

**BOROUGH OF ROSELLE  
MAYOR & COUNCIL  
MINUTES OF THE REGULAR MEETING  
SEPTEMBER 18, 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 September 18, 2013 at 7:32 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 Kim Shaw; Councilman Randy Sandifer; Councilman Ronald Hayman; Councilman Roy Locke; Council President Yves Aubourg and Mayor Jamel Holley

Also Present:

John Hudak Borough Attorney; Lydia D. Agbejimi, Deputy Municipal Clerk; David Brown, Borough Administrator

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."

**PRESENTATION**

*Roselle Summer Fund Camp Presentation*

Donald Shaw, Recreation Leader, had presented some of the children of the Summer Day Camp to the Mayor and Council and they distributed gifts that they made during the summer camp. Mr. Shaw said that the camp had lots of activities for the children, and the children really enjoyed themselves. He recognized several of his camp counselors and thanked them for their support and hard work.

**PROCLAMATIONS**

In recognition of a proclamation on the agenda entitled “Turn the Town Teal, in Memory of Erika Rocha and Grace Rocha” Mayor Holley gave his full support and asked that proclamation be mailed to the family.

Councilwoman Dansereau read into the record the following proclamation:  
September 11, 2013 National Day of Service and Remembrance

Councilman President Aubourg read into the record the following proclamation:  
POW/MIA Remembrance Day

Mayor Jamel Holley read into the record the following proclamation:  
In Recognition of Bernadette Eckert

Mayor Jamel Holley read into the record the following proclamation:  
Big Brother of Roselle

Mayor Jamel Holley read into the record the following proclamation:  
Princess Foundation

Mayor Jamel Holley read into the record the following proclamation:  
MVP Barbershop

### APPROVAL OF MINUTES

Motion by Council President Aubourg, seconded by Councilman Hayman to approve the Minutes of the following meetings:

Minutes of the Mayor and Council Workshop Meeting – August 14, 2013  
Minutes of the Mayor and Council Regular Meeting – August 21, 2013  
Minutes of the Mayor and Council Closed Executive Session – Jan. 9, 2013  
Minutes of the Mayor and Council Closed Executive Session – Feb. 13, 2013  
Minutes of the Mayor and Council Closed Executive Session – March 13, 2013  
Minutes of the Mayor and Council Closed Executive Session – April 8, 2013  
Minutes of the Mayor and Council Closed Executive Session – April 10, 2013  
Minutes of the Mayor and Council Closed Executive Session (sp) – April 17, 2013  
Minutes of the Mayor and Council Closed Executive Session (reg) – April 17, 2013  
Minutes of the Mayor and Council Closed Executive Session – May 8, 2013  
Minutes of the Mayor and Council Closed Executive Session – July 10, 2013  
Minutes of the Mayor and Council Closed Executive Session – August 14, 2013

### Roll Call:

Ayes: Council Members Dansereau, Shaw, Sandifer, Hayman, Locke, and Aubourg  
Nays: None  
Abstentions: Council Member Dansereau (8-21-13) Council Member Locke  
Absent: None

### Motion Carries.

## CONSENT AGENDA

- 2013-323 Resolution in Support of Voting Yes on Ballot Question #2 to Raise New Jersey's Minimum Wage
- 2013-324 Appointing an Emergency Management Coordinator and Deputy Coordinators
- 2013-325 Resolution Continuing the Salary of the Case Manager for the Roselle First Initiative/ Youth Program
- 2013-326 Appointing School Crossing Guards
- 2013-327 The Borough of Roselle A Resolution Adopting the Union County, New Jersey Multi-Jurisdictional Hazard Mitigation Plan
- 2013-328 Authorizing the Lease of Borough Property by the Borough of Roselle
- 2013-329 Approving a Bill List dated September 18, 2013
- 2013-330 Decreasing the Not to Exceed Amount of a Contract Awarded to Daniel Antonelli, Esq. as Special Counsel to Assist the Borough Attorney in the Matter of New Jersey DEP v. Occidental Chemical Corporation, et al., Docket No. ESX-L-9868-05
- 2013-331 Decreasing the Not to Exceed Amount of a Contract Awarded to Kraig Dowd as Special Counsel to The Borough of Roselle
- 2013-332 Decreasing the Not to Exceed Amount of a Contract Awarded to McManimon Scotland & Bauman, Counsellors at Law as Special Counsel for Victory Box Redevelopment Project
- 2013-333 Decreasing the Not to Exceed Amount of a Contract Awarded to O'Donnell McCord, PC as Special Tax Appeal Counsel
- 2013-334 Decreasing the Not to Exceed Amount of a Contract Awarded to Rogut McCarthy LLC, Counsellors at Law Special Counsel for Redevelopment
- 2013-335 Authorizing the Application for the Department of Homeland Security Assistance to Firefighters Grants Program for SCBA Air Tanks
- 2013-336 Authorizing the Application for the Department of Homeland Security Assistance to Firefighters Grants Program for Replacement of Fire Engine
- 2013-337 Authorizing Settlement of the 2009, 2010, and 2012 Tax Appeals Entitled JJJ Chestnut St., LLC v. Borough of Roselle, Docket No.: 000257-2010, 015894-2010 and 012797-2012 Block 3002, Lot 28, Commonly Known as 121-125 Chestnut Street, and Amending Resolution No. 2012-244
- 2013-338 Authorizing Settlement of the 2011 and 2012 Tax Appeal Entitled Manuel Rosa v. Borough of Roselle, Docket Nos.:014306-2011 and 014264-2012, Lot 1 Commonly Known as 1100 Drake Avenue
- 2013-339 Authorizing Settlement of the 2011 and 2012 Tax Appeal Entitled Korena Steward v. Borough of Roselle, Docket Nos.:014302-2011 and 014260-2012, Block 903, Lot 3 Commonly Known as 336 Sheridan Avenue
- 2013-340 Authorizing Redemption of Tax Sale Certificate 11-031, Block 2701, Lot 2, in the Amount of \$38,195.83
- 2013-341 Authorizing Refund of Real Estate Taxes for 2011 & 2012, Block 0504, Lot 22.01, Resulting From Reduction of Tax Assessment
- 2013-342 Authorizing Refund of Real Estate Taxes for 2011 & 2012, Block 1003, Lot

- 02, Resulting From Reduction of Tax Assessment
- 2013-343 Authorizing Refund of Real Estate Taxes for 2011 & 2012, Block 1701, Lot 01, Resulting From Reduction of Tax Assessment
- 2013-344 Authorizing Refund of Real Estate Taxes for Block 2012, Block 2101, Lot 4, Resulting From Reduction of Tax Assessment
- 2013-345 Authorizing Refund of Real Estate Taxes for 2011 & 2012, Block 2402, Lot 2.01, Resulting From Reduction of Tax Assessment
- 2013-346 Authorizing Refund of Real Estate Taxes for 2012, Block 4603, Lot 33, Resulting from Reduction of Tax Assessment
- 2013-347 Authorizing Refund of Real Estate Taxes for 2011 & 2012, Block 5402, Lot 06, Resulting From Reduction of Tax Assessment
- 2013-348 Authorizing Reimbursement to the Pop Warner Football Team in the Amount of \$4,000.00
- 2013-349 Amending a Resolution 2013-066 Awarding a Contract to United Computer to Provide to Provide Computer Consulting Services for the Borough Not To Exceed \$43,251.00
- 2013-350 Resolution Setting Forth The Borough Council's Reasons For Adoption Of An Ordinance Entitled: "An Ordinance To Amend The Code Of The Borough Of Roselle By Amending Chapter 77 Of The Code Of The Borough Of Roselle Entitled – "Land Use", And Deleting Chapter 118 "Zoning" In Accordance With N.J.S.A.40:55D-62(A)

Motion by Councilwoman Dansereau, seconded by Councilman Hayman to adopt the consent agenda as written.

Roll Call:

Ayes: Council Members Dansereau, Shaw, Sandifer, Hayman, Locke and Aubourg  
 Nays: Council Member Sandifer (2013-324), Council Member Locke (2013-324, 2013-325, 2013- 349)  
 Abstentions: Council Member Aubourg (2013-324)  
 Absent: None

Motion Carries:

**NON-CONSENT RESOLUTIONS**

**RESOLUTION NUMBER 2013-351**

**AUTHORIZING APPEAL OF JUDGMENT OF THE UNION COUNTY BOARD OF TAXATION OF REAL PROPERTY, KNOWN AND DESIGNATED AS BLOCK 2902, LOT 2.03, ON THE TAX MAP OF THE BOROUGH OF ROSELLE, OWNED BY MAMCO, ASSOCIATION, C/O ALMAN GROUP**

Motion by Councilwoman Shaw, seconded by Councilwoman Dansereau to adopt Resolution Number 2013-351.

Roll Call:

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

Motion Carries:

RESOLUTION NUMBER 2013-352

**AUTHORIZING APPEAL OF JUDGMENT OF THE UNION COUNTY BOARD OF TAXATION OF REAL PROPERTY, KNOWN AND DESIGNATED AS BLOCK 2903, LOT 1, ON THE TAX MAP OF THE BOROUGH OF ROSELLE, OWNED BY MAMCO, ASSOC, INC., C/O ALMAN GROUP**

Motion by Councilwoman Dansereau, seconded by Councilwoman Shaw to adopt Resolution Number 2013-352.

Roll Call:

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

Motion Carries:

RESOLUTION NUMBER 2013-353

**AUTHORIZING AN EMERGENCY TEMPORARY APPROPRIATION**

Motion by Councilwoman Shaw, seconded by Councilwoman Sandifer to adopt Resolution Number 2013-353.

Roll Call:

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

Motion Carries:

RESOLUTION NUMBER 2013-354

**AWARDING CONSTRUCTION CONTRACT FOR THE  
IMPROVEMENTS TO VARIOUS ROADWAYS FUNDED BY  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND THE  
MUNICIPALITY WITHIN THE BOROUGH OF ROSELLE, UNION  
COUNTY, NEW JERSEY**

Motion by Councilwoman Shaw, seconded by Councilman Hayman to adopt Resolution Number 2013-354.

Roll Call:

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

Motion Carries:

RESOLUTION NUMBER 2013-355

**APPROVING A CAN SHAKE AND AUTHORIZING THE BOROUGH  
CLERK TO ENDORSE SAME**

Motion by Council President Aubourg, seconded by Councilman Locke to adopt Resolution Number 2013-355.

Roll Call:

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

Motion Carries:

RESOLUTION NUMBER 2013-356

**AUTHORIZING THE CY 2013 "RESERVE FOR UNCOLLECTED  
TAXES" TO BE CALCULATED USING A THREE YEAR AVERAGE**

Motion by Councilman Shaw, seconded by Councilman Hayman to adopt Resolution Number 2013-356.

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Roll Call:

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

Motion Carries:

RESOLUTION NUMBER 2013-357

**AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH  
BEYERFORD / FORD MOTOR CREDIT**

Motion by Councilman Shaw, seconded by Council President Aubourg to adopt Resolution Number 2013-357.

Roll Call:

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

Motion Carries:

Council President brought from the floor a resolution entitled "Appointing a Keyboard Clerk 1 in the Department of Administration," and asked for it to be added to the agenda as Resolution Number 2013-358.

Motion by Councilman Hayman, seconded by Council President Aubourg, all in favor, none opposed to add to the agenda Resolution number 2013-358 to the agenda.

Motion by Council President Aubourg, seconded by Councilwoman Shaw, to adopt Resolution Number 2013-358.

Roll Call:

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

Motion Carries:

**ORDINANCES**

**ORDINANCE ON SECOND READING AND FINAL PASSAGE** – Ordinance  
Number 2466-13

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF  
ROSELLE BY AMENDING CHAPTER 48 OF THE CODE OF THE  
BOROUGH OF ROSELLE ENTITLED "CHAPTER 48: BUILDING,  
ABANDONED AND DANGEROUS".**

Mayor Holley read Ordinance Number 2466-13 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 2466-13. Seeing no one else come forward Mayor Holley closed the public hearing on this ordinance.

Motion by Council President Aubourg, seconded by Councilman Hayman, to adopt Ordinance Number 2466-13.

Roll Call:

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

Motion Carries:

**ORDINANCE ON SECOND READING AND FINAL PASSAGE** – Ordinance  
Number 2467-13

**AN ORDINANCE TO AMEND CHAPTER 30, SECTION 304 OF THE  
CODE OF THE BOROUGH OF ROSELLE ENTITLED "STAFFING  
LEVELS"**

Mayor Holley read Ordinance Number 2467-13 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 2467-13. Seeing no one else come forward Mayor Holley closed the public hearing on this ordinance.

Motion by Councilwoman Dansereau, seconded by Council President Aubourg, to adopt Ordinance Number 2467-13.

**ORDINANCE ON INTRODUCTION AND FIRST READING** – Ordinance Number 2468-13

**AN ORDINANCE OF THE BOROUGH OF ROSELLE, IN THE COUNTY OF UNION, NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN FOR THE NORTH CHESTNUT STREET REDEVELOPMENT AREA**

Mayor Holley read Ordinance Number 2468-13 by Title. Motion by Council President Aubourg, seconded by Councilwoman Shaw that Ordinance Number 2468-13 be introduced on first reading, advertised in the official newspaper as required by law, with a public hearing on October 9, 2013 after 7:00 P.M.

Roll Call:

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

Motion Carries:

**ORDINANCE ON INTRODUCTION AND FIRST READING** – Ordinance Number 2469-13

**AN ORDINANCE AMENDING CHAPTER 113 OF THE BOROUGH CODE TO DESIGNATE A HANDICAP PARKING SPACE RESERVED FOR A SPECIFIC PERSON IN FRONT OF A CERTAIN RESIDENCE- Ethel Alexander**

Mayor Holley read Ordinance Number 2469-13 by Title. Motion by Councilwoman Dansereau, seconded by Councilman Hayman that Ordinance Number 2469-13 be introduced on first reading, advertised in the official newspaper as required by law, with a public hearing on October 9, 2013 after 7:00 P.M.

Roll Call:

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

Motion Carries:

**ORDINANCE ON INTRODUCTION AND FIRST READING** – Ordinance Number 2470-13

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF ROSELLE BY AMENDING CHAPTER 77 OF THE CODE OF THE BOROUGH OF ROSELLE ENTITLED – “LAND USE”, AND DELETING CHAPTER 118 “ZONING” IN ACCORDANCE WITH N.J.S.A.40:55D-62(A)**

(Public hearing to be held October 9, 2013, pending approval)

Mayor Holley read Ordinance Number 2470-13 by Title. Motion by Councilman Hayman, seconded by Council President Aubourg that Ordinance Number 2470-13 be introduced on first reading, advertised in the official newspaper as required by law, with a public hearing on October 9, 2013 after 7:00 P.M.

Roll Call:

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

Motion Carries:

PUBLIC COMMENT:

1. William Parsons a resident of the Roselle said hello to the Mayor and Council members.
2. Anthony Esposito, 414 E.3<sup>rd</sup> Ave., discussed the budget and he hopes it will be adopted by September. He said he is following the money, and he read into the record a written a quote by Abraham Lincoln.
3. Cynthia Johnson, 127 E. 10<sup>th</sup> Ave., commended the Mayor and Council Members on the OEM appointments.
4. Rose Meng, 250 W. 2<sup>nd</sup> Avenue; wishes Mayor Holley a Happy Birthday and also commends him for everything Mayor Holley does.
5. Maria Hegener, 920 Spruce Street, had question about the October agenda, and concerns about council meetings being recorded on video.
6. Sylvia Turnage, 1104 Morris Street, had questions on several resolutions on the agenda and then questioned the Mayor and Council about the Borough Clerk.
7. Aaron Johnson, 428 W. 4<sup>th</sup> Avenue, expressed his concerns with lighting on West 4<sup>th</sup> Avenue, speed bumps, and he thanked Councilwoman Dansereau for responding to his questions.
8. William Frolich, 116 E. 4<sup>th</sup> Avenue, expressed his concerns about speed bumps.
9. Debra Williams, 123 Chandler Avenue, thanked a Roselle Police officer for helping with a potential home invasion. She also said that she is satisfied with the positive things in Roselle, and she congratulated the Big Brother initiative.
10. Annette Hubbard, 403 Stockton Ave., feels as though Mayor owes her apology for saying that he did call her.

11. Garrett Smith, 636 Jackson Avenue, expressed his concerns about the Golf course redevelopment project, the Park on Grove Street and Aldine Avenue; the Chet & Johns demolition, and property that the Borough.
12. Bishop Reginald Atkins, 623 E. 3<sup>rd</sup> Avenue, thanked the Mayor and Council for all the positive work they have done in the Borough, and he also spoke about an open house at Washington Street School.

### Council Comment

Councilwoman Dansereau discussed the Codification Committee and gave a status update, she then read into the record, the resolution to increase NJ's minimum wage; she also discussed gun control.

Councilwoman Shaw announced that the Senior Advisory Board Picnic, the Fire Department Brunch, Breast Cancer Walk, and she encouraged residents to come out and support and attend.

Councilman Sandifer thanked everyone for coming out and he thanked the recipients of the proclamations; he thanked Sam Charles for the work he did with the Code Enforcement Team, and he also expressed his support of the resolution to increase NJ's minimum wage.

Councilman Hayman congratulated the recipients of the proclamations and he thanked Sam Charles for service in the Borough; commended on Donald Shaw for his work with the Roselle Summer camp as well as the Roselle First program; he also discussed redevelopment and he announced that his next 2<sup>nd</sup> Ward meeting will be held on every second Monday of every month in the Baker room which is located on the 3<sup>rd</sup> floor of Borough Hall.

Councilman Locke thanked Recreation Leader Donald Shaw for the work that he did on the Roselle Summer Day Camp; he wished Rose Meng a happy birthday; he made several announcements; he gave the contact number to the bereavement hotline; and he commented on the OEM resolution.

Council President Aubourg thanked everyone for coming to the meeting; he thanked Recreation Leader Donald Shaw; congratulated the recipients of the proclamations; gave his condolences to people who lost family; thanked Sam Charles for the work he did with the Code Enforcement Team; and he stated that Board of Education should work together as a team; he commented on the OEM resolution.

Mayor Holley thanked everyone for the business that was done and he thanked Bishop Atkins for his statements.

### Adjournment

Motion by Councilman Sandifer, seconded by Council President Aubourg, all in favor, none were opposed, by consensus the meeting was duly adjourned at 10:03 P.M.

  
Lydia Agbejimi, Deputy Municipal Clerk