

AN ORDINANCE REPLACING THE ENTIRE CONTENTS OF THE EXISTING AFFORDABLE HOUSING ORDINANCE OF THE BOROUGH OF CRESSKILL TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

(Ordinance in full on pages 48A through 48T in Minutes of Regular Mayor and Council Meeting held February 7, 2018.)

11. The Borough Clerk announced the Ordinance was published in The Record on February 23, 2018, posted in Borough Hall, and copies made available to the public
12. Mayor Romeo opened the meeting to the public. [Reported by Deputy Borough Clerk Patricia A. McKim.]
13. Jean Quinn, 34 Glenview Terrace said several properties have been rezoned from business to residential based on the ordinances and the Fair Share Housing Settlement Agreement she read. Mayor Romeo said rezoned to COAH overlays. We've met our COAH obligation of 41 units. They wanted 218, which we could never meet. We negotiated what was best for the town and have satisfied our requirement until 2025. We had to rezone these properties so low income housing would be included in the future if someone was to come in and build new housing.

Maryellen Mullarkey, 121 6th Street said Demarest and Tenafly don't have COAH housing. Mayor Romeo said Tenafly has senior housing and housing for challenged adults that each have COAH units. Demarest has not met their COAH obligation, but will most likely be required to have COAH units in the new nursing home that's going to be built.

Ms. Quinn asked why the COAH housing couldn't all be in one area. Mayor Romeo said a builder wouldn't do that because they wouldn't get the return on their money. Mayor Romeo said the COAH units are spread around, you don't know they're there. We've done the best we can. In 2025, everything could change.

Ms. Quinn said the agreement says we have \$1,100,000 in our affordable housing trust fund. How do you intend to spend this money? Mayor Romeo said probably the no interest loans to residents who can't afford to fix up their homes. We are looking at possibly putting a group home for challenged adults where the old food pantry was located. We will use it for anything that qualifies or else we'll lose the funds to the state.

Kathy Jesson, 30 Glenview Terrace asked if these units were included in the estimated town growth for the addition to Bryan school. Mayor Romeo said we met with the school officials and went over the demographics. Most of the growth is from the senior citizens moving out and young families moving in.

No one else wished to be heard.

14. Motion by Council Member Olmo and seconded by Council Member Cleary to close the public hearing.

Roll Call: Yes – Unanimous Motion adopted.

15. Resolution by Council Member Olmo and seconded by Council Member Cleary:

BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill, in the County of Bergen and State of New Jersey, that Ordinance No. 18-04-1516, entitled:

AN ORDINANCE REPLACING THE ENTIRE CONTENTS OF THE EXISTING AFFORDABLE HOUSING ORDINANCE OF THE BOROUGH OF CRESSKILL TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING

COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

pass its second and final reading, is hereby adopted and shall be published according to law.

Roll Call: Yes – Unanimous Resolution adopted.

16. Borough Clerk Nasuto explained all items on the Consent Agenda.

CONSENT AGENDA

NEW BUSINESS

*Resolutions

17. WHEREAS, Cresskill-Alpine Baseball League has applied for a parade permit for Saturday, April 14, 2018, in accordance with the provisions of Section 230-67 of the Code of the Borough of Cresskill; and

WHEREAS, the said applicants appear to have met all requirements of the said code;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill that a permit be issued to the Cresskill-Alpine Baseball League for a parade on Saturday, April 14, 2018, rain date Sunday, April 15, 2018 on the following route:

1. Assemble at the Cresskill High School at 9:30 AM.
 2. Beginning at 10:00 AM, parade will march onto Cresskill Avenue, turn left onto Union Avenue and continue through town.
 3. Parade will then proceed on Dogwood Lane and down Margie Avenue to the International Field at Piermont Road and Margie Avenue.
18. BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill that the Tax Collector be, and hereby is, authorized to effect the following tax refunds due to overpayment of taxes:

<u>TAX PERIOD</u>	<u>BLOCK</u>	<u>LOT</u>	<u>QUAL</u>	<u>NAME</u>	<u>AMOUNT</u>
2 nd qtr 2017	301	2		Kevin & Luigina Galgano 254 Wilson Drive Cresskill, NJ 07626	\$ 144.59
3 rd & 4 th qtr 2018	143	193		Gerald & Antonia Pastre 146 13 th Street Cresskill, NJ 07626	\$4,104.00

19. BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill that Antoinette Sanpiette be approved for part-time employment in the Cresskill Senior Activity Center, effective immediately at an hourly rate of \$10.00.
20. BE IT RESOLVED by the Mayor and Council, Borough of Cresskill, that the following March 2018 payroll be ratified and approved:

March 2, 2018

Current Fund	\$ 328,391.78
Social Security/Medicare	13,741.54
Community Center	1,896.32
Library	<u>12,177.44</u>
	\$ 356,207.08

21. BE IT RESOLVED, by the Mayor and Council of the Borough of Cresskill that the following transfers be made in the 2017 budget appropriation reserves:

CURRENT ACCOUNT

	<u>Account</u>	<u>From</u>	<u>To</u>
Tax Collection – O/E	145-020	2,000.00	
Computerized Data Processing – O/E	140-020		1,000.00
Tax Collection – S/W	145-010		1,000.00
Engineering – O/E	165-020	5,000.00	
Planning Board – O/E	180-020		5,000.00
Total		<u>7,000.00</u>	<u>7,000.00</u>

22. WHEREAS, the Recreation Committee has scheduled various programs; and

WHEREAS, the following participants were unable to attend;

NOW, THEREFORE, BE IT RESOLVED that the recreation fees be returned to:

Soyoun Park <i>(for: YooJoon Park)</i> 13 Crest Drive North Cresskill, NJ 07626 Amount: \$140.00	Thomasina Nista <i>(for: Thomasina Nista)</i> 57 Highwood Drive Dumont, NJ 07628 Amount: \$67.50
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23. WHEREAS, the Planning Board of the Borough of Cresskill, County of Bergen, State of New Jersey, adopted the Housing Element and Fair Share Plan of the Master Plan along with its associated appendices A-1, A-2, A-3, A-6 and A-7 on February 27, 2018; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Housing Element and Fair Share Plan along with its associated appendices is attached pursuant to N.J.A.C. 5:95-2.2(a)2.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Cresskill, County of Bergen, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan and appendices A-1, A-2, A-3, A-6 and A-7 as adopted by the Cresskill Planning Board; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Cresskill, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:95-3.2, submits this petition for Third Round Certification to the Honorable Melelaos W. Toskos, JSC, pursuant to the Supreme Court decision In re N.J.A.C. 5:96 and 5:97, (2015) seeking a Judgement of Compliance and Repose along with immunity from ‘builder’s remedy’ lawsuits through 2025; and

BE IT FURTHER RESOLVED that a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the petition; and

BE IT FURTHER RESOLVED that notice of this petition seeking a Judgement of Compliance and Repose shall be published in a newspaper of countywide circulation pursuant to law and regulation and that a copy of this resolution, the adopted Housing

Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Cresskill Borough Clerk's office located at the Cresskill Borough Hall, 67 Union Avenue, Cresskill, New Jersey 07626, during the hours of 9:00 a.m. and 3:00 p.m. on Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:95-3.5.

24. WHEREAS, Matthew Vaccarino, T/A Continental Ride, Inc., has applied for a Limo/Taxi Owner's License and has paid the required fees; and

WHEREAS, the vehicle has been inspected and approved by Chief Edward Wrixon;

NOW, THEREFORE, BE IT RESOLVED that the license be authorized for term ending December 31, 2018 subject to requirements of Chapter 246 of the Code of the Borough of Cresskill.

License No. 18-425
2012 Mercedes R3504matic
Serial # 4JGCB5HE5CA153360

REMARKS FROM MEMBERS OF THE PUBLIC CONCERNING THE CONSENT AGENDA ONLY [Reported by Deputy Borough Clerk Patricia A. McKim.]

25. No one wished to be heard.
26. Motion by Council Member Tsigounis and seconded by Council Member Cleary to close the meeting to remarks on agenda items.

Roll Call: Yes - Unanimous Motion adopted.

27. Motion by Council Member Tsigounis and seconded by Council Member Cleary to consider all items marked with an asterisk as a single question.

On the question: The Borough Clerk announced that copies of all items marked with an asterisk have been posted in the Borough Hall and made available to the public.

Roll Call: Yes – Unanimous Motion adopted.

28. Motion by Council Member Tsigounis and seconded by Council Member Cleary to adopt all items with an asterisk as a single question.

Roll Call: Yes - Unanimous Motion adopted.

PRESENTATION OF BILLS

29. Resolution by Council Member Olmo and seconded by Council Member Cleary:

(Resolution in full on pages 68A through 68O.)

Roll Call: Yes – Unanimous Resolution adopted.

REMARKS FROM THE PUBLIC FOR THE GOOD AND WELFARE OF THE BOROUGH [Reported by Deputy Borough Clerk Patricia A. McKim.]

30. Carrie Koch, 100 Cedar Street asked why we don't have live streaming of Mayor and Council meetings. Mayor Romeo said we've chosen not to do it.

Ms. Jesson asked if notices of meetings and agendas could be sent out via email similar to the OEM. Ms. Nasuto said our meetings are posted on the electronic board outside and the website. Council Member Spina said the ordinances are also posted on the website,

not just in the newspapers. Ms. Koch said the meeting minutes are very convoluted, just get to the point. Council Member Olmo said we have to put what occurred at a meeting in the minutes, not just what we want to say.

Ms. Jesson asked if the Planning Board can put restrictions on the type of houses that people build. Mayor Romeo said we can't tell people what style house they can build.

Ms. Quinn asked about the tax rate. Mayor Romeo said we don't have the tax rate yet, but our estimate is very close.

Assessor James Anzevino said the average increase in assessed valuations was roughly 18%. As the assessed valuations increase the tax rate decreases, so if your assessed value went up about 18% you should not see an increase in your property taxes contributable to the reassessment. Mr. Anzevino said only about 112 residents contacted Appraisal Systems, Inc., so there wasn't a big outcry on the new assessed values. Some people had assessment adjustments and others were told there's nothing that could be done. Appraisal Systems will answer questions up to May 1st, but if you choose to file a tax appeal be advised the cutoff date is May 1st.

Mr. Del Guercio, CEO of Appraisal Systems said the municipality does not raise taxes as a result of the revaluation, they raise taxes when they increase the budget. It's a redistribution of tax dollars.

Ms. Quinn asked why we needed a reassessment. Mr. Anzevino said our ratio, had we not done the reassessment, would have been 78%. We've lost a great deal of money in tax appeals, about \$300,000 last year. Doing the yearly reassessment means our ratio should stay at 100%.

George Wymer, 38 Maple Street thanked the Mayor and Council for all the work they do for the town at no cost. The DPW and all the departments are doing an excellent job.

No one else wished to be heard.

31. Motion by Council Member Tsigounis and seconded by Council Member Olmo to close the meeting to remarks from the public.

Roll Call: Yes – Unanimous Motion adopted.

32. Motion at 8:36 P.M. by Council Member Tsigounis and seconded by Council Member Cleary to adjourn the meeting.

Roll Call: Yes - Unanimous. Motion adopted.

Benedict Romeo
Mayor

Barbara A. Nasuto
Borough Clerk