is here; it's a big help. Moving forward I do want to take on the opportunity to take the field trip, I am sur everyone here is anxious to see what it looks like. This way we can pass along our feelings and bring up the questions, there's going to be so many questions surrounding this and like I said we are not here to act on behalf of anyone else beside the people who are going to make the decision.

Councilwoman Fitzhenry: Mayor, to add to that this is already being delivered to North Arlington, we're calling the store in Newark and they're making a delivery to our residents here in North Arlington and yet Newark gets the benefit of a lot of tax dollars 100% of their schools already paid for.

Mayor Pronti: We could afford geese chasers if we do.

Councilwoman Fitzhenry: As a person who thinks about the types of things, especially when it comes to taxes, offsetting taxes is a good thing for us the topic is difficult, I understand that. The tax issue is something that really entices me to think about it further because of the fact that we're losing it right now and it's going to Newark, who doesn't deserve it to begin with. To be honest with you we pay for their schools 100% North Arlington residents. I am glad they came in today.

Councilman Karcic: I want to add, people have been selling illegal goods to minors since the day it became legal. When I was in high school I knew which deli can go to buy beer when I was 15 years old. I will tell you I found a store in Kearny that was selling alcohol to minors, they sold it to my daughter and I called up my very good dear friend from high school and said hey this place just sold alcohol to my daughter, two days later came back and said, oh my god that place got busted. I don't know how, but in all fairness as soon as that one got busted someone else was doing it. The only way you can attack it is if you know, notify the Chief of police, notify the police department let them go and nine times out of ten they'll go and even if they don't catch them it may only stop temporarily but it does stop it.
In terms of the dispensary, you talked about medical marijuana. I will tell you ten years ago I would have told you it was bullshit, I've seen what it's done for my sister, my sister has epilepsy we call her the lemon of the family because she has a long list of autoimmune issues and when she started marijuana she went from taking nine pills a day down to three down to two and it's changed her life and yes there's a stigma with it in the community, and I will tell you my biggest concern is I don't want to see it in a location that has a fleet of children walking past it every day. It's an adult thing, it's supposed to be when your 21. It can't be in a location where children are, and not that I'm saying that they will have access to it because I know that in those locations you have to show ID and got to get scanned and I know all that, but it has to be in the right location that works. Not something where our kids are walking by every day, that's my biggest concern.

Mayor Pronti: I am going to go back to my theory that this will be the same as a Walgreens down the line, because there are narcotics that are being stored at Walgreens. They walk past liquor stores every day and you get the same, and your right through with what you are saying because it's the perception right now. So in order to make a change you first have to change the perception. You first have to change the perception, you guys have been coming here and look you have me a believer in your ability to hold a very successful business and to do it professionally and there's no doubt in my mind about that. It's now a matter of what the community believes and that we'll be acting in the best interest of them. Is everybody in to take that field trip? We're going to contact you guys, we're going to you up on it very soon we will go in the senior bus, the new bus, Randy are you in?

Randy Pearce: yes I am in.

Mayor Pronti: We will bring Randy as well.

Councilwoman Sheedy: Is Jorge our bus driver driving us?

Mayor Pronti: That's a good idea, we'll go on the senior bus, some of us are almost old enough. I hope that we answered as many questions as we possibly could, we are not going to sit here and lie to you, there's a lot of things that have to go on to the next level, but I think we're on our way to at least getting more facts together on it.

ORDINANCES

INTRODUCTION OF ORDINANCES

ORDINANCE NO. 2444
AN ORDINANCE TO AMEND CHAPTER 187 §9(B) OF THE CODE OF THE BOROUGH OF NORTH ARLINGTON ENTITLED "VEHICLES AND TRAFFIC" PROVIDING FOR A HANDICAPPED PARKING SPACE (182 Baltimore Avenue)

INTRODUCED BY: Councilman Del Russo
SECONDED BY: Councilwoman Sheedy
ROLL CALL: AYES: Fitzhenry, Karcic, Sheedy, Del Russo, Bocchino,
ABSTAIN: DeCicco

SECOND READING AND ADOPTION OF ORDINANCES

ORDINANCE NO. 2441
AN ORDINANCE REVISING ARTICLE 205 OF THE CODE OF THE BOROUGH OF NORTH ARLINGON ENTILTIED, "STORMWATER CONTROL ORDINANCE"

MOTION TO OPEN PUBLIC HEARING ON ORDINANCE NO. 2441 TO THE PUBLIC
INTRODUCED BY: Councilman Fitzhenry
SECONDED BY: Councilman Karcic
ROLL CALL: AYES: Fitzhenry, Karcic, Sheedy, Del Russo, Bocchino, DeCicco

No one wishes to be heard

MOTION TO CLOSE HEARING AND ADOPT
INTRODUCED BY: Councilman Karcic
SECONDED BY: Councilwoman Bocchino
ROLL CALL: AYES: Fitzhenry, Karcic, Sheedy, Del Russo, Bocchino
ABSTAIN: DeCicco

ORDINANCE NO. 2442

BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR USE AS A DROP OFF ZONE AND PARKING FOR ATHLETIC AND RECREATION FACILITIES IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $1,545,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

MOTION TO OPEN PUBLIC HEARING ON ORDINANCE NO. 2442 TO THE PUBLIC

INTRODUCED BY: Councilman Karcic
SECONDED BY: Councilman Del Russo
ROLL CALL: AYES: Fitzhenry, Karcic, Sheedy, Del Russo, Bocchino, DeCicco

No one wishes to be heard.

Mayor Pronti: Let it be known that this first reading was read at the last meeting, so anyone who was at the last meting knew that there was a 2nd reading coming up in this meeting to speak on behalf of Ordinance #2442, which is a Bond Ordinance for the purchase of the property at the Comcast. So if anyone you may see, let me predict you're going to see somebody complaining or stating that they should be notified or anything they were notified at the last meeting. They did not come to this meeting to speak on it. Does anybody want to say anything on behalf of this Ordinance here as far as you know. I'd love to put some public comments out there as the Council has anything to say?

Councilman Karcic: Other than the fact that I fully support this and this has been something that we've been working on for many years, quite some time. I've said it before in the past, we approved the funding to do the environmental study on this property when this was under reservation and we were in the senior center, so this has been a project long time coming. Like said, I think it'll give a lot of relief down on River Road for little league games and all high school sporting events, so I could not support this project more.

Mayor Pronti: This is a wonderful opportunity that we have to provide useful safe parking, not only to provide safe parking, but to extend the area that will eventually be the continuous river walk going from Belleville Turnpike to County Park. So that's a process that seems to be taking forever, but we are doing it little by little and the time consuming is the obtaining of each property tax because it's just so cumbersome.

Brough Attorney Randy Pearce: Mr. Mayor just for the record for the Council, my office is handling this and we expect to close within the next ten days, so we will own the property hopefully by next Monday.

Mayor Pronti: Thank You.

Councilman Karcic: Mr. Mayor, if I can interject we have a resolution off consent. This is based off a conversation that Mr. Lo Iacono and myself had. We had Katie put this together when we initially talked about purchasing the property, we had Neglia Engineering do a real brief overview of what it could look like in terms of parking what we could fit there. That's where we came up with that 65 to 70 parking spots number. This Resolution is offering the Borough Engineer Neglia to provide a conceptual plan for the development of that lot so we could move forward with the actual construction, tearing down the old building and actually turning into a fully functioning parking lot.

Mayor Pronti: Yes, sir we are very excited about this as well.

MOTION TO CLOSE HEARING AND ADOPT
INTRODUCED BY: Councilman Karcic
SECONDED BY: Councilwoman Sheedy
ROLL CALL: AYES: Fitzhenry, Karcic, Sheedy, Del Russo, Bocchino
ABSTAIN: DeCicco

ORDINANCE NO. 2443
AN ORDINANCE TO AMEND CHAPTER 187 §9(B) OF THE CODE OF THE BOROUGH OF NORTH ARLINGTON ENTITLED "VEHICLES AND TRAFFIC" PROVIDING FOR A HANDICAPPED PARKING SPACE (175 Gold Street)

MOTION TO OPEN PUBLIC HEARING ON ORDINANCE NO. 2443 TO THE PUBLIC
INTRODUCED BY: Councilman Del Russo
SECONDED BY: Councilman Karcic
ROLL CALL: AYES: Fitzhenry, Karcic, Sheedy, Del Russo, Bocchino
ABSTAIN: DeCicco

No one wishes to be heard

MOTION TO CLOSE HEARING AND ADOPT
INTRODUCED BY: Councilwoman Bocchino
SECONDED BY: Councilman Fitzhenry
ROLL CALL: AYES: Fitzhenry, Karcic, Sheedy, Del Russo, Bocchino,
ABSTAIN: DeCicco

RESOLUTION OFF CONSENT
R-196-25 RESO RE: AUTHORIZING THE BOROUGH ENGINEER TO PROVIDE A CONCEPTUAL PLAN FOR THE DEVELOPMENT OF BLOCK 11, LOT 7 AND BLOCK 24, LOT 1.01 (165-171 RIVER ROAD) INTO A MUNICIPAL PARKING LOT

Councilman Karcic: we have a resolution off consent. When we initially talked about purchasing the property, we had Neglia do a real brief overview of what it could look like in terms of parking, what we could fit there. That's where we came up with that 65 to 70 parking spot number. This resolution is offering the borough engineer Neglia to provide a conceptual plan for the

development of that lot so we could move forward with the actual construction, tearing down the old buildings and actually turning it into a fully functioning parking lot.

INTRODUCED BY: Councilman Karcic
SECONDED BY: Councilman Del Russo
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

R-197-25 RESO RE: EXECUTIVE SESSION

WHEREAS, the Open Public Meeting Act, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and **WHEREAS,** the Mayor and Council is of the opinion that such circumstances presently exist; **WHEREAS,** the Mayor and Council wish to discuss: CONTRACTUAL MATTERS, ANTICIPATED AND/OR PENDING LITIGATION, ATTORNEY-CLIENT PRIVILEGE, ACQUISITION OF PROPERTY **WHEREAS,** public release of the discussion will only occur after counsel approval and action may or may not occur after discussion. **NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council are now in executive session

INTRODUCED BY: Councilwoman Sheedy
SECONDED BY: Councilwoman DeCicco
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

[Executive Session]

MOTION TO RETURN TO THE REGULAR ORDER OF BUSINESS

INTRODUCED BY: Councilwoman Bocchino
SECONDED BY: Councilman Del Russo
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

R- 198-25 RESOLUTION TO AWARD PROFESSIONAL SERVICE CONTRACT FOR A REDEVELOPMENT STUDY

INTRODUCED BY: Councilman Karcic
SECONDED BY: Councilwoman Sheedy
ROLL CALL: AYES: Fitzhenry, Decicco, Karcic, Sheedy, Del Russo, Bocchino

R-199-25 RESO RE: DESIGNATING REDEVELOPERS FOR THE PROPERTY LOCATED AT BLOCK 174, LOT 1.01 AND BLOCK 173.04, LOT 1 IN THE BOROUGH OF NORTH ARLINGTON AND GENERALLY LOCATED ALONG SCHUYLER AVENUE IN THE BOROUGH AND SUBJECT TO REDEVELOPMENT PLAN ORDINANCE #2166 ADOPTED ON NOVEMBER 12, 2015 ENTITLED AN ORDINANCE "TO AMEND THE PORETE AVENUE REDEVELOPMENT ORDINANCE" FOR THE PROPERTIES SITUATED AT 174, LOT 1.01 AND BLOCK 173.04, LOT 1, INCLUDING THE PROPERTY INCLUDED IN THE NEARBY ACCESS EASEMENT AS WELL AS THE RELATED PUBLIC PURPOSES EASEMENT WITHIN THE BOROUGH OF NORTH ARLINGTON HAVING A STREET ADDRESS OF 500 SCHUYLER AVENUE (ALSO KNOWN AS 2 SILKOWSKI ROAD).

INTRODUCED BY: Councilwoman Bocchino
SECONDED BY: Councilman Del Russo
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

R-200-25 RESO RE: REQUESTING AND DIRECTING THE NORTH ARLINGTON PLANNING BOARD TO DETERMINE WHETHER THE PROPERTIES LOCATED IN THE PORETE REDEVELOPMENT ZONE AND THE ADJACENT ACCESS EASEMENT AS WELL AS THE PUBLIC PURPOSE EASEMENT ARE A CONDEMNATION REDEVELOPMENT AREA AND SHALL THUS BE DESIGNATED AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT AS DEFINED IN N.J.S.A. 40A:12A-1 ET SEQ.
INTRODUCED BY: Councilwoman Sheedy
SECONDED BY: Councilman Fitzhenry
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

R-201-25 RESO RE: AUTHORIZING TAX APPEAL SETTLEMENT PERTAINING TO 485 RIDGE ROAD
INTRODUCED BY: Councilman Karcic
SECONDED BY: Councilwoman DeCicco
ROLL CALL: AYES: Fitzhenry, Decicco, Karcic, Sheedy, Del Russo, Bocchino

R-202-25 RESO RE: APPROVING AND AUTHORIZING THE PURCHASE OF FIRE RESCUE WATER EQUIPMENT
INTRODUCED BY: Councilwoman Sheedy
SECONDED BY: Councilman Fitzhenry
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

R-203-25 RESO RE: CHANGE ORDER #1+32.18% (+$198,616.62) INCREASE FOR THE 2024 ROADWAY IMPROVEMENTS PROGRAM (NJDOT FUNDED) PROJECT
INTRODUCED BY: Councilman Del Russo
SECONDED BY: Councilman Karcic
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

MOTION FOR ADJOURNMENT @11:11pm:
INTRODUCED BY: Councilman Fitzhenry
SECONDED BY: Councilman Del Russo
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino