Minutes

REGULAR MEETING, THURSDAY, NOVEMBER 13, 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, Councilwoman DeCicco, 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

PROCLAMATION
100th Birthday – Eleanor Mehlfelder

APPROVAL OF MINUTES
Regular Meeting – July 10, 2025
Executive Session – July 10, 2025
Special Meeting – July 29, 2025
Regular Meeting – August 7, 2025
Executive Session – August 7, 2025

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

RESOLUTIONS ON CONSENT
RESOLUTION NUMBER 237-25 THROUGH AND INCLUDING RESOLUTION NUMBER 249-25 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-237-25 RESO RE: AUTHORIZATION TO PAY CLAIMS
R-238-25 RESO RE: TAX OFFICE – REFUND OF MONIES

R-239-25 RESO RE: RENEWAL OF MEMBERSHIP IN THE SOUTH BERGEN MUNICIPAL JOINT INSURANCE FUND
R-240-25 RESO RE: AUTHORIZING MAYOR AND BOROUGH CLERK TO ENTER INTO CONTRACT WITH BERGEN COUNTY RE: BLOODBORNE PATHOGENS PROGRAM
R-241-25 RESO RE: TRANSFER OF LIQUOR LICENSE #0239-33-022-009
R-242-25 RESO RE: CLOTHING ALLOWANCE PAYMENT – NAVES
R-243-25 RESO RE: CLOTHING ALLOWANCE PAYMENT - FIRE DEPARTMENT
R-244-25 RESO RE: APPROVING AND AUTHORIZING THE PURCHASE OF PERSONAL ESCAPE SYSTEMS, FOR THE BOROUGH OF NORTH ARLINGTON FIRE DEPARTMENT
R-245-25 RESO RE: APPROVING AND AUTHORIZING THE PURCHASE AND INSTALLATION OF, RADIOS, LIGHTS, SIRENS AND ACCESSORIES FOR TWO POLICE SPORT UTILITY VEHICLES FOR THE BOROUGH OF NORTH ARLINGTON POLICE DEPARTMENT
R-246-25 RESO RE: APPROVING AND AUTHORIZING THE PURCHASE OF ONE 2025 FORD INTERCEPTOR SPORT UTILITY FOUR WHEEL DRIVE BASE VEHICLE WITH BASE OPTIONS FOR THE BOROUGH OF NORTH ARLINGTON POLICE DEPARTMENT
R-247-25 RESO RE: APPROVING AND AUTHORIZING THE PURCHASE AND INSTALLATION OF, RADIOS, LIGHTS, SIRENS AND ACCESSORIES FOR ONE POLICE SPORT UTILITY VEHICLE FOR THE BOROUGH OF NORTH ARLINGTON POLICE DEPARTMENT
R-248-25 RESO RE: BUDGET TRANSFERS
R-249-25 RESO RE: APPROVING AND AUTHORIZING THE PURCHASE OF ONE NEW AERIAL LADDER FIRE TRUCK WITH ACCESSORIES, FOR THE BOROUGH OF NORTH ARLINGTON FIRE DEPARTMENT

MOTION TO APPROVE

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

COUNCIL REPORTS

COUNCILWOMAN BOCCHINO: The recreation department met on Tuesday and some of the things they went over was the inline skating of America is looking to do a family night, they also reached out to Allison to get on board with the 12 days of Christmas, they are also starting to look in doing a hockey league that's in the works, adult volleyball and basketball is still going on every Saturday through June 14th and it's a Washington school. They did the Halloween decorating contest and it was a big success as always lots of nice decorations out there, I think 35 awards were given which included a lot of our business as well. The pumpkin patch was a huge success as always it's a lot of work, but it's always fun. The Borough's tree lighting will take place on December 4th that's always a fun time with the kids performing and the big guy always shows up and miraculous it snows for us, please make sure everyone is there. We will be having the award

decorations as the Halloween, so get your decorations going so you can get an award as well. I also have a report from our technology person Michael Shafrin, so currently all the systems are operating normally there's been no suspicious activity detected or reported on the network. All servers have been updated and patch with the most recent security updates from Microsoft they are patch and done manually, computers and laptops receive updates. As of mid-October and November the police department and EMS have fully migrated over to our new radio system operation on a digital radio network. This offers our police and EMS personnel enhanced audio quality and grader transmit and receiving compare to our old system, the last time this was updated was 40 years ago. During the first week of December our phone system will go live to further enhance our communication as we switch from an on-premise. With the new system, it will save us about $30,000 a year in phone line charges, this is a great move.

COUNCILWOMAN SHEEDY: Several holiday events have been set up for all residents of North Arlington to participate in. While some of the events are still being finalized, here is what we have ready to jingle. The first event every year kicking off the season is the arrival of Santa Claus on Saturday, November 29th. The day every kid, and every kid at heart, anxiously awaits for the fire trucks to drive by with Santa. The fire department does a great job of putting together the event and coordinating with the food pantry. It is really heartwarming to see the residents waiting outside their homes with bags and boxes of food donations. Thursday, December 4th is our tree lighting. The North Arlington tree lighting entertainment is sure to make even the grinch smile. We are anxiously awaiting the lighting of our tree which is newly trimmed with thousands of lights. Saturday, December 6th, North Arlington Girls Softball is hosting their second annual Pictures with Santa and the Grinch. The hours are between 10am and 3pm at Allan Softball Field. Please bring a new, unwrapped toy which will be donated to New York Presbyterian Morgan Stanley Children's Hospital. This event supports the Mannuzza family's toy drive. Sunday, December 7th, the Women's Club will be hosting a fill the stocking event. The event will be held at the senior center. The goal is to stockings for 50 adults and for 50 children who need a little extra joy. Pictures with Santa are free with a donation to stuff the stockings. Tuesday, December 9th we have a bus trip to see the Christmas Spectacular at Radio City. We had a terrific response to the event and are looking forward to a great show. Tuesday, December 23rd, the Inline Skating Club of America is working with the borough on a Holiday Open Skate between 1:00 – 3:00pm. This is a half day for kids so what a great way to kick off the winter vacation by skating to Christmas tunes. We will have all of the flyers posted to the borough website and shared on social media as they become available. Please during the holiday season if you can, please consider donating to one of these events to help brighten someone else's day.

COUNCILMAN KARCIC: Thank you Mayor, as a liaison to the police department I have Chief Horton's report as I report every month they had training for the month of October during roll call, updates to case law, criminal law and motor vehicle law were discussed and reviewed. We have monthly training that goes on every month, Bergen County Bomb Training, Bergen County Regional SWAT training, Special Operations Unit, Rapid Deployment Force Training, Digital Evidence, SNAP conference, FDU Executive Leadership Course, Financial Fraud, Suicide Bombing and International Affairs. Our officers were very busy staying on top of everything, for the month of October they participated in local events including the high school homecoming Halloween parade, games and pumpkin patch. For the month of October they had 2,181 total cases, 915 property checks, 218 motor vehicles stops, 1,488 summonses issued, 14 arrest the Detective

Bureau took in 27 new cases being the prominent cases theft and fraud. For the following month they are monitoring Fairmount between Stevens Place and Belleville Turnpike for quality of life issues, noise, parking and excessive drinking a number of local residents have complaint about it. They are continuing to enforce no doble parking on Ridge Road and Front Street parking detail and they are continuing their enhanced community engagement each officer must make a minimum of two positive citizen contacts per shift these are non-law enforcement related and they attend at least one community event and neighborhood meeting. They are also continuing traffic and safety initiative with target areas with frequent collision or complaints and focusing on speed enforcement, DWI prevention and seatbelt violations.

COUNCILMAN FITZHENRY: First I want to take this opportunity to congratulate Councilman Del Russo and Councilwoman DeCicco on a wonderful win. I've been sitting here for some time and on my left I've had from different side of the fence that I've become dear friends with every single one of them and I look forward working with you guys. Kirk I've worked with him many years and he is very dedicated and what I see in Amanda she's dedicated as well. As of every month I report on our new engine one it should be in line in the next two weeks just because we got a new piece of apparatus the technology is not the same as the old one. The past month they have been doing all the respond and scenario making sure they are comfortable before they put it into service for emergencies and they are expected to roll within the next two weeks and I am looking forward to see that thing roll in the streets, unfortunately we do have emergencies from time to time. I just received this Monday that we may or may not have the Tunnel 2 Tunnel coming through North Arlington, Lyndhurst fire department and North Arlington fire department they are going to create the iron cross as they go through town, I have a flyer the Fire Chief and the police Chief are working on that we will wait for them when they come into town, it does end in Harrison and the actual ceremony is in Kearny.

Mayor Pronti: They tried doing it here, but we have no room for it.

Councilman Fitzhenry: That's what I heard. Veteran's Day is the same day as the Tunnel 2 Towers is coming to North Arlington. myself, Councilman Del Russo and Councilwoman Bocchino attended a small ceremony where we placed a wreath in front of Borough Hall for Veteran's Day. The new VFW commander was there and the American Legion commander attended as well about seven to eight police officers that are Veterans were there and our Veterans from North Arlington too, it was a nice ceremony.

Mayor Pronti: The floral arrangement was donated by North Arlington florist.

Councilman Fitzhenry: That's great I did not know that. I did attend the library meeting and I do suggest anyone interested in any of the programs please go onto the library website there's many things going on, it's just not one thing is many things going on. They also have other services they have notary services I see always on social media people looking for a notary, call the library for an appointment to make sure that the notary is there it's a full time employee but always call to make sure the notary is there. This month is Thanksgiving, happy Thanksgiving to everyone I hope you enjoy your festive holiday with your families and with that as Allison reported on November 29th is our annual Santa parade and food drive that has been going on since 2008 normally every year I get a list of certain foods that they need. Please make sure you're not donating expired food

because unfortunately they have to throw it away. I will make sure to put in on the Borough website when I get the list of food that they need.

COUNCILWOMAN DECICCO: First I want to say how appreciative I am for all the support on election day, I also want to thank my team and the Mayor for believing in me and supporting me. Councilman Del Russo and I attended the Halloween party at the nutrition center we celebrated with the seniors we had a really good time. I selected five residents to volunteer at the Bergen County Van Saun Park to decorate the tree, I just want to mention them Angie Soto, Carl La Carte, Maria Shutter, Geroge Mc Dermott and Isabel Comp were the people that I selected for the contest, I want to thank them for stepping up and volunteering. On November 18th the SNAP applications will be available at the health department and also on that same date we will be having the winter wellness clinic from 1pm till 3pm also at the health department. On November 22nd Access for All will be hosting their cupcake decoration for Thanksgiving craft between 2pm and 4pm so if anyone is interested in stopping by.

COUNCILMAN DEL RUSSO: I would like to thank the residents of North Arlington for their support and for reelecting me to serve this Borough, I am proud to serve with Mayor Pronti and my fellow councilmembers. This administration has many things happening and I am proud to be part of it. The DPW department as you know they are in the middle of leaf season till December 12th as I said before to the residents keep the leaf cleared of all catch basins it's very important to keep them clean, because if they get clogged up it will be a big issue, safety hazards please take note of that. The crew always keeps cleaning and maintaining the catch basins throughout the Borough to prevent these issues. On another event with the wind on October 13th they had to remove a large tree that became a safety concern the job was completed with no injuries reported, they were many other tree limbs damaged that were also removed throughout the Borough. The department has begun the preparation for out Christmas tree lighting which will be on December 4th. We look forward to that it's a great community event. The fall phase of paving has been completed by PSEG the next phase will be early Spring on March or April, black top repairs with the DPW has been made by our crew on many of our streets, please be patient as I know it could be an inconvenience time, but it's for the better of our community for our streets and for our residents as well. Phase two of our tree planting program has been completed the next phase will begin early spring time 2026. The military banners were proudly displayed throughout our community they are currently being removed by DPW and stored at our facility.

Councilwoman Bocchino: I'll be going through the banners to see which ones are still good for next year and I'll be contacting the families so they can replace them.

Councilman Del Russo: The Borough has received 150 tons of salt and it has been stored safely until our first winter storm arrives, hopefully we don't need to use it at all we are ready to go. Very soon you soon you will see our historical landmarks in town with their marker signs and a brief explanation of their importance and significance to our Borough. I know Steve has been working hard and it's close to be completed and we are excited to have that.

Mayor Pronti: We just approved the wording on that; it was sent to Steve we should have that soon.

Councilman Del Russo: Mayor Pronti, Councilwoman DeCicco and I visited our senior group for their Halloween party and like Councilwoman DeCicco said we had a great time like always they sing, they dance a lot of home made goodies and you have to test them all out. Some of the customs were home made they were fantastic, everyone danced and they enjoyed themselves and it was a great time like always. Happy Thanksgiving to all.

MAYOR PRONTI: Over the past month we had a new palate business open that we attended the grand opening in a spot of a business that recently went out, when one goes out one comes in so that's a good sign. As you all know elections are over I want to congratulate Kirk, Amanda, Scott Hughes and Michelle as well, I was hoping they would come back. There's been going on paving throughout the town I want to remind everyone to be patient PSEG is still running those new meters they actually did one at my house it's pretty fast, they dig a hole they come back the next day and run the line they are chopping of the streets after they chop the street then they patch them which is unacceptable to everyone else, but it's part of the process they are not going to pave everything right there and then because it's expensive. What they do they wait till everything is done and then they come back and mill and pave it saves everyone money and those expenses are put to the customer down the line, your patients on that is actually saving you money in your bills. I like to remind people on that because it's easy to say that somebody is digging up my street I want it fixed right away. When they assemble for these jobs it's so much easier if they do a lot of a time and trust me I am not going to allow them to keep those patches on for extended period of time, we keep on top of them and Mark Cunningham is on top of them with the DPW and it's something we work on. For those of you that maybe have been out of town for the las month the fountain is complete I am sure you guys are tired of me talking about it, but it's something that we are very excited about and we are very proud of and I encourage everyone to go down there and check it out for yourself, It's a very nice area in town right now. We also have a process in place for the expansion of the river walk behind that park where we are going to have an entire bulkhead put in from the firehouse all the way to the private property that's to the north of Columbus Park that entire area eventually will be a bulkhead with a concrete walkway and it's going to be a very nice edition to that, it should make that park ten feet wider towards the water and it's not going to interfere with the work that we currently have, it's going to go further out into the water, it's going to take away a lot of the problem with the slipperiness and the rocks, people go down there and they can hurt themselves, so we are looking little by little with grant money and the proper funding keep doing these projects eventually we are going to be all across from Belleville Pike to County Park. The next project that we have coming up as far as park beautification is Macaluso Park that's on the agenda for this upcoming year. I had a few people ask when are we doing it? That was supposed to be a project that was done last year, but we had to move it due to issues on Riverview Ave, where the park is located they had to do certain drainage areas they had to wait for the paving, they are going to temporally fix the walkway, we are going to go further and change the majority of details of that park. I want to get rid of those woodchips over there and put a nice surface in that park like Fisher Park. Another good news for everybody is I received to senior housing plans as promised from the developer looking to do the senior housing project it was hand delivered to me today and that is looking very good it will be starting relatively soon they have to go through the DEP regulation on that, but we are looking forward to have that started and they do have the roof top part. I just printed out a copy here (Mayor holds a piece of paper) if you can see it has the concept Michael can you please zoom in here to help people see. You can see the roof top park is there and the concept of the building that's coming down Belmount Ave and going to River Road

across the street from the Stack, that should be something to be looking forward to very soon. Just today I received a parking complaint which I want to address with Mr. LoIacono it came via email from a resident. I know a lot of people want me to solve these problems for them, but we have a lot of people that are in place to do these things you don't have to come to me first, you can go to the police department if you have any issues with the police department and they can't get it done then you come to me. I sent the complaint to the proper department; I thank the person that sent it out to me. I understand that it can be a frustrating situation. I took pictures of their issue and I am going to send this to Mr. LoIacono. It's a resident that is not obeying all the parking laws and not being a courteous neighbor, what happens a lot of the time and this is something that you hear to often people park within two parking space, they take up two spots and then when another family member comes home they back up or move forward to allow the other person to park, unfortunately there's no law on doing that currently, but there's ways of doing that maybe marking the spot and this is something we are going to look into and the police department to look into this particular matter and see if we can help these people out. I am going to follow up with Steve and he can follow up with police Chief and the parking violations bureau.

ADMINISTRATORS REPORT (Stephen Lo Iacono): Councilwoman Bocchino spoke about the radio, telephone communications project we are just about finishing up now, they are finishing up the cameras in this building, the security cameras that will complete the project and by far we will have the most up to date communication systems, between all of our emergency services DPW, EMS, FIRE and Police all tide up they will be able to talk to each other and communicate quickly, it took about a year but it's almost done and we are very proud of that. This time of the year is when the State kind of grades the performance to various municipalities with any numbers of different State regulations, practices they call the Best Practices inventory and how you score in this inventory depends on how much you get on State aid, you need to achieve a particular score in order to get a 100% State aid. We did very well on this we will be getting 100% on whatever we qualify for in terms of State aid. As I've been reporting for the past months with the situation with the health insurance premiums for 2026 are an absolute horror show, we were able to achieve some minimum amount of savings by making some changes in coverages and some employees choose to do that, but we should certainly have a long way to go, it's going to be a tough budget before we even start putting it together. I know we are going to have problems with this budget and insurances premiums are the biggest driver right now and a difficult situation in many towns to deal with it. We really think next year 2026 will be able to get a bigger market to compare because certain changes are being made and insurance regulations would not allow that to happen this year; there was not a lot to choose on this year and hopefully next year we're able to get more affordable premiums. The fire department has a new fire truck as councilman Fitzhenry reported on and it will be in service in the next couple of weeks. The truck that is being retired and equipment that we are not allowed to use due to State regulations. This truck is and the equipment is being donated to the Dominican Republic we have delt with them a few years ago, the fire department is handling everything.

REDEVELOPMENT CONSULTANTS REPORT (Robert Ceberio): Good Evening everyone, we worked significantly amount of time on two of the major projects that we have in the community, Melray's and the BCUA site. In terms of Melray's we had extensive discussions with a couple of people, one being the new broker that has been signed up or contracted on selling the site in particular the argument back and forth with this gentleman was the issue of him trying

to inject some residential component in it and the best way to convince him was to in fact do the calculations on what the parking needs would be specifically he was looking to do the commercial retail component on the first floor, residential on the second floor being 12 or 15 units, but when added all together you could not get away from a parking facility within the structure. But I also made it clear to him that the redevelopment plan cost for a very specific height, so adding a four or five story specially one for parking, I think we calculated that he was over those 65 feet. We did bring someone else that I know that does detail commercial work, again the issue is parking, we did some calculations on that specifically we went back to Tim Hass who worked for the Borough on the NJ Transit site because some people are using $60,000 a unit of parking. We did contact someone who indicated that if we use precast structure for parking that precast approach would be $30,000 to $35,000 per unit for parking. We made it very clear that in fact the Borough would include into the development its present parking with the idea that the municipality must get in return that parking.

Mayor Pronti: Exceeding the number of spots we currently have.

Robert Ceberio: Absolutely, I've been using 40 tom 50 spaces and I think you got 25. So they are looking at it and trying to pencil some numbers together, the retailer is not doing so good right now. Having said that I received a call from the previous owners of Melray's, I am meeting with them tomorrow at 1pm they are going to show me how they intent to purchase the site again, so that's an ongoing situation, because there is not enough parking on the street. We intended to get the parking spaces at NJ Transit; I need to talk to the Mayor he may have an alternate which I could try to entice them to move the bus turn around. The BCUA site we did participate in a conference call with NJ Transit regarding the Harrison Kingsland line and the use of that site for the purpose of traffic to the BCUA site from the Belleville Turnpike which is something that the Mayor and Council has always discussed that they are not going to destroy a road Schuyler Ave, make it ten times worse because I did check the road plus the intersection at Belleville Turnpike and Schuyler Ave, the DOT has rated as a failing road and intersection. I can tell you right now the BCUA site has many intermit twist in turns in it and it has a significant amount of moving parts that we still need to address to get this project done. We had a zoom call with the owner of property on Prospect Ave, regarding weather in fact did we think that the Borough would consider a redevelopment project on that site. We made it very, very clear that's an R1 zone and when you hear someone wanting to do a redevelopment on that particular site you get a sense that they are looking fore more apartments than what the area can handle. We told them in fact that we did not think that redevelopment could ever occur there and that they really should if they are looking to improve the property there is ways of doing under the existing zoning rights. Last month if you recall we offered a concept on a downtown visioning for North Arlington we are presently doing one in Carlstadt that intakes the economics of your downtown traffic planning, parking and everything else. We are offering another concept for you to consider for going forward for next year and that is to take the Belleville Turnpike parking area and possibly put ten EV charging stations there and the reason behind that is we went out and monitored a couple of these EV stations in other towns. All the EV vehicles if you plug them in they lock, the vehicle is locked the line is locked, so our thought was that's what've seen people go grab a cup of coffee or get something to eat, so the concept here would be if we did that they would be using that southern part of Ridge Road in North Arlington which maybe good for the business right there.

Mayor Pronti: Bob, how do they work the electric cars? Do we make money out of them?

Robert Ceberio: Yes, someone comes in puts in all the power required, puts the stations in, you feed a credit card to the station and what ever amount of power you download that's what you get charged for. We did find someone who would be willing to joint venture with the municipality for using their property and give them some king of royalty from what they make on the recharging. I thought that was interesting that we can make something, I am not sure what, but we need to discuss that further, but that's something that may have good economic growth for that concept.

Mayor Pronti: They have one of those models that are currently working somewhere. My concern is that you're taking away parking for gas propel vehicles, if you're doing that will that regular meters and the open spaces still be available where those electrical filling places.

Robert Ceberio: You probably would not have the meters in the spaces where the recharging is.

Mayor Pronti: What about if a gas propel vehicle would drive into that parking lot and there's five electrical spots open; can they park there? You know what I mean? That's taking away parking, it's adding parking if everyone drove an electrical vehicle, but I don't know too many people that do.

Robert Ceberio: Very good point, it's something to be considered. I try to make money for everybody.

Mayor Pronti: I understand, I just need to ask the questions, so everyone can understand.

ENGINEERS REPORT (August Matarazzo): The construction of the Legends basketball court has been completed this includes the finalization of the costume stencils, the costume memorial benches, the reader board have all been installed. As well the new water fountain and landscaping down at Daniel Morris Park has been completed as well. We had the pre-construction meting for Leonard Place roadway improvement this is a CDBG funded program we had the meeting on October 28th we anticipated pe-construction to take place this fall with milling and paving scheduled early spring on 2026 this is the re surfacing of Leonard Place starting on Schuyler Ave and ending at the dead end of the school. The 2025 roadway improvements is currently advertised for bidding , the bid opening is on November 25th this is a DOT funded program includes Pulaski Drive, Ridge Park Drive, Gold Street, Locust Ave , West Street and Schuyler Engine two parking lot. We are coordinating a grant application with the Borough grant writer for 2026 CDBG grant application this will be for the re surfacing of Crystal Street, the first block going from Gold Street to Ridge Road this will include paving as well as sidewalk reconstruction. We have been going back and forth with the Passaic River resilience project this is a bulkhead project also by Daniel Morris Park, we received one proposal for design services, unfortunately their proposal came in at a very high rate and we recommended on the Borough interest that we reject the Bid and readvertise it, we are going to rewrite to hopefully come down on that price, this way we award it at a more reasonable rate.

Mayor Pronti: Is there a special engineering company that does that? Or is it any engineering company that can do that?

August Matarazzo: There are special engineering company that can do that, we received maybe six companies that were interested but only one put in a proposal.

Administrator Steve Lo Iacono: I think Augie will agree with me that has been the hardest grant that we ever applied for, that's driving everyone crazy.

August Matarazzo: The requirements for that grant has been a challenge, for Macaluso Park we put in a proposal to start the design phase to prepare the site plans for that, hoping to mobilize over the winter for the construction.

Mayor Pronti: The comcast property we need the rough layout, the sketch, I sent to Brian the overhead shot on which buildings we want to eliminate and we are looking for some type of drawing to come back.

August Matarazzo: I don't have the drawings at this time we should send that probably next week or so, I will see the status of that.

Mayor Pronti: Please report back on that, because we want to get started on that. After this bulkhead job I actually want to speak t the grant writer and I also want to speak to the Board of Education and see about doing something about a joint venture with the Board of Education on continuing a bulkhead by Rip Collins and on the new comcast property to combine the two because I want to see people going back and forth between those two properties and stay away from River Road. That's something that we want to do along the way, I've discussed it with Dr. Yurchak a few times.

August Matarazzo: Bergen County Open Space put out their award for their Open Space Grant and the Borough was awarded $50,000 for the extension of the walking path down at Fisher Field this included the walking path and lighting.

Mayor Pronti: We were hoping to get that soon.

Councilwoman Sheedy: I just want to say thank you, so much for everything.

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

Nathalie Maximous – 6 9th Street: I want to congratulate Amanda and Kirk on their reelection I can't wait to the continuing service throughout the next years. I am a proud resident of North Arlington I've been sober for about 15 years; I have three children that I am raising in North Arlington as well. I am a pharmacist by trade; my children participate in all the youth programs in town as in many community events. I am here tonight not only as a mother, a resident but also a business owner one who deeply cares about the success, reputation and the future of the town. Over the past several months I have addressed a lot of questions that have come up with the

potential cannabis dispensary with the address of 11-35 River Road. A couple of points on that, the building department has confirmed that parking is not a concern and that's an acceptable use within their purview. We also committed to use local police for security to ensure the safety and compliance by the State of New Jersey. We implemented plans to ensure traffic and delivery orders online currently that's 40 to 45% of what we currently do in our transactions. And our average customer only spends like four minutes in the store. We have addressed all these issues transparently with solutions grounded and data as well as experience. Our business will bring benefits to North Arlington, so significant tax revenue that can directly support municipal services, in frustration and community programs, job opportunity for local residents and most importantly a small locally owned mom and pop's shop not an outside corporation investing back in the town that I call home. This has been carefully planed for years, responsibly managed business run by people that are experienced in the healthcare profession who are already contribute to the community, cannabis industry it self services a responsible professional diverse customer base. We are talking about working professional's parents as well tax payers, members of our community who deserve safe regulated access right here at home, rather than taking their business to surrounding towns. I am hoping that the time to act on this is now, so every month of delayed is lost of tax money revenue, lost opportunity, lost momentum for North Arlington economic growth. My request is to allow the same opportunity to be extended to other responsible local business allowing us to operate transparently, compliantly and partnership with the town as well. I hope we've done our part and answered all the questions, answered every concern and my ask is for our elective representative to allow this project to move forward for the benefit of this community, it's residents and the future. Quick update New Jersey has projected sales for cannabis is 1.3 billion for this fiscal year, at 9:45pm last night our President signed a bill to reopen government but also in this bill it closes the hole for intoxicating hemp, which basically means the federal government is stepping into get these products off from smoke shops, convenience stores and gas stations shelfs. The federal government sees the epidemic of stores selling these products unregulated and untested which is not safe for our community. Also the Senator just introduced a legislation that will allow medical dispensary like ours to open in any town without municipal approval like we are seeking now. Several additional towns have opted to allow retails such as Secaucus, Englewood, East Rutherford, Little Falls and many others across the State like Morristown and Pine beach, so it's been coming fast. It's been hard as a mom to run a business this is something that my husband and I take great pride in it and to be able to do this. I am asking for your support and I am hoping to hear on the next steps. Thank you, for listening and have a wonderful night. And I also want to make money for you as well; this will be a financial boost to North Arlington.

Seijon Gandhi – 129 A Jason Way: I am a resident of 30 years, I am because my concern is the parking and to try to find a permanent resolution towards parking. I took the initiative to gather signatures from all my neighbors they are on board with the exception of a few of my neighbors, which I am unable to make any contact with them. In addition I also spoke with the dispatch officer and he stated that in his 30 years working with the EMS he has noted that there is an ongoing issue with parking. He also mentioned with the addition of the new housing complex nearby located on Canterbury Ave, that may result an overflow of parking.

Mayor Pronti: The dispatch said all this? And he made his own analysis?

Seijon Gandhi: Correct, I also spoke to Seargent Jack Demczuk and he agreed as well that there is not enough parking on my street, because my street there is a lot of multifamily complex houses, more family, more cars this is the result of less parking available for the residents. Another matter that I want to express is that my neighbors and my self-noticed visitors mainly from out of state licenses plates they come and park and occupy every parking available in our street. Many of us work from 9am till 5pm we come home and there's very limited spots available; we would like to come home and find a parking spot especially in the colder weather. I've lived there 30 years and now I've noticed that there is more yellow paint on the corners and those are spots that we can't park as well. In addition to that when it snows on my side of the street we are prohibited to park, it makes senses because the snowplow needs to remove the snow, so this is even less opportunity to park within our own street. My dad is 65 years old a senior citizen and sometimes he has to park in a different street. I want to express my concerns along with all my neighbors and address this to the Mayor and the Council members as well as the Chief of police, hopefully we can resolve this matter.

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

Mayor Pronti: I like that you come here and I do know there is a parking issue on Jason Way it has been for some time. When they built those things it was way before we were here, those projects were approved with four parking for each home, I believe they have two inside spots and two outside spots for each resident. I know over the years people have done things, like either close their garage which they should not be allowed to do, I don't know if that was allowed to close them. Every time you close a doble garage your taking away two parking spaces from your neighbor. This is how they were designed and proposed and if you see Mr. Ceberio comes in and when he looks into an area you have to look ahead for the way parking is going to be, how it is now and how the trends are going and how they are going to be in a few years. Jason Way is a problem area with a number of vehicles that are parked there and I don't know if you're seeing people coming from other places. I do like the idea of either measuring out angle parking there, now that is a one way street and it's a lot safer it used to be a two way street as you know when you were a kid growing up, so you had to be very careful there. I do know it's safer as a one way, but I don't know how you can get away with angle parking there. That's one of the things that I will bring up to Seargent Jack Demczuk and we will be discussing it with him. We will take that from you and make copies if you want give it to the clerk and we will give it back to you. That is something we should be looking into, and I commend you for coming in and bringing it to our attention, so thank you very much. Mrs. Maximous thank you, for coming in and giving your explanation. I want to know what our steps would be and I know there will be people in the council who have questions as far as what we do, she is coming to us to take this into account. What would be our steps to either except denied, except as of with a contingency, what are our options as far as doing what we are doing, as far as I know she's anxious to do this and I rather not see the business go to another municipality if it's something that we would consider having here down the line.

Borough Attorney Randy Pearce: Practically speaking we made a decision many, many years ago that we would not opt in for retail. So to change that you would have to have someone in this dais put together an application and put it up to vote for the Mayor and Council. The other option would be to put it on the ballot in 2026 have the people of North Arlington weigh in on it whether they want that to be something for the future of North Arlington. The other thing is the conditions again that's all part of the bigger picture, Mrs. Maximous mentioned a specific location 35 River Road the other possibility because there is going to a problem with every location, this is a small community, there are a lot of things that touch virtually every piece of property in this town. I think there's a property up by the Lyndhurst boarder which is owned by a private resident and that's the only other place that this could go and you would have to evaluate all those circumstances, have a report prepared and eventually come through the board, the Mayor and Council to vote on it.

Mayor Pronti: Who would make the next step? Would she make the next step? She's been coming to us on a regular basis looking for guidance in this area and I don't want to keep putting it off. Either we are going to do it or not doing it kind of thing.

Borough Attorney Randy Pearce: It's just like what we went through the government shut down, we had a little of disagreements over how to accomplish things. Someone can put together a proposal with conditions and put it before the Mayor and Council, that's an option. There's a lot of changes, I am doing a webinar in two weeks on this issue that Mrs. Maximous is bringing to our attention. It's constantly changing and Mrs. Maximous just mentioned that there are some recent legislative changes. If you are looking just at 35 River Road we have to have a full hearing, you have to have people know what's happening.

Mayor Pronti: Does it have to go through the planning board?

Borough Attorney Randy Pearce: This has nothing to do with the planning board, this is just if the Mayor and Council are prepared to change a decision that was made many years ago and then the issue would be the approval by the construction official, planning board and zoning board. We have limitations now based upon proximity to schools, proximity to recreational facility things like that nature, all that has to be taken in consideration. I don't know that anyone has actually determined, Mrs. Maximous is pretty confident of 35 River Road, I don't know if it works because it's right next to a recreational facility and it's close enough to a proximity that would violate the 1,000 feet rule. The question is are you willing to change the current zoning or the current State plan, ten years ago you could not do this. I would have to do a lot of research which I have not done in the cannabis industry; I have done a lot of preliminary searches. I have never been asked to what are the restriction, what has to be done, how many hearings have to be held. We know a lot but we don't know everything, I don't think we are in that position right now, it's going to take some time to identify all the issues and determine what we have to do.

Mayor Pronti: I think we are all in agreement that we want to do what's best for the community, we also see that the cannabis industry is coming along It's going to be everywhere eventually and the way I look at it is, I don't want to miss and opportunity to take in a business where in four years we are not going to have the decision making to say yes or no on these things.

Borough Attorney Randy Pearce: I have a big file since the day we decided and said no to this, there has been a lot of changes to that file. For right now if you want me to start the process of simply identifying all the issues, I've been giving you advise in the past, are we prepared right now to know exactly what we have to do? The answer is no. I've not gotten to that level because there's never been an indication that the majority of the votes would be in favor. To spend all that time and money has not really been at the forefront of activities. There's a lot of other things going on this town that have taken the front seats.

Mayor Pronti: What I am going to ask if it's possible you could meet with Mrs. Maximous and find out what research she has.

Borough Attorney Randy Pearce: I am sure she has a lot more than I do.

Mayor Pronti: I am sure she has 90% of the questions you have already answered, she's already opened one of these in in a place where they were against it.

Robert Ceberio: I am willing to work on this, I am in the cannabis review board in Carlstadt, where are given five licenses on each level and the review process, I am willing to help out.

Mayor Pronti: We can wait until we have the facts in front of us, we are not expecting anyone in the council to say yes we are in favor, no we are not in favor. It would not be fair to say yes of no without having all the factors lined up in front of us.

Robert Ceberio: Mayor, in Carlstadt we have the football field across of us in route 17 from the dispensary.

Mayor Pronti: There's a lot of factors to look at, we want to make sure we have all the facts before we even present it before making a decision.

Borough Attorney Randy Pearce: I am more than happy to converse, listen and gather any information Mrs. Maximous may have, we also have the league of municipality convention next week, which the cannabis industry is ready, willing to give us all sorts of information. So I will use my trip to AC next week to gather all the information necessary.

Mayor Pronti: Mrs. Maximous thank you for coming and presenting.

Councilwoman Sheedy: Mr. Gahdi, I am assuming the out of state plates, is it that people are dropping their cars there and leaving them parked?

Mayor Pronti: There are people with out of state plates, it could be people visiting, it could be people who live there and just failed to re-register their vehicles, that's a police issue it's not for us, that will be brought up to Sergeant Demczuk.

Councilwoman Sheedy: Do we think there is an issue with illegal apartments?

Mayor Pronti: That was my other thing if your garage is no longer open for parking. The building department is looking at the illegal apartments there. Those are two family homes anyone living there other than two families is in violation of the housing.

Councilwoman Sheedy: I feel your pain, times have changed before a house hold had two cars now there's five or six because the kids are all grown up and drive, it's all over the town it's not only on your street. Mrs. Maximous I really appreciate you coming here, I feel that we will be invited to all your birthday parties. Thank you, for coming and presenting your business, it's great that you're coming here.

Councilwoman DeCicco: I admire her, your persistence with her business specially having children and you not giving up.

Mayor Pronti: That's why I don't want to push it to the side, she's a professional, a pharmacist, she's a resident and very passionate about this. This is something that we need to take into account.

Councilman Fitzhenry: I am more worry about financial issues.

Mayor Pronti: I know there were financial questions last month on how much financial was coming in from Federal and if that's going to stop.

Councilman Fitzhenry: Another thing is if there's a dispensary here in North Arlington it does not mean your delivering here.

Mayor Pronti: If that's happening why not do it? We should consider it.

Councilman Karcic: I have concerns with that location, the fact that on a Saturday afternoon there are hundred of kids that walk by. I know we all have different opinions, it's in 1,000 feet of Rip Collins, but it's also in 500 feet of the crew facility that is used by all the local high schools, granted it's in Kearny, but again it's 500 feet. My other concern is the proximity to route 21, if anyone has not been putting attention pharmacies in this area have been targeting with windows smashing in the middle of the night. HB pharmacy was hit; they are stealing these cars that no one can keep up with them even Nutley was hit last week. So all these things need to be taken in consideration.

ORDINANCES

INTRODUCTION OF ORDINANCES

ORDINANCE NO. 2450

AN ORDINANCE TO AMEND CHAPTER 48 OF THE CODE OF THE BOROUGH OF NORTH ARLINGTON ENTITLED "OFFICER'S AND EMPLOYEES" TO ESTABLISH THE OFFICE OF ASSISTANT BOROUGH ADMINISTRATOR

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

SECOND READING AND ADOPTION OF ORDINANCES

ORDINANCE NO. 2448

BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF A NEW POWER LOADER STRETCHER FOR THE USE OF THE NORTH ARLINGTON VOLUNTEER EMERGENCY SQUAD IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF $104,000 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. 2448 TO THE PUBLIC

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

No one wishes to be heard

MOTION TO CLOSE HEARING AND ADOPT

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

ORDINANCE NO. 2449

ORDINANCE OF THE BOROUGH OF NORTH ARLINGTON, COUNTY OF BERGEN, AND STATE OF NEW JERSEY AUTHORIZING EXECUTION OF A FINANCIAL AGREEMENT BETWEEN THE BOROUGH OF NORTH ARLINGTON AND SPG 500 BELLEVILLE TURNPIKE URBAN RENEWAL LLC AND APPROVING AN APPLICATION THEREOF PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 *ET SEQ*. WITH RESPECT TO BLOCK 168, LOT 1 (500 BELLEVILLE TURNPIKE) IN THE BELLEVILLE TURNPIKE REDEVELOPMENT AREA

MOTION TO OPEN PUBLIC HEARING ON ORDINANCE NO. 2449 TO THE PUBLIC

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

No one wishes to be heard

MOTION TO CLOSE HEARING AND ADOPT

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

R-250-25 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: PERSONEL MATTERS, 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: Councilman Del Russo
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

[Executive Session]

MOTION TO RETURN TO THE REGULAR ORDER OF BUSINESS

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

R-251-25 RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPER'S AGREEMENT BETWEEN THE BOROUGH OF NORTH ARLINGTON AND BRUNO BOY, LLC

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

R-252-25 RESO RE: AUTHORIZING THE REJECTION OF ALL BIDS FOR DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR DANIEL MORRIS PARK BULKHEAD

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

MOTION FOR ADJOURNMENT (10:49pm):

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