

**BOROUGH OF ROSELLE  
MAYOR & COUNCIL  
MINUTES OF THE REGULAR MEETING  
May 15, 2013**

Mayor Holley called the Borough of Roselle, Union County, New Jersey, Mayor and Council Regular Meeting held at Borough Hall, 210 Chestnut Street, Roselle, New Jersey on March 15, 2013 to order at 7:01 P.M.

Mayor Holley then led the flag salute to the American Flag and Council President Aubourg gave the invocation.

Roll Call:

Councilwoman Christine Dansereau; Councilwoman Kimberly Shaw; Councilman Randy Sandifer ; Councilman Ronald Hayman; Councilman Roy Locke; Council President Yves Aubourg and Mayor Jamel Holley

Also Present:

John Hudak, Esq., Borough Attorney; Lydia D. Agbejimi, Deputy Municipal Clerk; David Brown, Borough Administrator; Bryan Russell, Assistant to CFO, Dave Roberts, Diane Diablus, Rogut McCarthy, LLC Colleen Mahr, Director, Economic Development; Mike Hanley

The Deputy Municipal Clerk, Ms. Agbejimi, read the "Open Public Meetings Act" compliance statement.

"This is to state for the record that this meeting is being held according to the requirements of the Open Public Meetings Act, Section 5, Chapter 231, P.L. 1975, by posting and maintaining the annual notice of regular and workshop meetings on the Borough Hall Bulletin Board, by mailing the Amended Annual Notice of regular and workshop meetings for 2013 to the Union County Local Source and the Home News Tribune in 2012 and by filing said notice in the Office of the Municipal Clerk."

ACKNOWLEDGEMENTS

2013 College Graduates from Roselle – Councilman Hayman

Councilman Hayman acknowledged Dr. Polk's great-granddaughter who was also a 2013 College Graduate

PROCLAMATIONS

Mayor Holley read into record the following proclamations:  
Roselle Catholic Boys' Basketball Team

National Police Officers Week

Council President Aubourg read into the record the following proclamations:

Haitian Flag Day  
Jeunes Animateurs Chrétiens  
Brain Tumor Awareness Month

APPROVAL OF MINUTES

Minutes of the Mayor and Council Special Meeting – April 8, 2013  
Minutes of the Mayor and Council Workshop Meeting – April 10, 2013  
Minutes of the Mayor and Council Special Meeting – April 17, 2013  
Minutes of the Mayor and Council Regular Meeting – April 17, 2013

Motion by Councilwoman Dansereau, seconded by Councilman Hayman to approve the Minutes of the following meetings:

Roll Call:

Ayes: Council Members Dansereau, Shaw, Sandifer, Hayman, Locke, Aubourg  
Nays: None  
Abstentions: None  
Absent: None

Motion Carries.

RESOLUTIONS

CONSENT AGENDA

- 2013-187 Accepting a Grant for the Roselle Everett Hatcher Municipal Alliance Against Alcohol and Drugs Committee (Everett Hatcher Municipal Alliance)
- 2013-188 A Resolution Appointing Everett Hatcher Municipal Alliance Coordinator
- 2013-189 A Resolution Urging the New Jersey State Legislature to Enact the Passage of Bills A3509/S2479, Establishing Tuition Equity for Dreamer Children
- 2013-190 A Resolution Appointing Two (2) Per Diem Omni Bus Drivers
- 2013-191 Approving a Block Party and Authorizing the Municipal Clerk to Endorse Same – Maria Hegener

- 2013-192 Approving a Block Party and Authorizing the Municipal Clerk to Endorse Same – Steven Johnson
- 2013-193 Approving a Bill List dated May 15, 2013
- 2013-194 Authorizing Acceptance and Execution of Community Development Block Grant Awards (CDBG) Year 39 for the Period of September 1, 2013 Through August 31, 2014
- 2013-195 Authorizing the Filing of a FY 2013 Cops Hiring Program Grant Application
- 2013-196 Authorizing 100% Veteran Tax Deduction for the Year 2013 As Authorized by a Tax Assessor of the Borough of Roselle
- 2013-197 Authorizing Redemption of Tax Sale Certificate 11-043, Block 6105, Lot 12, in the Amount of \$37,177.58
- 2013-198 Authorizing Redemption of Tax Sale Certificate 12-007, Block 407, Lot 12, in the Amount of \$14,850.49
- 2013-199 Authorizing Redemption of Tax Sale Certificate 12-080, Block 7505, Lot 26, in the Amount of \$7,981.82
- 2013-200 Authorizing Redemption of Tax Sale Certificate 12-053, Block 3802, Lot 22, in the Amount of \$23,205.84
- 2013-201 A Resolution Authorizing An Emergency Temporary Appropriations
- 2013-202 A Resolution of the Borough of Roselle Accepting An Application of The Financial Agreement For A Long Term Tax Exemption With the Redeveloper of the Roselle Golf Club Pursuant to the New Jersey Long-Term Tax Exemption Law (N.J.S.A. 40A:20-1 ET SEQ.)

Councilman Sandifer remarked that had issues with Resolution Number 2013-191 because it was said to be a private party and his understanding was that a block party was not the same as a private party. He also stated that he had concerns about the number of signatures that were obtained from residents who lived on the block, as required on the application, and he remarked that he wanted to table the resolution.

Motion by Councilman Sandifer seconded by Council President Aubourg to table Resolution Number 2013-191.

Roll Call:

Ayes: Council Members Dansereau, Shaw, Sandifer, Hayman, Locke, Aubourg  
Nays: None  
Abstentions: None  
Absent: None

Motion Carries.

Motion by Council President Aubourg, seconded by Councilman Hayman to approve the consent agenda as written without Resolution 2013-191.

Roll Call:

Ayes: Council Members Dansereau, Shaw, Sandifer, Hayman, Locke, Aubourg  
Nays: None  
Abstentions: None  
Absent: None

Motion Carries.

**ORDINANCES**

**ORDINANCE ON SECOND READING AND FINAL PASSAGE** – Ordinance  
Number 2457-13

**AN ORDINANCE OF THE BOROUGH OF ROSELLE APPROVING THE  
FINANCIAL AGREEMENT FOR A LONG TERM TAX EXEMPTION  
WITH THE REDEVELOPER OF THE ROSELLE GOLF CLUB  
PURSUANT TO THE NEW JERSEY LONG-TERM TAX EXEMPTION  
LAW**

Mayor Holley read Ordinance Number 2457-13 by Title. The public hearing notice for the above ordinance was published, copies of the ordinance posted on the Borough Hall bulletin Board and copies made available to the public.

Mayor Holley declared the time open for the public hearing on Ordinance Number 2457-13.

1. Aaron Johnson, 428 W. 4<sup>th</sup> Avenue, remarked that he felt that three minutes to speak during public comment was too short, and he asked that the public be given 5 minutes. Mr. Johnson also gave his opinion on the redevelopment project and he feels that it would benefit Roselle more if single family homes were built as opposed to apartments; he also stated that he feels that the development would divide the various ethnicities and races in the community.

2. Anthony Eposito, 414 E. 3<sup>rd</sup> Avenue, remarked that the administration is not transparent and that this redevelopment project gives a 30 year tax exemption.
3. Reverend James Moore, 516 Sheridan Avenue, commented that there was false information given in terms of the Planning Board approving any initiative for the Roselle Golf Course.
4. William Frolich, 116 E. 4<sup>th</sup> Avenue, commented that there were no factual figures for the development in the ordinance.
5. Maria Hegener 920 Spruce Street, commented on the financial agreement and the attachments; she also stated that she contacted the Borough Attorney by telephone regarding the financial agreement, and that she felt that the Borough Attorney was disrespectful to her, and she accused him of calling her derogatory names.
6. Richard Lenihan, 446 W. 6<sup>th</sup> Avenue, remarked that he supports the redevelopment project and feels like Roselle cannot afford not to do redevelopment.
7. Kyle Little, 237 W. 4<sup>th</sup> Avenue, applauded the Mayor & Council for their efforts to bring a successful project to Roselle.
8. Keyanna Lovett, 116 Walnut Street, expressed support for the redevelopment project, and stated that she was offended by misleading remarks on campaign literature in circulation that warned of a housing project being built in Roselle.
9. Gary Pottinger, 383 Douglas Road, commented that he dislikes the “marginalization” in this town; and that he feels that crime has gone up in numbers in this town.
10. Bishop Atkins, 624 E. 3<sup>rd</sup> Avenue, commented that he is concerned about numbers in reference to children as it relates to the development for the board of education. Mr. Atkins is also interested in employment opportunities that could be benefitted through this development.
11. Alfred Agbejimi, 1121 Warren Street, commented that he feels that the project is good, and that he supports the Mayor and Council.
12. Nyesha Harris, 216 Cherry Street, commented that she feels that the quality of life in the Borough could be threatened by this development.
13. Deborah Esposito, 414 E. 3<sup>rd</sup> Avenue, commented that she felt like her husband, Mr. Esposito, was attacked during the meeting.
14. Rose Marie Bullock, 121 Douglas Road, commented that that she was never really on the committee for the redevelopment of the Roselle Golf course and that she was never in support of the redevelopment project.

15. Sylvia Turnage, 1104 Morris Street, remarked that she is opposed the Golf Course redevelopment project, and feels that the development will not be good for the Borough.
16. Eric Cedano, 328 Harrison Avenue, remarked that he feels that the redevelopment project will not support the children of the borough, and that the project will impact taxes. He also feels that the people that are involved in the project needs to be watched because they are dealing with a large sum of money.
17. Donna Obe, 431 W. 5<sup>th</sup> Avenue, commented that she feels the residents are looking for equity and that services be on par, to be beneficial towards the borough.
18. Rafalela Monroe, 440 Winslett Road, feels that 10% is not good for taxes.
19. Sheronda Johnson, 411 W. 5<sup>th</sup> Avenue, feels as though the money for the redevelopment should be invested in remodeling the high school and invested in another middle school.
20. Philip Baughknight, 430 W. 2<sup>nd</sup> Avenue, commented that he is opposed to the project because he feels that the burden will be on the tax payers. Mr. Baughknight also stated that the project was not brought up by the Planning Board.
21. Arlene Murphy, 446 W. 6<sup>th</sup> Avenue, remarked that she believes that we need to work together
22. Carla Darius, 443 E. 3<sup>rd</sup> Avenue, would like for the Council to make wise decisions to benefit the community.
23. Larry Fields, 137 W. 5<sup>th</sup> Avenue, feels like the area in Roselle where his mother resides is deteriorating.
24. Denise Wilkerson, 709 Sheridan Avenue, feels like she was not given the information to decide if she supports the idea of a redevelopment project.
25. Darryl Barnes, 1328 Crescent Avenue, remarked that he has been on the Zoning Board from 2010, 2011, and 2012, and he also remarked that in 2012 the Planning Board did not discuss the Golf Course redevelopment project.
26. Jessie Stubs, 128 E. 5<sup>th</sup> Avenue, feels that the numbers discussed concerning the redevelopment project are not transparent, and that if the numbers were accessible it would best benefit the community.
27. Clarice Lee, 312 W. 3<sup>rd</sup> Avenue, remarked that there is a terrible smell from sewage on her street when it rains.

28. Celeste Sitarski, 409 Drake Avenue, thanked the Council for doing a great job and commented that she feels that investing in our youth is very important.
29. Cynthia Johnson, 127 E. 10<sup>th</sup> Ave., remarked that she feels that Anthony Esposito and Sylvia Turnage brought negativity to the meeting and to the town that was not needed. She applauded the Mayor and Council for their efforts to bring change to Roselle.
30. BB Israeli, 104 Independence Drive, feels that the Golf Course redevelopment project should consist of apartments for the 55 & older community, and that rental apartments will cause more turmoil to the community.
31. Cynthia Atkins, 624 E. 3<sup>rd</sup> Avenue, commented that she wants Roselle to be prosperous.
32. Dr. Charles C. Mitchell, 138 E. 7<sup>th</sup> Avenue, wants all numbers concerning the Golf Course redevelopment project to be presented to the community.

Seeing no one else come forward Mayor Holley closed the public hearing on this ordinance.

Mayor Holley then asked each Council member to give their opinion on the Roselle Golf Course Redevelopment project.

Councilwoman Dansereau commented that she wants the city of Roselle to understand that this development could help Roselle's economic issues, and that education of this development project is important.

Councilwoman Shaw commented that she believes that the redevelopment project simply makes sense, and she would not support anything that did not make sense.

Councilman Sandifer commented that he apologizes on behalf of those who were disruptive and disrespectful during the meeting, and he stated that all his concerns and questions were answered by the professionals who were assigned to the project and that he supports it.

Councilman Hayman remarked that he feels that at first he did not like the idea of this project because the information was given to him so very late in theory, but he appreciates what this project could bring to Roselle.

Councilman Locke feels that the residents of Roselle should look at this opportunity with logic and more so everything that can benefit from this project.

Council President Aubourg feels that this project is beneficial to the town and to the youth.

Motion by Council President Aubourg, seconded by Councilman Sandifer to adopt Ordinance Number Ordinance Number 2457-13.

Roll Call:

Ayes: Council Members Dansereau, Shaw, Sandifer, Hayman, Locke, Aubourg  
Nays: None  
Abstentions: None  
Absent: None

Motion Carries.

**ORDINANCES**

**ORDINANCE ON INTRODUCTION AND FIRST READING- Ordinance 2458-13**

**AN ORDINANCE AMENDING ORDINANCE 2322-08 ENTITLED ORDINANCE ADDING TO THE BOROUGH CODE CHAPTER 128 ENTITLED "OUTSIDE ACTIVITIES"**

(Public Hearing to be Held June 19, 2013 at 7:00pm pending approval)

Motion by Council President Aubourg, seconded by Councilman Sandifer, all in favor, none opposed, to adopt Ordinance Number 2458-13.

Councilwoman Dansereau gave condolences to the DiCarlo Family for the loss of their loved one.

Roll Call:

Ayes: Council Members Dansereau, Shaw, Sandifer, Hayman, Locke, Aubourg  
Nays: None  
Abstentions: None  
Absent: None

Motion Carries.

**PUBLIC COMMENT**

1. William Frolich, 116 E. 4<sup>th</sup> Avenue, commented that the agreement was an ongoing conclusion.
2. Anthony Esposito, 414 E. 3<sup>rd</sup> Avenue, remarked that he does not understand why the tax audit was not filed in 2011.

3. Sheronda Johnson, 411 W. 5<sup>th</sup> Avenue, commented that she was not pleased that the Mayor and Council brings up political business.
4. Mania Hegener, 920 Spruce Street, remarked that she does not understand why the financial information is not brought to the public.
5. Sylvia Turnage, 1104 Morris Street, remarked that she believes the Mayor and council will be imposing taxes on residents, and she commented that they are late introducing the budget to the State.
6. Shekeina Atkins, 624 E. 3<sup>rd</sup> Avenue, said that she feels that the Golf Club redevelopment plan is a good one because Grace Wilday School does need improvements.
7. Cynthia Atkins, 624 E. 3<sup>rd</sup> Avenue, commented that she hopes that everyone gets peace after tonight's meeting.
8. Alfred Agbejimi, 1121 Warren Street, commented that he believes that the Council is doing a good job and that people will always have their own opinions.
9. Arlene Murphy, 446 W. 6<sup>th</sup> Avenue, thanked the Council for all their hard work on the projects to help the town.

#### **COUNCIL COMMENTS**

Council President gave his condolences to the Ferraro and DiCarlo families for the passing of their loved ones.

#### **MAYOR COMMENTS**

Mayor Holley gave his condolences to DiCarlo family for the passing of their loved one.

#### **ADJOURNMENT**

Motion by Councilman Roy Locke, seconded by Councilman Ronald Hayman, all in favor, none opposed, by consensus the meeting was duly adjourned at 11:50pm.

  
Lydia Agbejimi, Deputy Municipal Clerk