# *Minutes*

REGULAR MEETING, THURSDAY, DECEMBER 11, 2025 AT 5:31P.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**

**APPROVAL OF MINUTES**
Regular Meeting – September 11, 2025

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

**RESOLUTIONS ON CONSENT**
RESOLUTION NUMBER 253-25 THROUGH AND INCLUDING RESOLUTION NUMBER 264-25 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-253-25 RESO RE: AUTHORIZATION TO PAY CLAIMS
R-254-25 RESO RE: TAX OFFICE – REFUND OF MONIES
R-255-25 RESO RE: AWARD OF CONTRACT FOR 2025 ROADWAY IMPROVEMENTS PROGRAM (NJDOT & CDBG FUNDED)
R-256-25 RESO RE: MEMORANDUM OF UNDERSTANDING WITH THE NJSEA REGARDING THE NORTH ARLINGTON POLICE PISTOL RANGE
R-257-25 RESO RE: AUTHORIZING A PY26-27 BERGEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION
R-258-25 RESO RE: APPOINTMENT OF FULL TIME EMT
R-259-25 RESO RE: JERSEY PROFESSIONAL MANAGEMENT

R-260-25 RESO RE: BUDGET TRANSFERS
R-261-25 RESO RE: AWARD OF PROFESSIONAL SERVICE CONTRACT FOR THE PREPARATION OF A WATERSHED INVENTORY REPORT
R-262-25 RESO RE: AUTHORIZING THE DONATION OF OBSOLETE FIRE EQUIPMENT TO THE MUNICIPALITY OF SOSUA IN THE DOMINICAN REPUBLIC
R-263-25 RESO RE: APPROVING AND AUTHORIZING THE PURCHASE OF ONE 2026 CHEVROLET COLORADO 4WD CREW CAB PICK UP TRUCK WITH ACCESSORIES, FOR THE BOROUGH OF NORTH ARLINGTON FIRE DEPARTMENT
R-264-25 RESO RE: APPROVING AND AUTHORIZING THE PURCHASE OF ONE 2026 CHEVROLET TAHOE PPV 4WD WITH ACCESSORIES, FOR THE BOROUGH OF NORTH ARLINGTON UNIFORM CONSTRUCTION CODE DEPARTMENT

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

**COUNCIL REPORTS**

COUNCILWOMAN SHEEDY: There's a blood drive scheduled for Monday, December 15th, 3:00 6:30pm at the Senior Center. Registration ahead of time is encouraged. There is a presentation at the library on January 6th at 6:00pm, Don't Get Vaped. This is sponsored by the Bergen County Department of Health Services. The 12 Days of Christmas have started and I'm hoping that all of our residents are trying to get involved and participate. Saturday, December 13 Santa Claus is coming to Florence's Deli between 11am – 1pm. Stop by bring your camera and take some great pictures and maybe enjoy one of the Mayor's recommended specials. Saturday, December 13 North Arlington Soccer is holding a Christmas World Cup at 4pm at James Zadroga Memorial Field. NASA will be playing Team Santa. Wear cleats and shin guards and join in the fun. Hot Cocoa will be served. Bring your camera. Sunday, December 14 Make Your Own Pizza at Casa D'Amici. Sunday, December 14th. This event is sold out but I wanted to thank and acknowledge Casa D'Amici for participating in the 12 Days of Christmas in North Arlington. Sunday, December 14 We are decorating the tree at Christopher Columbus Park starts at 4pm. This is one of the trees that we had decorated at Van Saun Park several years ago. Now we are asking our residents to bring an ornament, either purchased or homemade, and decorate the North Arlington tree. We will have a hot cocoa bar sponsored by Pearce Law. Come down and admire the new additions to the Daniel Morris Park. Bring your cameras! Wednesday, December 17 KTB is hosting a Very Merry Trivia Night. A celebration of holiday movies, music and cheer. Event starts at 6pm, you need to RSVP for the event. Flyer is on social media. Thursday, December 18 Family Karaoke at Shawn's Crazy Saloon between 6-9pm. Gather the kids together and meet us for some karaoke fun. Christmas Carols or a little Taylor Swift or KPop get ready for a fun night of singing. Take the night off of cooking and come early for dinner! Sunday, December 21The VFW invites you to Celebrate Christmas with the Veterans. Between 12 – 3pm bring your cameras for the kids to take pictures with Santa. Each child will receive a gift. Free snacks and beverages. From 3 – 7pm there

will be a dinner with the veterans for a donation of $25. The Veterans are looking for donations of toys, hats, scarves, gloves and or mittens. 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. I try to share anything that is sent to my attention. Lastly, but most important I am asking that everyone please share and if you can participate in the North Arlington PBA toy and gift card collection. This is an event that helps our local residents in need and every donation helps. Kirk will report on the DPW but I want to acknowledge the work that the DPW has done to help us to light up the Borough of North Arlington for the holidays. From overseeing the transformation of our Borough tree, the addition of candy canes placed throughout town on all of our welcome signs, the request to setup holiday decorations and lighting at Daniel Morris to help highlight our beautiful new fountain and park. The Mayor and Council have the ideas but the work is done by our outstanding employees and I want them to know that their hard work is recognized and appreciated. To the residents of North Arlington, I hope you enjoy the holiday season and may all of us have a healthy, happy New Year.

COUNCILWOMAN BOCCHINO: I missed the meeting last night at the rec commission however, I am going to remind everyone they will be going around next week checking out those decorated homes so you could get a nice award recognize for your efforts and your holly jolly Christmas displays or holiday display, that will be next week. The houses will be posted on the website; you could go around and check them out. The military banners for the Veterans that will open again in February, I am going to be going through those a lot of them were put back up in 2020, so they kind of reached their life limit. I will be reaching out to anyone who had purchased one back in 2020 and hopefully they can renew and put new ones up. I will be making a big push to get those new ones up, so we could flood the town with all our Veterans pictures. Happy and healthy holiday season and I will see you next year.

COUNCILMAN DEL RUSSO: With regards to our DPW department we had a busy month, storm water catch basins were repaired as needed on Crystal Street, Exton Ave and Elm Street, our crew has also extended yellow curbs on Arlington Boulevard and River Road to 50 feet instead of 25 feet for safety concerns, there were some safety concerns that aroused, they took care of that as well. The department had to remove a barrel tree due to a compromised sewer pipe and damage; there were no issues everything went well. PSEG had to remove tree stumps which we worked with them for safety concerns and primary power line damage, no issues were reported. December 12th is the last day for leaf pickup for the season , if anyone has any leaves, bags of leaves call the department and we will pick them up for you, tomorrow is the last day. The end of season cleanups for Schuyler Ave guardrail, municipal lots, the right of ways and parks are underway, they should be completed by the end of the week as we are getting ready for our winter season. I like to give a huge thank you to our entire department of DPW they did a tremendous job. The Borough Christmas tree lighting was a huge success, the department set up broke down and cleaned up after the event, no issues reported. As we approach our winter season, I would like to let our residents know we are winter ready and set to deal with any and all snow or ice events that we may encounter, that's very important because it's for the safety of the residents, please try and park off the streets if you can, if you have a driveway so they can plow curb to curb it's very important.

Our seniors will be having a Christmas party next week at the senior center. I want to wish everyone a Merry Christmas and Happy Healthy New Year.

COUNCILMAN FITZHENRY: I'll be brief, I'll be as short as possible. In your place Mr. Mayor I attended this year's Open Fire Board held at company one, of course I've promised out to continue support for 2026 season, which I knew we are all in support. I welcomed a new Chief to the department and of course we said goodbye to a wonderful Chief as well and the Chief coming in is Brian Marshall from company three, I've been on the department for 34 years we're in good hands here, they are very capable firefighters and Chief officers. I am very happy to report also that we had the Santa parade and we also had the food drive. This year was pretty much about average, our record for pickup truck loads of food was about nine, about two years ago we had seven, but the same amount of food seemed more because we did a better job packing the trucks, this time instead of just chucking the stuff in the back. I think it's probably the biggest year for food we ever had. I thank the Mayor and Council for attending and helping as well, I look forward to next year as we started that food drive about 2008 and it's been going strong every year and we filled the Queen of Peace food pantry in one night the entire pantry, good job by the fire department. The tree looks absolutely beautiful, Ridge Road looks gorgeous, it really does look Christmasy up there. The only thing I really hope for this year, I know DPW would love to have overtime for a white Christmas it would be very nice, I don't think we have had one of those in a couple of years. I'd like to wish everyone a happy and merry Christmas and a happy healthy new year as well.

COUNCILWOMAN DECICCO: I'd like to report that on December 5th myself and five other volunteers who are residents in town, went up to Vanstone Park in Paramus and we decorated a Christmas tree on behalf of North Arlington, I think that was amazing. I was able to bond and spend time with five residents and also give back to the community, so that was great. I want to mention that on December 13th between 9am and 11am Access For All is having their sensory Santa at the senior center and they would also like to thank everyone for the donations, they had a big fundraiser last week the community came out and supported them. They would like to thank everyone for that. Merry Christman and Happy New Year to all.

COUNCILMAN KARCIC: I'm going to forego my normal reading of the report as I usually do in December. In January I will be working for emergency services to provide us with a year overview, which I particularly love that department because I think our emergency services do an amazing job in this town, but when you see it in a single year how many calls they go on, how many people are affected it's very impressive, so I will present that in January. I want to take a moment to express my sincere gratitude to all of our town employees and volunteers, your hard work, dedication and care are the backbone of this community, whether you serve in our department, support our residents, or volunteer your time to help others, you make our town stronger every day. I also want to take a moment to thank the people who are sitting up here with me, quite honestly we always hear it's one meeting a month, it's not one meeting a month. There's a lot that goes into this, a lot of ideas are exchanged and it's the people up here who help bring them to life, in particular this time of the year, you can't thank our Santa's helper Councilwoman Sheedy to say she loves Christmas is really a dramatic understatement, but she really helps push all of us. We've been talking for years about Daniel Morris Park and we got the fountain done, if you go down there we've added additional holiday decorations, it's a photo spot and there's also a little

whimsical area paying tribute to the fact that we're on Passaic River. I want to thank every single one of you, our administrator who does an amazing job and Katie, I can't forget Katie because we drive them crazy. We talk about stuff and then we come knocking on Steve's door and Katie's door and say, hey we promised somebody this, we need this done, and they are the one's who get it done. With that being said, I want to wish each of you and your families a happy, healthy and safe holiday season, may the new year bring joy, peace and continue success for our wonderful community. Happy Holidays.

MAYOR PRONTI: I just want to add a few things; this past month we did the benefit for Thanksgiving no family without a turkey. We had a few people reach out we had a group of people who would constantly like to donate turkeys. I actually get more people looking to donate than I do needing some help, which is a good thing. We attended the League of Municipalities this past month down in Atlantic City, my wife calls it Mayor School, we go down there and we take classes we go to different things; we also take the opportunity to do some bonding with everyone. We had all of our department heads down there and it was a nice time. We had our tree lighting this past week which went without a hitch. I want to thank Mark Burns for the fantastic job that he does on that. We had our Daniel Morris Park decorations as councilman Karcic said it's part of our beautification program. It's a phenomenal upgrade over what we had along River Road over the past decade, a decade ago we had our North Arlington rocks, which were painted for the holiday season, Vanessa did a great job again, she's got a little Grinch hand holding a decoration. I am going to take a picture and post it during the week on our social media page. We went to the Christmas spectacular we took a bus ride; Councilwoman Sheedy drove the bus.

Councilwoman Sheedy: Oh, no I didn't.

Mayor Pronti continues: That wasn't you? She was there, she was on the bus it was a great trip, we filled an entire bus, we had over 50 people everyone had a great time, the bus dropped us off and we went to see the tree, it was a good time. People are already booking their spot for next year; these are the little things we do throughout the year where we keep our community participating in these things. We had a meeting this month with Procida they are the company that took over for the Melrays property. I want to read this letter briefly that they sent requesting a meeting. It has now been over a year since we took possession of the property, the previous owners were in default for a year and a half prior, they were previously owned by the Philippines during out time as their lender. We did everything we could to assist them, including helping them avoid foreclosure by their previous lender. The open discussion was of on how to move forward in a manner that benefits the Borough. We have met with them in the past and they had these ideas of what was going to go there, what would be allowed to go there, they found out that those things are not allowed to go there. They came to us and they want to find out what would be best suited there for our community, so we let them know exactly what we're looking for and hopefully they're looking to do things according to make the residents and leaders in this community happy, it looks like they are going to comply. They are going to do the thing over there, so we're looking forward to seeing a few more things. We also met with several other potential suitors for the old Baler, which we have been doing for several years now, we have a meeting with scheduled with Passaic Valley Water that should be coming up next week. We had people complaining about the quality of the water, when I contacted Passaic Valley test the water regularly, apparently we had an anonymous complaint about the quality of our water. When I looked into it I asked the person who sent the

anonymous complaint, I asked in general if they would come forward and let me have them inspect their water quality, they never came to me and allowed me to give that address to Passaic Valley to go and test it. I hate to say it may not have been an actual reading; it may have been a faulty test. I had no other complaints besides that and everything that Passaic Valley tested came up to be normal reading. When people do these things and they post anonymously I really wish that it was something that they would just come forward or send me a private message and say that they are concerned and they want that to be looked at, they are raising public alarm for no reason.
The mark outs are ready for the Vikings parking lot down where the comcast property is, we got the drawings from Neglia and we're going to be starting to work on that in the Spring, it looks like we're going to get 70 parking spaces including handicap and we also are going to be leaving the back corner building, which is a very nice storage facility with high doors for DPW or other equipment that we may find necessary in there. I am going to be announcing the implementation of the parking advisory committee which I have done in the past. I brought this up several years ago, when we first approved the building that went up on Ridge Road called the Ridge, my biggest concern was the residential parking on Front Street. What we did was we organized a parking advisory committee, we had them come together we took everyone's recommendations into account and after several months of going back and forth and researching, we decided to implement permit parking on Front Street and I am going to be doing that again for several locations in the Borough. I will be asking for someone to get on that committee and I'm going to be looking to put a potentially a business owner, a resident, an employee on that as well as a Council person, so that should be coming up soon. I want to give my best to Chief Marshall of the fire department installation as Chief. I want to thank all the members of my Council and my professional help, my administrator, my clerk, my attorney, all the good people up here. I want to thank you all for a great year and wish everyone a Merry Christmas and a Happy New Year.

**ADMINISTRATORS REPORT (Stephen Lo Iacono):** No report.

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

Jonathan Goodelman: I represent the owners of Cole Shotz, RC Meadowlands, LLC – 2 Silkowski Road. We've been the owners of the property now for multiple years trying to develop the site, most recently we've entertained negotiating a contract with a potential contract purchaser. That plan has been provided to Borough Council; I was of the understanding that those plans there were some comments to those plans with respect to the access. I'm happy to answer some of the questions to start with that if you'd like.

Attorney Randy Pearce: The problem is the Mayor and the Council haven't seen it; I did receive a sketch.

Jonathan Goodelman: I did receive the sketch.

Attorney Randy Pearce: I was going to discuss it briefly in executive, but the issue really had to do with the fact that it was very difficult to read. I told him I don't need anything formal, but it's

going to be very difficult to us to figure out where everything is, whether the existing building is being used, or not used, it's just very small and very difficult.

Jonathan Goodelman: Let me give for the record, just an overall then of the plan that was provided. So if you recall my client we came in a closed door session to discuss the potential possibilities of development for the site, we've been having active discussions with the Borough and corporation with the Borough for a number of years now. We got an idea of what the vision of the site should be, based on the change, in the economics, the circumstances surrounding the site, that we'd be able to potentially develop a site for a flex industrial use, retail user, storage or other less intensive, truck traffic type of uses. My clients went out to the market place, we retained Cushman and Wakefield to do ahead and market that property and to have discussions outside and go ahead and facilitate our marketing and sales process with a user that would directly satisfy the needs and the wants of the municipality, we identified in that situation multiple users. We got multiple offers with respect to those types of uses. We entertained additional good faith negotiations with those users and we entered into an LOI and we're negotiating contract for eventual sale to a user that's consistent with the vision that's been provided, which is a rehabilitation of the building, the existing footprint of the building, a retail user in place. There's a current potential to have a sky zone user with additional retail parking and a flex. A flex industrial use for small bay contractors that aren't going to use 18 wheel truck trailer traffic onto the site. So with that being the case, because there's very limited 18 wheeler truck traffic, we also will explore alternative access points down potentially Disposal Road down into Lyndhurst as well, because it's not a mayor truck traffic impact. Will there need to be one or two trucks that may have to go out onto Schuyler Ave, in the early phases of a development or the construction of the project? Certainly. But I think any potential developer is going to have to do that unfortunately. Over that last couple of months while we were engaging in our marketing project, the Borough decided to designate another individual or another entity. I should say as the designated redeveloper of the property, my clients were unaware of such designation, they will contest that designation, the validity of the designation and the need for the property to be put in a condemnation area. It can be developed, it will e developed eventually, were the conditions that we needed to comply with preventing access onto Schuyler Ave, that created the inability to develop over the numbers of years. Now with the shift in an economic condition my clients who have the financial ability con develop a lot of they can JV or partner with a potential contract purchaser that developed a lot. We've also been going ahead in good faith to continue the negotiations we originally had when we entered into an LOI with the Borough to have access onto the site. So my client in unclear as to why the Borough designated another individual, another entity without communications or the knowledge of my client and we feel as a property owner that our rights have been affected and infringed upon. We will continue to fight and go ahead to make sure that we can do what's right on behalf of the Borough, but also protect our interest in the property as well.

Matthew Gilson – Law Firm Murphy Schuller and Wilkes – Copper Ridge one and two: I hear a lot of maybes in the previous statement, we're ready, we have tenants. We've been designated by the Borough, we've made a request through Mr. Pearce to meet, we've met several times, but we are ready to meet and present the plan to the planning board. We don't have any issues about how we're going to do this. How are going to do that? We're ready, we have plans ready to go. We're a designated redeveloper, the Borough entered into that contract with us, we are the only ones allowed to make an application as a designated redeveloper and we plan to see this through. I will

not take any more of your time tonight and we've provided as far as any questions on the condemnation process. Mr. Joe Gathers provided a memo to Mr. Pearce as to the condemnation process.

Nathalie Maximous – 6 Ninth Street: I have additional updates that I wanted to share since my last meeting or maybe just additional clarifications. Regarding the cannabis dispensary in North Arlington, there is a local cannabis transfer tax. Municipalities may impose a 2% local cannabis transfer tax on gross receipts from the cannabis retail sales. I know that was one of the questions that came up at the last meeting. The revenues flow directly to the municipality adopting the tax and it's a statewide sales and revenue projection. The cannabis market is on track to exceed 1.3 billion in 2025; I think that went up since the last meeting I was here. I think it was about 1.1 to 1.2 billion. It's now projected to be at 1.3 billion by the end of this month. If all the municipalities impose the full 20% tax, we're looking statewide at approximately 22 million for those municipalities. About 206 municipalities in New Jersey have opted to allow at least one cannabis business. The average municipal share of the projected 2025 transfer tax revenue is approximately 107 k per municipality. Municipalities with active cannabis retailers often receive significantly more than the statewide average. I'll speak from a personal example for Newark, Newark NJ is on track to receive approximately half a million in municipal cannabis revenue this year alone. This demonstrates this scale of the revenue possible when the retail operators are active within the municipal boundaries, specifically for North Arlington, which obviously is where I reside, this revenue doesn't require and I know it hasn't regarding property taxes for the Borough, so thank you for the past eight years, I feel it was a very minimal account, but it won't affect raising property taxes. Economic activities are actively already occurring in the region; it can directly benefit the Borough for the municipality to use as they please. The adoption of the zoning and the 2% transfer tax provides both local revenue and local regulatory control. I also wanted to address one of the concerns that came up at the last meeting as well regarding the proximity of it to the field, as well as on the Kearny side. The one point I'd like to make is with the smoke shops in town, there is no regulation, right? And we still have children walking by them and they're visible from the outside in. I just wanted to reiterate from a dispensary perspective, there's no visibility into the dispensary, no one can enter the dispensary unless they are 21 or older, there is nothing that happens outside of the dispensary that may pique the interest of the children. There's no smoking allowed outside of the dispensary, there's no loitering outside of the dispensary. It's very contained and controlled within the dispensary. I talk very fast, so I hope I was able to address all of the points. I know there was a lot of updates from the last meeting until today, I just want to see if there's anything else from the council or Mr. Pearce perspective going forward. Thank you, have a good night.

Vince Alessi – Founding member of Copper Ridge Crossing: First I would like to thank you, for taking a few minutes to allow us to address you this evening. I would like to say it's a pleasure to have the opportunity to see how much mutual respect there is amongst each councilman, everyone and your audience, I really appreciate that, you don't see that too often and I'm admiring of that. Secondly, we have approximately $30 million to deploy on the 500 Baylor property Schuyler Ave, we've conducted this gentleman, the lawyer here representing the firm, we've given them two offers and they've yet to respond, they keep telling us they're going to get back to us. We are a family owned business, ready, willing and able to move forward. We have tenants that are ready to move in. We've talked to New Jersey transit and they're ready to cooperate with the municipalities far as access. Thank you for your time and have a nice holiday season.

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

Attorney Randy Pearce – addresses Ms. Maxemous: For the benefit of the Mayor and Council, I had extensive conversations with her attorney, I received documentation from both her and her attorney. I have done a significant amount of research, we can't do anything tonight because it's the end of the year, even if we wanted to do something we can't, because it would require us to do it in 2026. I am prepared to give all that to the Mayor and Council. I thank you, for the significant information you provided and I will certainly convey it to the Mayor and Council.

Mayor Pronti: If this is going to move forward, what would be the process? I know she asked that question the last time and you said you were going to look at it.

Attorney Randy Pearce: There's a lot that has been provided in the last several weeks by Ms. Maximous and her attorney, and it would require us to have a significant amount of time for executive session, which we don't have this evening. So we will discuss it in January, depending on which way the governing body decides to go, we would either have to set up a lot of the possibilities to set up a special election to have it done by referendum. We could choose to change the course that we took a long time ago and become a retail town. Then we would have to establish what regulations you would want to apply if it was something you wanted to do. It depends on what the ultimate vote is of the Mayor and Council. Now I have all the information I didn't have at our last meeting to be able to give to you a full blown report and options available. Just for the record this is across the board, I've had extensive conversations over the last several weeks with Mr. Alessi and his people and with Mr. Gilson with Mr. Goodelman, so I have a lot of information and we will discuss it briefly in executive session. I have a plan that I will show you from the proposed new buyer Mr. Dugan's group. I also have extensive information from Mr. Alessi and his experts regarding the process of condemnation. Assuming that is approved in January, how that would work and that's going before the planning board that hearing is on Monday before the planning board. The planning board will give us a report following their meeting and will act or not act on their recommendation at our January meeting. Mr. Goodelman has provided me with a lot of information about his situation, he's given you his overview tonight and again we've been a really good partner to Mr. Alessi I am trying to continue to gather information and to this Borough prides itself one being open. We have a open sign on Borough Hall, we listen, we have meetings with everyone, we don't take sides. We don't go in any particular direction other them to listen, to take that information into consideration when making decisions on a month to month basis. Right now everything is moving forward and we will continue to be open to receive anything you want to provide to us. Everybody's been extremely forthcoming with information documentation, which I will provide very briefly this evening in executive session.

Mayor Pronti: That covers everyone's questions as far as Mr. Goodelman he is the owner of 2 Silkowski Road, he is proposing a flex use, I haven't seen the new proposal that he brought. He is saying that he wants to contest the designation. Mr. Alessi is being named as the redeveloper he had condemnation questions, which gives us the option of acting through condemnation. A

condemnation just to clarify would be brought forth not to be definitely used. It just gives an opportunity for the Borough to us condemnation should that become required. How many years have we been going back and forth on what to do at this property? And the point finally comes where you either act or you don't act and we've gone through that entirely too many times. We need to protect ourselves and ensure that the best possible use is being brought in at that facility. So if we are bringing in the potential of using condemnation is a tool that will help us bring forth a potential suitor down there, then that's the way we may have to go. The Copper Ridge from Mr. Alessi his two offers to purchase from Mr. Goodelman, that does not concern us, that's between you guys as far as who does what and who buys what from whom. I hope things get ironed out and we bring a potential suitor ahead because we are looking forward to develop this site. My recommendations is foe everyone to put their heads together and let's do what's best and I know you are going to do what's best for the Borough of North Arlington, because that's what we care about up here and that's our mission to put in the best possible suitor that will bring the least amount of traffic down on Schuyler Ave, which is something as you know Mr. Goodelman I've been bringing up for several years and if I wasn't bringing it that up we would've had a trucking hub down there, as you know the people that took that over were looking to put in 18 wheelers down there and we weren't letting that happen. I think everyone is a little bit more educated with this process and I am looking forward seeing some type of an amicable decision. I ask you to put them aside and move forward with maturity and the best possible class that we could to make what's best for our town.

Attorney Randy Pearce: One comment Mr. Mayor, for everyone here on that property, I've said this to all of you, I want to repeat for the record, we have no interest in being the mechanism, the weapon for anyone to use against anybody else. We are just here to do the best thing for the town. We hope we are not forcing you to take less or give more or change your plans. We hope you can resolve this; the Borough does not want to be in business of condemning properties. We've made the decision to have the report done by Neglia. It's on the planning board's agenda for Monday, and that's something to have an arrow in our quiver. We hope without pushing anybody to go in any particular direction, you guys can work this out. So we don't have to use condemnation if you can't do it, it's available to us. We are just here to do the best thing for the town.

**ORDINANCES**

**SECOND READING AND ADOPTION 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

**MOTION TO OPEN PUBLIC HEARING ON ORDINANCE NO. 2450 TO THE PUBLIC**

INTRODUCED BY: Councilman Karcic
SECONDED BY: Councilman Del Russo
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-265 -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: Councilman Karcic
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

[Executive Session]

**MOTION TO RETURN TO THE REGULAR ORDER OF BUSINESS**
INTRODUCED BY: Councilman Del Russo
SECONDED BY: Councilman Karcic
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

**R-266-25 RESO RE: AWARDING OF PROFESSIONAL SERVICE CONTRACT FOR APPRAISAL SERVICES PERTAINING TO A TAX APPEAL (BLOCK 134, LOT 1.02)**
INTRODUCED BY: Councilwoman Sheedy
SECONDED BY: Councilman Fitzhenry
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

**R-267-25 RESOLUTION OF THE BOROUGH OF NORTH ARLINGTON UTHORIZING THE MAYOR TO EXECUTE AND SUBMIT AN APPLICATION FOR DEVELOPMENT TO THE PLANNING BOARD FOR SITE PLAN APPROVAL FOR REDEVELOPMENT OF BLOCK 30, LOT 1 (222 RIVER ROAD) CONSISTENT WITH THE REDEVELOPMENT AGREEMENT WITH FS CONSULTING, LLC**
INTRODUCED BY: Councilman Del Russo
SECONDED BY: Councilwoman DeCicco
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino

**MOTION FOR ADJOURNMENT: (7:07pm)**
INTRODUCED BY: Councilman Fitzhenry
SECONDED BY: Councilwoman Bocchino
ROLL CALL: AYES: Fitzhenry, DeCicco, Karcic, Sheedy, Del Russo, Bocchino