

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS  
LOCAL FINANCE BOARD

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September 13, 2023

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Oral sworn testimony in the  
above-captioned matter taken via remote  
videoconference before Jean B. Delaney, Certified  
Court Reporter (XI01556) and Notary Public of the  
State of New Jersey, on the above date, commencing  
at 9:00 a.m., there being present:

1     A P P E A R A N C E S:

2     Al an Avery

3     Wi l l i a m C l o s e

4     D o m i n i c k D i R o c c o

5     I d i d a R o d r i g u e z

6     J a c q u e l y n S u a r e z

7     N i c h o l a s B e n n e t t

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1     A P P L I C A T I O N S

2     Page 12:   A t l a n t i c   C i t y

3     Page 25:   M o n r o e   T o w n s h i p   F i r e   D i s t r i c t   # 1

4     Page 29:   B r i c k   T o w n s h i p   F i r e   D i s t r i c t   # 2

5     Page 33:   O r a n g e   C i t y   T o w n s h i p

6     Page 40:   N e w a r k   C i t y

7     Page 46:   M o r r i s   C o u n t y   I m p r o v e m e n t   A u t h o r i t y

8     Page 72:   B u e n a   B o r o u g h

9     Page 77:   L y n d h u r s t   T o w n s h i p

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1 MR. BENNETT: We are in compliance  
2 with the Open Public Meetings Act. Notice was given  
3 to the Secretary of State, Star Ledger, and the  
4 Trenton Times.

5 Ms. Suarez?

6 MS. SUAREZ: Present.

7 MR. BENNETT: Mr. Di Rocco?

8 MR. DI ROCCO: Here.

9 MR. BENNETT: Mr. Close?

10 MR. CLOSE: Here.

11 MR. BENNETT: Mr. Avery?

12 MR. AVERY: Present.

13 MR. BENNETT: And Ms. Rodriguez?

14 MS. RODRIGUEZ: Here.

15 MR. BENNETT: We have a quorum.

16 MS. SUAREZ: Thank you, Mr. Bennett.

17 Okay. At this time the Board is going  
18 to move into closed session to discuss confidential  
19 ethics matters and receive legal advice.

20 May I have a motion to go into closed?

21 MR. CLOSE: So moved.

22 MR. DI ROCCO: Second.

23 MR. BENNETT: Mr. Close and Mr.  
24 Di Rocco.

25 Ms. Suarez?

1 MS. SUAREZ: Yes.

2 MR. BENNETT: Mr. Di Rocco?

3 MR. DI ROCCO: Yes.

4 MR. BENNETT: Mr. Close?

5 MR. CLOSE: Yes.

6 MR. BENNETT: Mr. Avery?

7 MR. AVERY: Yes.

8 MR. BENNETT: And Ms. Rodriguez?

9 MS. RODRIGUEZ: Yes.

10 MR. BENNETT: All right. See you over  
11 on the other link.

12 MS. SUAREZ: Thank you.

13 (At this time the Board left the  
14 public session and went into closed session.)

15 (Off the record.)

16 (At this time the Board returned to  
17 public session.)

18 MR. BENNETT: I will be recording this  
19 meeting.

20 MS. SUAREZ: So then the first matter  
21 before the Board today is last month's meeting  
22 minutes.

23 Do I have a motion to adopt the  
24 August 9th, 2023 minutes?

25 MR. DI ROCCO: So moved.

1 MR. CLOSE: Second.

2 MR. BENNETT: Mr. Di Rocco and

3 Mr. Close.

4 Ms. Suarez?

5 MS. SUAREZ: Yes.

6 MR. BENNETT: Mr. Di Rocco?

7 MR. DI ROCCO: Yes.

8 MR. BENNETT: Mr. Close?

9 MR. CLOSE: Yes.

10 MR. BENNETT: Mr. Avery?

11 MR. AVERY: Yes.

12 MR. BENNETT: And Ms. Rodriguez?

13 MS. RODRIGUEZ: I'm going to abstain.

14 MR. BENNETT: Motion approved.

15 MS. SUAREZ: Thank you.

16 Okay. Ms. Jones, would you please  
17 walk us through the Complaint considerations before  
18 the Board today?

19 MS. JONES: Yes. Thank you, Director.

20 First up for the Board is 1853, and  
21 the Board is being asked to approve a Notice of  
22 Investigation for potential violations of 9-22.5C  
23 and 9-22.6A5.

24 MS. SUAREZ: Any questions on that  
25 one?

1                   Hearing none, do we have a motion?

2                   MR. AVERY:    So moved.

3                   MS. RODRIGUEZ:   Second.

4                   MR. BENNETT:    I have Mr. Avery moving  
5   and Ms. Rodriguez second.

6                   Ms. Suarez?

7                   MS. SUAREZ:    Yes.

8                   MR. BENNETT:    Mr. Di Rocco?

9                   MR. DI ROCCO:   Yes.

10                  MR. BENNETT:    Mr. Close?

11                  MR. CLOSE:      Yes.

12                  MR. BENNETT:    Mr. Avery?

13                  MR. AVERY:      Yes.

14                  MR. BENNETT:    And Ms. Rodriguez?

15                  MS. RODRIGUEZ:   Yes.

16                  MR. BENNETT:    Motion approved.

17                  MS. JONES:      Next up for the Board is  
18   1868, and the Board is being asked to approve a  
19   Notice of Investigation for potential violations of  
20   9-22.5A, C, D, G and 9-22.6A1.

21                  MS. SUAREZ:      Any questions on this  
22   one?

23                  Hearing none, do we have a motion?

24                  MR. CLOSE:      I make a motion.

25                  MS. RODRIGUEZ:   Second.

1 MR. BENNETT: Mr. Close and Ms.  
2 Rodri guez.

3 Ms. Suarez?

4 MS. SUAREZ: Yes.

5 MR. BENNETT: Mr. Di Rocco?

6 MR. DI ROCCO: Yes.

7 MR. BENNETT: Mr. Close?

8 MR. CLOSE: Yes.

9 MR. BENNETT: Mr. Avery?

10 MR. AVERY: Yes.

11 MR. BENNETT: And Ms. Rodri guez?

12 MS. RODRI GUEZ: Yes.

13 MR. BENNETT: Moti on approved.

14 MS. JONES: Next up for the Board is  
15 the 2023 FDS enforcement.

16 At this time the Board is being asked  
17 to waive the fine for failure to file a 2023 FDS by  
18 34 LGOs who ei ther had general excuses or have held  
19 mul ti ple posi ti ons and to rescind the viola ti ons for  
20 a total of 21 LGOs who were deceased or who were  
21 found in viola ti on due to clerk error. The Board is  
22 also being asked to acknowl edge the payment of the  
23 fi ne by 91 LGOs.

24 MS. SUAREZ: Any questi ons?

25 Hearing none, do we have a moti on?



1 MR. DI ROCCO: I will move it.

2 MR. AVERY: Second.

3 MR. BENNETT: Motion by Mr. Di Rocco.

4 Second by Mr. Avery.

5 Ms. Suarez?

6 MS. SUAREZ: Yes.

7 MR. BENNETT: Mr. Di Rocco?

8 MR. DI ROCCO: Yes.

9 MR. BENNETT: Mr. Close.

10 MR. CLOSE: Yes.

11 MR. BENNETT: Mr. Avery?

12 MR. AVERY: Yes.

13 MR. BENNETT: And Ms. Rodriguez?

14 MS. RODRIGUEZ: Yes.

15 MR. BENNETT: Motion approved.

16 MS. JONES: Next up before the Board  
17 is 1828. This is a request for Administrative  
18 Hearing. At this time the Board is being asked to  
19 transmit to the Office of Administrative Law for a  
20 hearing as a contested case.

21 MS. SUAREZ: Do we have a motion on  
22 that?

23 MS. RODRIGUEZ: I make a motion.

24 MR. CLOSE: Second.

25 MR. BENNETT: I have Ms. Rodriguez and

1 Mr. Close.

2 Ms. Suarez?

3 MS. SUAREZ: Yes.

4 MR. BENNETT: Mr. Di Rocco?

5 MR. DI ROCCO: Yes.

6 MR. BENNETT: Mr. Close?

7 MR. CLOSE: Yes.

8 MR. BENNETT: Mr. Avery?

9 MR. AVERY: Yes.

10 MR. BENNETT: And Ms. Rodriguez?

11 MS. RODRIGUEZ: Yes.

12 MR. BENNETT: Motion approved.

13 MS. JONES: Next up before the Board

14 is 21005. This is also a request for an

15 Administrative Hearing. At this time the Board is

16 being asked to transmit this to the Office of

17 Administrative Law for a hearing as a contested

18 case.

19 MS. SUAREZ: Do I have a motion on

20 this one?

21 MR. AVERY: I will move it.

22 MR. DI ROCCO: Second.

23 MR. BENNETT: I have Mr. Avery and Mr.

24 Di Rocco.

25 Ms. Suarez?

1 MS. SUAREZ: Yes.

2 MR. BENNETT: Mr. Di Rocco?

3 MR. DI ROCCO: Yes.

4 MR. BENNETT: Mr. Close?

5 MR. CLOSE: Yes.

6 MR. BENNETT: Mr. Avery?

7 MR. AVERY: Yes.

8 MR. BENNETT: And Ms. Rodriguez?

9 MS. RODRIGUEZ: Yes.

10 MR. BENNETT: Motion approved.

11 MS. JONES: Last before the Board is  
12 23005. This was an appeal of the Local Ethics Board  
13 decision. At this time the Board is ordering the  
14 remand to the Local Ethics Board and declaring that  
15 any amendments to the Local Ethics Code since  
16 June 28, 1994 are invalid.

17 MS. SUAREZ: Any questions on this  
18 one?

19 Hearing done, do we have a motion?

20 MR. AVERY: I will move it.

21 MS. RODRIGUEZ: Second.

22 MR. BENNETT: Mr. Avery and Ms.  
23 Rodriguez.

24 Ms. Suarez?

25 MS. SUAREZ: Yes.

1 MR. BENNETT: Mr. Di Rocco?

2 MR. DI ROCCO: Yes.

3 MR. BENNETT: Mr. Close?

4 MR. CLOSE: Yes.

5 MR. BENNETT: Mr. Avery?

6 MR. AVERY: Yes.

7 MR. BENNETT: And Ms. Rodriguez?

8 MS. RODRIGUEZ: Yes.

9 MR. BENNETT: Motion approved.

10 MS. SUAREZ: Thank you, Ms. Jones.

11 MS. JONES: Thank you.

12 MS. SUAREZ: Okay. So as we move onto

13 the applications, I'm just going to remind our Board

14 members, applicants and members of the public who

15 have joined us to just please remain muted to

16 eliminate any unnecessary background noise. If you

17 are appearing by audio, please use option star six

18 on your phone to both mute and unmute the call.

19 As each applicant appears to testify,

20 we just ask that you please turn your camera on and

21 speak up when your application is called so that

22 your image will appear on the screen, permitting you

23 to be sworn in prior to testifying.

24 So the first application before the

25 Board today is the continuation of the Supervision

1 Act in the City of Atlantic City, which will require  
2 me to step down as the Chair and recuse myself from  
3 voting on the matter. Therefore, Ms. Rodriguez will  
4 be chairing the meeting for this application.

5 So Ms. Rodriguez, would you please  
6 introduce the application for us?

7 MS. RODRIGUEZ: Yes. We are here to  
8 look into the application for the Continuation of  
9 the Supervision Act in Atlantic City and NJSA  
10 52: 27BB-54.

11 MS. SUAREZ: Thank you very much. And  
12 I see that the Atlantic City team has joined us  
13 virtually today so I'm just going to ask that each  
14 of you please speak up, introduce yourselves for the  
15 record, and we will get you sworn in before  
16 testifying.

17 MAYOR SMALL: Yes. Good morning,  
18 everyone.

19 MS. SUAREZ: Good morning, Mayor.

20 MAYOR SMALL: And this is a great day  
21 here in the City of Atlantic City.

22 Can we say great day?

23 MS. SUAREZ: Great day.

24 MAYOR SMALL: Great day. I'm Mayor  
25 Marty Small, Sr. With me -- I'll let them introduce

1       themsel ves.

2                   MS. ABODERIN:   I'm Toro Aboderin.  
3       Chief Finance Officer.

4                   MR. SWAN:   Anthony Swan.   Business  
5       Administrator.

6                   MR. COURSEY:   Ernest Coursey, Chief of  
7       Staff.

8                   MR. PERUGINI:   Mike Perugini , City  
9       Sol ic i tor.

10                  MAYOR SMALL:   And I wanted to come in  
11       to support this application. I wanted to tell the  
12       Board how great the working relationship is,  
13       particularly with Jacquelyn Suarez and the entire  
14       DCA team. I see Wes Swain, who is our State  
15       monitor, on. And through hard work and dedication  
16       and the will to do the right thing, the great City  
17       of Atlantic City has experienced a turnaround like  
18       never before. Prior conversations were not good.  
19       The relationship was all over the place. But as I  
20       stated, we work extremely well with Jacquelyn  
21       Suarez. It is not a dictatorship. As the Governor  
22       said, they was not going to come in and bigfoot  
23       Atlantic City. The local people are running the  
24       operation day-to-day. We communicate with the  
25       State. We let them know what they are doing. And

1 some of you who were probably on the Board remember,  
2 I was wholeheartedly against the State takeover.  
3 But as I sit back many years later, it has worked  
4 and has helped put Atlantic City in a great place  
5 thanks to all the hard work and support along with  
6 the DCA.

7 MR. BENNETT: I'm sorry. We have to  
8 get everybody sworn in who is going to testify.

9 MAYOR SMALL: I apologize. I got a  
10 little excited.

11 MAYOR MARTY SMALL, SR., TORO ABODERIN,  
12 ANTHONY SWAN, MICHAEL PERUGINI, having been duly  
13 sworn, will testify as follows:

14 MS. SUAREZ: Okay.

15 So, Mayor, thank you for those opening  
16 remarks.

17 I'm going to quickly jump into the  
18 application itself and then turn it back over to you  
19 and the team.

20 So under the Local Government  
21 Supervision Act, municipalities that are  
22 experiencing certain levels of distress can either  
23 by consent or by order enter into a cooperation with  
24 the State of New Jersey for specific terms of  
25 oversight. And in 2010, Atlantic City, by consent,

1 did enter into the Supervision Act controls and  
2 assistance provided through the State and has  
3 remained under supervision since that time.

4 As the Board is aware, the Municipal  
5 Stabilization and Recovery Act was signed into law  
6 in 2015 and was then amended in 2021, and this law  
7 which is commonly referred to as MSRA empowered the  
8 State to move into Atlantic City in other  
9 capacities. And each year the question arises as to  
10 whether we should continue to implement the  
11 Supervision Act in tandem with the Municipal  
12 Stabilization and Recovery Act within Atlantic City.

13 I think it is important to really  
14 highlight for the Board and for the public the  
15 differences in the powers granted under these two  
16 separate statutes.

17 The Supervision Act itself lays out  
18 particular financial controls and gives us the  
19 ability to spread debts, address certain aspects of  
20 minutes, and to determine certain debt service  
21 conditions that are not expressly available under  
22 MSRA.

23 There is no doubt that Atlantic City  
24 has made great strides in improving its fiscal  
25 health, and the partnership the State and the City



1 of Atlantic City has forged contributes greatly to  
2 development of stronger institutional protections  
3 and financial controls for the city moving forward.  
4 And the impact of this has resulted in a much more  
5 stable and economic development-friendly city for  
6 residents, tourists and entrepreneurs alike. And  
7 this year's budget for the City has continued to  
8 advance stabilization efforts. We see that year  
9 over year and the trend continues. And those have  
10 been in place since the State began working with the  
11 City in 2010 under the Supervision Act, and then  
12 with much greater tools that were given under the  
13 Municipal Stabilization and Recovery Act in 2016.  
14 These efforts have really begun to show some  
15 long-term progress in terms of substantial increases  
16 in the past years with both S&P and Moody's credit  
17 rating increases and in the City's fiscal health  
18 overall. But the City does still face significant  
19 financial difficulties that qualify for continued  
20 supervision under the Municipal Supervision Act.  
21 And one of the key distinctions between the  
22 Municipal Stabilization and Recovery Act and the  
23 Supervision Act is that the Supervision Act is more  
24 of a long-term plan. It is a way of guiding a  
25 municipality that has structural and underlying

1 operational concerns to a more successful future.  
2 And the Municipal Stabilization and Recovery Act  
3 deals with more short-term, substantial decreases in  
4 ratables along with some other issues that created  
5 that historical unprecedented situation in the City  
6 of Atlantic City.

7           The MSRA provides unusually broad  
8 powers but it doesn't have a lot of the specificity  
9 that the Supervision Act itself has. And a lot of  
10 the tools utilized such as a comptroller, budget  
11 adoption through the State, and addressing the need  
12 for the spread of cash deficit over a period of time  
13 are all provisions that we wouldn't clearly have  
14 otherwise. So maintaining supervision is imperative  
15 to make sure that these fundamental controls remain  
16 in place, and it gives us a good framework as we  
17 exercise Stabilization and Recovery Act powers to  
18 make sure that the City of Atlantic City is  
19 positioning itself, not just to get through the  
20 crisis period, but to have a stable and long-term  
21 recovery. And we are really seeing that.

22           So the City and State know there is  
23 still much work to do and that it requires the  
24 discrete powers and opportunities available to the  
25 municipality under the Municipal Stabilization and

1 Recovery Act in conjunction with the Supervision  
2 Act.

3 Therefore, it would be my  
4 recommendation to this Board that we continue to  
5 exercise authority under the Supervision Act in  
6 tandem with MSRA. And should the Board approve this  
7 application, it would still need to go to the State  
8 Treasurer and to the Attorney General for signature  
9 before continuation would occur.

10 So before I turn it back to the Board  
11 for any questions, I just want to turn it back over  
12 to the Mayor and his administration, who I am very  
13 happy are all here to join us, and I think the Mayor  
14 has already talked quite a bit about the  
15 relationship that we have forged over the last  
16 several years. So through the Chair, I would like  
17 to give the opportunity for any additional comments  
18 coming from the City.

19 So Mayor, Anthony, Toro, or Mr.  
20 Perugini, if you have anything you would like to add  
21 at this juncture, I would turn it over to you.

22 MAYOR SMALL: Mayor Marty Small.

23 I just wanted to say that, you know, I  
24 spoke and I'm going to turn it over to my  
25 administrative team to, you know, say whatever they

1 want to say and that'll be it.

2 MR. SWAN: Thank you. This is Anthony  
3 Swan.

4 As we all know, legislation, and law,  
5 and so forth are only as good as the people who are  
6 implementing and working on them. So I echo the  
7 Mayor's words that he said. I didn't say any -- I  
8 think last time I didn't say this, but Wes Swain has  
9 been phenomenal to work with. He is, as I call him,  
10 the mad scientist. Just incredible wealth of  
11 knowledge, not just in the finance world, but in the  
12 world, as well. So I can say this. The Director  
13 has put together a fantastic team from DCA to assist  
14 us as we move the City forward.

15 MS. ABODERIN: Toro Aboderin.

16 I just want to echo what the Mayor and  
17 Anthony have already said. No point in repeating.  
18 The Mayor always talks about relationships, and we  
19 have a great relationship with the DCA and the  
20 Director and her team, and it has really been a  
21 great pleasure working and learning as we go. It's  
22 been a great relationship. And thank you to the DCA  
23 team.

24 MR. PERUGINI: Good morning. Mike  
25 Perugini. City solicitor.

1           I just want to let everybody know, I  
2       also echo all the comments made. The City  
3       Solicitor's office has had a great relationship,  
4       especially with Wes Swain, and we appreciate  
5       everything, all his help. And moving forward, we  
6       will see that continue. And at this point in time,  
7       right now, the Solicitor's office, I know like every  
8       department affects Municipal Stabilization. We  
9       think we have a positive effect on that, and I just  
10      want to say again, thank you for all your help.

11           MR. COURSEY: Ernest Coursey, Chief of  
12      Staff.

13           Once again, let me just say that I  
14      echo all that's been said by this administration but  
15      I must admit from the very outset, I'm the top cop  
16      around here. I've been here 38 years. And I've got  
17      to tell you the truth, I served in this capacity for  
18      the second time. Atlantic City has moved in such a  
19      direction we can all be proud of. We have seen a  
20      lot come and go. We've seen a lot of things  
21      happening in Atlantic City. As the Mayor indicated,  
22      when they first started talking about State  
23      takeover, we all had our skeptics, but we couldn't  
24      have asked for a better team to work with down  
25      through the years. The late Sheila Y. Oliver and

1 her entire team has made Atlantic City what it is  
2 again today under the leadership of Mayor Marty  
3 Small, Sr. and certainly his entire staff. I won't  
4 beat a dead horse to death, but I cannot thank you  
5 Jackie and her team enough. It's always been her  
6 goal to find us a yes as opposed to a no, to make  
7 Atlantic City's residents proud of what this  
8 administration has done and continue to do on behalf  
9 of the residents of Atlantic City. So, as I said,  
10 I've been here 38 years. I rose up from a clerk, to  
11 Council member to Counsel President, and I'm back in  
12 the Mayor's office for my second time around. They  
13 say the third time is the charm. I don't know if  
14 I'll see that one, but I enjoy working in this  
15 administration because the Bible says in closing,  
16 without a vision the people perish. And Marty Small  
17 has a vision for Atlantic City, and those  
18 relationships across the State of New Jersey does  
19 matter. So, again, we want to thank this Board for  
20 taking the opportunity to listen to or hear what we  
21 have to say.

22 Thank you so much.

23 MS. SUAREZ: Mayor and your team,  
24 thank you very much.

25 I don't think the City would be where

1 it is today if you and your team hadn't really  
2 stepped up and done the hard work, so I just want to  
3 take a moment to recognize that because this truly  
4 has been a good partnership collaboration.

5 With that, I will turn it back over to  
6 the Board to see if there are any questions or  
7 comments that they may have for us.

8 MS. RODRIGUEZ: I would just like to  
9 commend everyone on the call. Good job, and it is  
10 great to see. I've been on the Board since, you  
11 know, before this takeover, or now they call it a  
12 collaboration. And I think it is always wonderful  
13 to hear positive news. I got to commend the  
14 Director, the Mayor and all of you at Atlantic City  
15 that make this happen day in and day out.

16 MR. CLOSE: William Close.

17 So I just would like to commend the  
18 Mayor and his team for working with Director Suarez  
19 and the staff. You've done an excellent job. You  
20 should be very proud of it. And I thank the Mayor  
21 for participating and leading this effort, and look  
22 forward to even better things ahead.

23 Thank you.

24 MS. SUAREZ: Thank you, Mr. Close.

25 MR. BENNETT: We can take a motion on

1 the continuation of the Supervision Act if there are  
2 no further comments.

3 MR. CLOSE: I'll make a motion to move  
4 it forward.

5 MS. RODRIGUEZ: I will second.

6 MR. BENNETT: Mr. Close and Ms.  
7 Rodriguez.

8 Ms. Suarez is recused on the matter.

9 Mr. Di Rocco?

10 MR. DI ROCCO: Yes.

11 MR. BENNETT: Mr. Close?

12 MR. CLOSE: Yes.

13 MR. BENNETT: Mr. Avery?

14 MR. AVERY: Yes.

15 MR. BENNETT: And Ms. Rodriguez? Ms.

16 Rodriguez?

17 I'm sorry. Ms. Rodriguez, I don't  
18 hear your vote.

19 Ms. Rodriguez, can you hear me?

20 MS. RODRIGUEZ: I'm sorry. Yes.

21 I apologize. Yes.

22 MR. BENNETT: Four votes. Motion  
23 approved.

24 MS. SUAREZ: All right. Mayor,  
25 Mr. Coursey, Mr. Suarez, Ms. Aboderin, Mr. Perugini,



1 thank you very much. Mr. Swain, same to you for  
2 your hard work in AC.

3 MAYOR SMALL: And I saw Chris Brown on  
4 there, too. Thank you, too, Chris Brown. We  
5 appreciate you.

6 MS. SUAREZ: Oh, yes. Same to Senator  
7 Brown. I did not see his face pop up.

8 SENATOR BROWN: You are all awesome.  
9 Great job.

10 \*\*\*\*\*

11 MS. SUAREZ: Okay. The second  
12 applicant appearing before the Board today is the  
13 Monroe Township Fire District #1.

14 I see Mr. Jessup.

15 MR. JESSUP: Good morning, Director.  
16 How are you?

17 MS. SUAREZ: I'm well. How are you?

18 MR. JESSUP: Good. Thank you.

19 So this morning we have with us Fire  
20 District Chairman Charley DiPierro. We have Joseph  
21 Yousof and Jonathan Cohen, who are Fire District  
22 general counsel, and we have Jerry Stankiewicz from  
23 Samuel Klein & Company, the Fire District auditor.

24 So the Chairman and Jerry will need to  
25 be sworn in.

1 CHARLEY DIPIERRO and JERRY

2 STANKIEWICZ, having been duly sworn,

3 testified as follows:

4 MS. SUAREZ: Mr. Jessup, the floor is  
5 yours.

6 MR. JESSUP: All right. Thank you.  
7 Good morning, everyone. Matt Jessup from McManimon,  
8 Scotland & Baumann.

9 This is an application by the Monroe  
10 Township Fire District #1 pursuant to NJSA 40A:5A-6  
11 in connection with the bond and note financing of a  
12 new fire pumper truck in the amount not to exceed  
13 \$950,000. The acquisition of the pumper truck and  
14 the bond note financing of the truck were approved  
15 by the voters at an election held on February 19,  
16 2022. The vote was 192 in favor and 121 against,  
17 for a total of 313 votes. There are approximately  
18 12,800 registered voters in the fire district, which  
19 means approximately, I think, 0.02 percent of  
20 eligible voters voted in this election.

21 The fire district will procure the  
22 truck through the Houston-Galveston Area Council.  
23 The purchase price is \$949,704. The fire district  
24 does project that a separate procurement for the  
25 truck outside of HGAC would result in the purchase

1 price that's \$47,500 higher than the HGAC price.

2 In addition, of course, going through  
3 HGAC will provide time and cost savings that would  
4 be incurred if we had to get separate procurement.

5 The fire district is making a \$50,000  
6 down payment on the fire truck, leaving the amount  
7 to be financed at approximately \$900,000.

8 This new pumper is replacing an  
9 existing 1998 truck that is 25 years old. I  
10 normally like to tell the Board in response to  
11 questions from Mr. Close maybe a year about how many  
12 miles are on the truck, but the odometer is broken  
13 which maybe is partly evident of why we are here  
14 trying to get a new truck. The fire district will  
15 dispose of the old truck for, I'm sure, nominal  
16 proceeds and use the proceeds towards the new truck.

17 So net of the \$50,000 down payment on  
18 the truck, the fire district will finance the  
19 \$900,000 through the issuance of bonds and bond  
20 anticipation notes over a seven-year term. At  
21 present, the plan of finance includes three years of  
22 notes, which at the moment is the statutory maximum  
23 number of notes that a fire district can issue  
24 followed by a four-year bond issue. The fire  
25 district will make principal payments in every year,

1 and the aggregate financing will be structured to  
2 produce level debt service of approximately \$150,000  
3 per year for the seven-year combined term.

4 The fire district does anticipate a  
5 \$34 tax increase to cover the new debt service.  
6 That increase is on a \$585 current fire district tax  
7 bill, and an approximately \$11,500 total tax bill  
8 for the average assessed value homeowner.

9 So with that, we will pause here and  
10 see if the board has any questions.

11 MS. SUAREZ: Thank you, Mr. Jessup. I  
12 think your presentation was comprehensive enough so  
13 it took away a couple of questions that I would've  
14 had, so I appreciate that.

15 I will ask if the board or anyone from  
16 the public have any questions or comments they would  
17 like to raise.

18 Hearing none, do we have a motion to  
19 issue positive findings?

20 MR. DI ROCCO: So moved.

21 MS. RODRIGUEZ: Second.

22 MR. BENNETT: Mr. Di Rocco and Ms.  
23 Rodriguez.

24 Ms. Suarez?

25 MS. SUAREZ: Yes.

1 MR. BENNETT: Mr. Di Rocco?

2 MR. DI ROCCO: Yes.

3 MR. BENNETT: Mr. Close?

4 MS. SUAREZ: Yes.

5 MR. BENNETT: Mr. Avery?

6 MR. AVERY: Yes.

7 MR. BENNETT: And Ms. Rodriguez?

8 MS. RODRIGUEZ: Yes.

9 MR. BENNETT: Motion approved.

10 MR. JESSUP: Thank you all very much.

11 I appreciate it.

12 \*\*\*\*\*

13 MS. SUAREZ: The next applicant  
14 appearing before the Board today is Brick Township  
15 Fire District #2.

16 I see Ms. Sendzik.

17 MS. SENDZIK: Good morning. How are  
18 you?

19 I have to my left here the President  
20 of the Board of Fire Commissioners of Fire District  
21 #2, Township of Brick, Joe Pawlowicz.

22 MS. SUAREZ: Okay. Then let's get Mr.  
23 Pawlowicz sworn in.

24 JOSEPH PAWLOWICZ, having been duly  
25 sworn, was examined and testified as follows:

1 MS. SUAREZ: Ms. Sendzik, the floor is  
2 yours.

3 MS. SENDZIK: I come before the Board  
4 today for its review recommendations and approval to  
5 finance a Pierce Enforcer Pumper and equipment to be  
6 used by the volunteer firefighters within the  
7 district.

8 The cost of the apparatus and  
9 equipment shall not exceed \$1,010,437.06 and the  
10 financing shall not exceed \$760,437.06. The  
11 apparatus shall be purchased through a national  
12 cooperative Sourcewell, and the financing of the  
13 lease with an option to purchase has been obtained  
14 through competitive bid.

15 The Board requested bid proposals for  
16 five, seven and ten years. The Board forwarded bid  
17 specifications to five prospective vendors. Two bid  
18 proposals were received. The Board chose the  
19 seven-year proposal received from Community Leasing  
20 Partners with an annual interest rate of 2.924  
21 percent, which results in an annual principal and  
22 interest payment of \$121,705.60.

23 The Board intends to make payment of  
24 \$250,000 towards the ultimate purchase, which will  
25 be derived from unrestricted capital.

1                   The apparatus to be retired upon  
2 arrival of the Pierce Enforcer Pumper is a 2003  
3 Pierce XT Arrow Pumper with 16,000 miles and 3,500  
4 hours, which is obsolete and cost prohibitive to  
5 repair and maintain, and will be sold subsequent to  
6 the delivery of the new apparatus to offset the cost  
7 of the proposed procurement.

8                   The financing will occur in 2023 with  
9 the initial payment occurring in the fiscal year  
10 2024, as the payment is in arrears and will not be  
11 due for 12 months. There will be no tax impact on  
12 the 2023 fiscal year budget. In 2024, the effect on  
13 the current tax rate and assessed value will be  
14 \$0.004 per hundred dollars of assessed value. On an  
15 average value of a residence with the township of  
16 \$289,643, or \$11.59 per home increased per year.

17                  District compared pricing from  
18 Sourcewell to other programs available in the  
19 district, including HGAC, New Jersey State Contract,  
20 and public bidding. Under HGAA, the quoted price  
21 was over \$9,000 more than the price through  
22 Sourcewell, and New Jersey State Contractors is no  
23 longer an available comparison option with only one  
24 manufacturer remaining.

25                  MS. SUAREZ: Thank you very much for

1 that. I think you've addressed all the questions  
2 that I would have had in your presentation, so thank  
3 you.

4 Do any board members or anyone from  
5 the public have any questions or comments they would  
6 like to ask?

7 Okay. Hearing no questions, I want to  
8 just take one minute to recognize the valid question  
9 that the fire district put before its voters. So it  
10 had actually provided for the obtaining of the  
11 apparatus at a cost up to 1.3 million but needed  
12 just over a million dollars, thereby creating some  
13 breathing room in the event there was an increase in  
14 cost. So I just wanted to recognize that and give  
15 some kudos for following the process carefully and  
16 correctly because it's not always done. So I wanted  
17 to take a moment to do.

18 MS. SENDZIK: Thank you.

19 MS. SUAREZ: So with that said, do we  
20 have a motion to issue positive findings?

21 MR. AVERY: So moved.

22 MS. RODRIGUEZ: Second.

23 MR. BENNETT: I have Mr. Avery and Ms.  
24 Rodriguez.

25 Ms. Suarez?



1 MS. SUAREZ: Yes.

2 MR. BENNETT: Mr. Di Rocco?

3 MR. DI ROCCO: Yes.

4 MR. BENNETT: Mr. Close?

5 MR. CLOSE: Yes.

6 MR. BENNETT: Mr. Avery?

7 MR. AVERY: Yes.

8 MR. BENNETT: And Ms. Rodriguez?

9 MS. RODRIGUEZ: Yes.

10 MR. BENNETT: Motion approved.

11 MS. SUAREZ: Thank you very much.

12 MS. SENDZIK: Thank you. Have a good  
13 day.

14 MS. SUAREZ: You, too.

15 \*\*\*\*\*

16 MS. SUAREZ: The next applicant  
17 appearing before the board today is the City of  
18 Orange Township.

19 There is Mr. Johnson. I know we are  
20 running just a tad ahead of schedule. Is everybody  
21 from your team here?

22 MR. JOHNSON: Yes.

23 We have Nile Clements and Chris  
24 Hartwyk here, and I believe I see Dieter Lerch on  
25 the line, as well, so I believe we are all here.

1 MS. SUAREZ: Let's get those three  
2 gentlemen sworn in then.

3 NILE CLEMENTS, CHRISTOPHER HARTWYK and  
4 DIETER LERCH, having been duly sworn, were  
5 examined and testified as follows:

6 MS. SUAREZ: All right, Mr. Johnson.  
7 The floor is yours.

8 MR. JOHNSON: All right. Sure. So we  
9 have two applications before the Board. I think, if  
10 you don't mind, we can probably tackle them both at  
11 the same time because they are all pursuant to  
12 ordinances being adopted pursuant to the Qualified  
13 Bond Act.

14 The first application was initially  
15 submitted a prior month and was delayed to this  
16 month so, therefore, it is reflected separately in  
17 the application but we were doing them all at the  
18 same time they would all be combined into one  
19 application, so I think it makes sense to just move  
20 forward in that perspective.

21 The City of Orange seeks the approval  
22 of this Board to adopt three bond ordinances  
23 pursuant to revisions of the Municipal Qualified  
24 Bond Act.

25 The first bond ordinance relates to

1 the acquisition and installation of hardware and  
2 software for the police department's 9-1-1 system  
3 and acquisition and installation of radio equipment  
4 for the fire department's communication system. The  
5 ordinance appropriates \$840,000 and authorizes the  
6 issuance of debt in the amount of \$800,000.

7 The second bond ordinance authorizes  
8 the purchase of two street sweepers and other  
9 equipment for the Department of Public Works, and it  
10 appropriates \$700,000 and authorizes the issuance of  
11 bonds and notes in the amount of \$666,000.

12 And the third bond ordinance is  
13 related to the acquisition of properties required to  
14 construct the Joyce Carnegie Memorial Park. Joyce  
15 Carnegie is a police officer of the -- former police  
16 officer of the City that was -- that, you know,  
17 unfortunately, fell in the line of duty.

18 The acquisition of those properties  
19 aggregate to \$1,500,000, of which it is suspected we  
20 will be borrowing in bonds and notes \$1,425,000.

21 So the total amount of all three bond  
22 and notes authorized under all three ordinances  
23 would equate to \$2,894,500. The ratio of revenues  
24 to debt, including the three ordinances, would bring  
25 us to approximately 1.1 percent. Any debt impact

1 under the bond ordinances, combined three bond  
2 ordinances, would be approximately \$40 to the  
3 average assessed home.

4 Pursuant thereto, before we go  
5 further, I know that there was a question that was  
6 raised about the City's budget. The City is slated  
7 to adopt its budget on Tuesday, September 19th. My  
8 understanding is, unless Mr. Hartwyk and  
9 Mr. Clements says anything differently, that that  
10 is -- that is definitely a go and it will be done on  
11 that date.

12 With that being said, the City is  
13 requesting approval of this Board to adopt the  
14 ordinance pursuant to the Qualified Buyer Act.

15 And at this point in time, if you have  
16 any questions for us, please feel free to ask.

17 MS. SUAREZ: Thank you very much.

18 So you did address my first question,  
19 which was going to be when the City intends to adopt  
20 its budget. So, happy to hear that that's going to  
21 take place on the 19th. I know there has been a  
22 couple of delays, but has everything been worked out  
23 sufficiently so we do not perceive any reason not to  
24 adopt on the 19th?

25 MR. CLEMENTS: Everything has been

1 worked out, yes, Director.

2 MS. SUAREZ: Okay.

3 So we probably will put that on as a  
4 condition of approval should the Board move to do  
5 so. I just want to make sure that that is clear and  
6 up-front.

7 I also understand that these  
8 applications do not contemplate permanently  
9 financing these two projects at this juncture. Just  
10 want to talk, though, what is the City's plan to  
11 ensure it does not surpass the Municipal Qualified  
12 Bond Act debt capacity?

13 MR. LERCH: Madam Director, Dieter  
14 Lerch. For some reason my camera is not working. I  
15 apologize.

16 Let me just address that. In our  
17 calculation for the Municipal Bond Qualified Act,  
18 the prospective debt service includes \$22 million  
19 worth of IBank projects that have been approved and  
20 authorized. Included in that 22 million, it is made  
21 up of three ordinances. One is \$10 million for  
22 PFOS. Then there was a supplemental for \$7 million  
23 for PFOS. And then an additional \$5 million for  
24 water meter replacements. That \$22 million has not  
25 been permanently funded. And at this point I've had

1 a discussion with the Business Administrator --  
2 (technical difficulty.)

3 As far as the Business Administrator,  
4 these projects are nowhere near completion at this  
5 point, specifically the PFOS projects, so that the  
6 likelihood of them being permanently financed at  
7 this point is very remote. I believe the likelihood  
8 of them being permanently financed will be more  
9 likely to occur in the year 2026 or '27, if that's  
10 accurate. If that's the case, what it does, it's  
11 really only a short-term bleep where the coverage is  
12 narrow at the 1.1 and the 1.04 percent, and that's  
13 those next three years, meaning years '24, '25, '26  
14 and '27. After that, you see that the coverage  
15 ratio will go back up to 1.67 percent. So we  
16 actually did an internal analysis, and I can make  
17 the representation on a factual basis that, if these  
18 projects are not permanently financed at this point,  
19 which they are not going to happen, and they are  
20 delayed until '26 the actual coverage ratio will be  
21 closer to 1.16.

22 So I think we can give you that  
23 assurance that the permanent financing will not take  
24 place at this point, and will be deferred, and will  
25 give that coverage ratio a more comfortable level of

1 coverage.

2 MS. SUAREZ: Okay. And then it is  
3 also my understanding, Mr. Lerch, that in 2028 a  
4 significant portion of that debt service falls off.

5 MR. LERCH: That is correct. There is  
6 about \$800,000 of debt service that falls off.

7 Thank you, Madam Director.

8 MS. SUAREZ: Thank you. All right. I  
9 will open it up to see if any Board members or  
10 anyone from the public have any questions or  
11 concerns that they would like to raise.

12 Okay. Hearing no additional  
13 questions, do we have a motion to approve the  
14 adoption of both ordinances pursuant to the  
15 Municipal Qualified Bond Act with the condition that  
16 the Township adopts its budget at the next possible  
17 governing body meeting, which will be  
18 September 19th?

19 MR. BENNETT: Director, just to  
20 clarify, it is two applications, three ordinances.

21 MS. SUAREZ: Three, you are right.  
22 Two were separated out. Okay.

23 Three ordinances.

24 MR. CLOSE: Motion.

25 MR. BENNETT: Mr. Close, is that your

1 motion?

2 MR. CLOSE: That is correct.

3 MR. BENNETT: Do I have a second?

4 MR. AVERY: Second. Mr. Close and  
5 Mr. Avery.

6 MR. BENNETT: Ms. Suarez?

7 MS. SUAREZ: Yes.

8 MR. BENNETT: Mr. Di Rocco?

9 MR. DI ROCCO: Yes.

10 MR. BENNETT: Mr. Close?

11 MR. CLOSE: Yes.

12 MR. BENNETT: Mr. Avery?

13 MR. AVERY: Yes.

14 MR. BENNETT: And Ms. Rodriguez?

15 MS. RODRIGUEZ: Yes.

16 MR. BENNETT: Motion is approved with  
17 the condition.

18 MS. SUAREZ: Best of luck with the  
19 projects.

20 \*\*\*\*\*

21 MS. SUAREZ: Okay. The next applicant  
22 appearing before the Board today is the City of  
23 Newark. I see Mr. Guzman.

24 MR. GUZMAN: Good morning.

25 MR. MAYER: Good morning.



1 MS. SUAREZ: Good morning, Mr. Mayer.

2 MR. MAYER: I'm looking for Mr. George  
3 and Mr. Eismeyer.

4 Nick, are they on your list?

5 John George, Tim Eismeyer.

6 MR. BENNETT: I don't see them in the  
7 meeting right now.

8 MR. MAYER: I don't think it is  
9 complicated, Director. I think I can present it if  
10 you like, although if you can ask project questions,  
11 I need Mr. George. It is a fascinating aqueduct  
12 project. I wanted the aqueduct to be spelled with  
13 an A. I don't know about the rest of you.

14 It is a \$22 million bond ordinance for  
15 an IBank project where they are still requesting  
16 that we obtain Municipal Qualified Bond Act status  
17 for the ultimate takeout. There is nothing unusual  
18 about it.

19 The City has a large, large water  
20 system, and they are doing some big projects, and  
21 this is one of them. I know Ben is the acting CFO.  
22 Danielle, we are waiting for her return but Ben is  
23 in charge for now.

24 MR. BENNETT: If you would like to  
25 proceed, we should probably get sworn in.

1 MS. SUAREZ: I think Mr. Guzman might  
2 be the only one from the application right now that  
3 would need to get sworn in.

4 MR. MAYER: Oh, Mr. George -- hold on.  
5 Hold on. I see Mr. George.

6 MR. GEORGE: Can you hear me?

7 MR. MAYER: I can't see you but I can  
8 hear you.

9 Is Mr. Eismeyer with us? Tim?

10 MR. EISMEIER: Good morning, everyone.  
11 I just joined.

12 MR. MAYER: We have a full house now,  
13 Director. I'm sorry for the delay.

14 BEN GUZMAN and TIM EISMEIER, having  
15 been duly sworn, was examined and testified  
16 as follows:

17 MR. MAYER: Tim, do you have any  
18 introductory comments? I stole your thunder a  
19 little bit. It is a \$22 million water project for  
20 the City of Newark. I believe we are still  
21 self-liquidating on this, Ben?

22 MR. GUZMAN: Yes, that is correct.

23 MR. MAYER: John, could you give us a  
24 few minutes on it? It's really a fascinating  
25 project. Mr. George does big projects. Could you

1 just give us a summary of this big project?

2 MR. GEORGE: Thank you, Bill.

3 Yeah, this is a project that we  
4 started designing several years ago, the City of  
5 Newark. The project is located on the Pequannock  
6 Aqueduct, which are the two parallel pipelines that  
7 bring water from West Milford and from the  
8 reservoirs all the way to Newark City, which is a  
9 21-mile stretch, two pipelines. And the first six  
10 miles at the upstream end is where this project is  
11 located on these aqueducts. It involves  
12 rehabilitation of the aqueduct, and not really the  
13 pipeline itself, but the air valves, and air valve  
14 chambers, and cross connections, and some -- some of  
15 the giant valves that are on the pipeline itself,  
16 they are being replaced. So that's the total scope  
17 of the work, and it is \$22 million.

18 MR. MAYER: Thank you, John.

19 I don't have anything more to add,  
20 Director.

21 MS. SUAREZ: Thank you very much.

22 The only question I have, and maybe  
23 this is for Mr. Eismeier, if you could just go over  
24 quickly the IBank splints for us.

25 MR. EISMEIER: I believe -- let me

1 just double-check that.

2 The one thing I was also going to add  
3 was that the City had approved a rate increase, let  
4 me think about this, it was back in 2015, which was  
5 a three-year rate increase for both the water and  
6 sewer utilities, and just approved an additional  
7 rate increase over a five-year period earlier this  
8 year, largely as a result of the fact that we do  
9 have sort of significant work that continues to need  
10 to be done to the system. I know we mentioned that  
11 application, but I just want to sort of state that  
12 for the record.

13 Bear with me one second as I just pull  
14 up the breakdown between the trust and fund portions  
15 here.

16 It is 50/50, I believe. Yes, 50/50  
17 between the zero percent interest and the AAA market  
18 base.

19 MS. SUAREZ: I thought in the  
20 application it was actually 13.2 million at zero  
21 percent and then 8.6 million at market rate? Is  
22 that not right?

23 MR. MAYER: It might be a 75/25, Tim.

24 MR. EISMEIER: Oh, I apologize. Yes,  
25 you have those numbers, correct. That is the debt

1 service on each piece so, yes, the principal amount,  
2 I apologize, is on the trust portion or the I Bank  
3 loan portion is 8.6 million. The principal amount  
4 on the fund portion is 13.2 million.

5 MS. SUAREZ: Thank you very much.

6 And then the last question, actually,  
7 Mr. Guzman, the City plans to adopt on the 20th?

8 MR. GUZMAN: Yes. The city plans to  
9 adopt the budget on the 20th. We've been working  
10 with Robert Kennedy and with the team as well over  
11 there at the State. We have been going back and  
12 forth supplying additional information. There was  
13 an amendment introduced at last week's council  
14 meeting and we plan to adopt the amendment and adopt  
15 the budget as amended on the 20th.

16 MS. SUAREZ: Okay. Thank you.

17 Mr. Mayer, was there something else  
18 you were adding?

19 MR. MAYER: No, no. I'm fine. Thank  
20 you.

21 MS. SUAREZ: Hearing no additional  
22 questions -- well, actually, let me ask.

23 Do the Board members or anyone from  
24 the public have any questions or comments they'd  
25 like to raise?

1                   Okay. Hearing none, do we have a  
2 motion to approve the adoption of the bond ordinance  
3 and issuance of bonds pursuant to the Municipal  
4 Qualified Bond Act?

5                   MS. RODRIGUEZ: I make a motion.

6                   MR. DI ROCCO: I will second.

7                   MR. BENNETT: I have Ms. Rodriguez and  
8 Mr. Di Rocco.

9                   Ms. Suarez?

10                  MS. SUAREZ: Yes.

11                  MR. BENNETT: Mr. Di Rocco?

12                  MR. DI ROCCO: Yes.

13                  MR. BENNETT: Mr. Close?

14                  MR. CLOSE: Yes.

15                  MR. BENNETT: Mr. Avery?

16                  MR. AVERY: Yes.

17                  MR. BENNETT: And Ms. Rodriguez?

18                  MS. RODRIGUEZ: Yes.

19                  MR. BENNETT: Motion approved.

20                  MR. MAYER: Thank you very much.

21   \*\*\*\*\*

22                  MS. SUAREZ: The next applicant before  
23 the Board today is the Morris County Improvement  
24 Authority. I believe I saw Ms. Edwards.

25                  MR. BENNETT: Director, I want to

1 point out, Union City was on the agenda and they  
2 have withdrawn their application.

3 MS. SUAREZ: Thank you, Nick.

4 MS. EDWARDS: Hi, Director. I was just  
5 pulling up my application if I can have a second.

6 MS. SUAREZ: We are running ahead of  
7 schedule, so absolutely.

8 MS. EDWARDS: I just want to pull up  
9 my letter in front of me.

10 I know Matt Jessup is on the line. I  
11 see him. I'm not sure if anyone from the County has  
12 joined yet. I believe Deena Leary and Betty Bauer  
13 were both planning on attending so I'm not sure if  
14 they are available at this time, but give me one  
15 second and I'm just going to pull up my information  
16 and we can get started if you like.

17 MS. SUAREZ: No problem. I mean, if  
18 you want a minute, take a minute. If you want to  
19 reach out to your clients and see if they are able  
20 to join, happy to give a couple of moments.

21 MR. JESSUP: I will do that part. Let  
22 me reach out to them.

23 MS. EDWARDS: I want to pull up my  
24 program summaries and I'm pretty much set. When  
25 Matt gets back, we can start.

1 MR. JESSUP: Betty Bauer is in the  
2 office but not in her office so they are trying to  
3 track her down.

4 MS. EDWARDS: I can get started at  
5 least or would you like to wait?

6 MS. SUAREZ: I really leave it up to  
7 you. We can get you sworn in, Ms. Edwards. And if  
8 anyone else does join, we could -- if you think they  
9 are really helpful for the application presentation  
10 I'm happy to wait a couple of minutes. No pressure  
11 whatsoever either way.

12 I'm sure the applicants after you  
13 would like the time frame so they can get all their  
14 clients around, too.

15 MR. JESSUP: I would suggest we maybe  
16 get started and then see where we go.

17 JENNIFER EDWARDS, having been duly  
18 sworn, was examined and testified as follows:

19 MS. EDWARDS: Thank you.

20 So as you are aware, this is an old  
21 business application for an approval originally  
22 received in 2004 with regards to the Morris County  
23 Improvement Authority County Guaranteed Leasing  
24 Program. This is a rolling program not to exceed  
25 30 million. We come in front of the Board from time



1 to time to get an extension of the program. The  
2 program is not to exceed 30 million. It is a  
3 rolling program, so each time someone borrows and  
4 the leases are paid down, the funds then become  
5 available again to lend out to the local units in  
6 Morris County. To date, we have or the County has  
7 issued out 190 loans under the program totaling  
8 \$59.1 million in leases. As I mentioned, it is a  
9 rolling program so we currently have under -- about  
10 \$28 million available as the program has been very  
11 successful. Most of the leases are anywhere from  
12 three to five years, so as the leases pay down,  
13 those funds become available again.

14 We do anticipate, given the current  
15 interest rate climate, that there will be more  
16 interest in the program moving forward. I know many  
17 of my clients that go out for three- and five-year  
18 leases, many of which are school districts doing  
19 capital equipment, I know they are receiving fewer  
20 and fewer bids on that financing and the rates have  
21 been extraordinarily higher than we've seen in past  
22 years, so we do anticipate to be receiving more  
23 applications. So far this year the County has  
24 closed on one lease with Montville Board of  
25 Education and we do anticipate other applications.

1                   So this old business letter is  
2                   requesting an extension for two years of the program  
3                   and we would return two years from now to  
4                   potentially get that extended again if the County  
5                   chooses to continue the program and offer it to  
6                   school districts, municipalities, fire districts,  
7                   any local unit located in the county.

8                   I can take any questions, or Matt, I  
9                   don't know if there is anything you want to add.

10                  MR. JESSUP: The only thing I would  
11                  add, of course, is that any lease financing that  
12                  takes place is approved by the Director before it  
13                  moves forward. So not only does the Board make this  
14                  approval and give us two more years of the program  
15                  life, but every individual financing then goes to  
16                  the Director for her approval. You know, the DCA is  
17                  aware of each individual financing.

18                  MS. SUAREZ: I appreciate that.

19                  One quick question. So I believe,  
20                  Ms. Edwards, you mentioned there is about \$28  
21                  million currently available and I think you said  
22                  \$50-something million currently committed. But I  
23                  just wanted to put a finer point on that one.

24                  MS. EDWARDS: That was 190 loans,  
25                  59 million that the Improvement Authority has

1 secured in loans. But majority of them are paid  
2 off, so there is 28 million of the 30 available to  
3 be lent out.

4 MS. SUAREZ: Okay. I appreciate that.

5 MR. JESSUP: Just a quick note that  
6 Morris County, Deena Leary has joined us.

7 MS. SUAREZ: Is there anything you  
8 would like to add about the application? If so, I  
9 will just have you sworn in, but I'm not sure if  
10 there is something you wanted to add in particular.

11 MS. LEARY: No, I don't. But I would  
12 be happy to be sworn in.

13 MS. SUAREZ: I don't think it is going  
14 to be necessary then unless any Board members, do  
15 you have any questions or comments that you would  
16 like to raise at this time, or anyone from the  
17 public?

18 All right. Well then, hearing none,  
19 do we have a motion to issue positive findings?

20 MR. CLOSE: So moved.

21 MR. AVERY: Second.

22 MR. BENNETT: I have Mr. Close and  
23 Mr. Avery on the motion and second, and it is for  
24 the two-year extension of the program.

25 Ms. Suarez?

1 MS. SUAREZ: Yes.  
2 MR. BENNETT: Mr. Di Rocco?  
3 MS. SUAREZ: Yes.  
4 MR. BENNETT: Mr. Close?  
5 MR. CLOSE: Yes.  
6 MR. BENNETT: Mr. Avery?  
7 MR. AVERY: Yes.  
8 MR. BENNETT: And Ms. Rodriguez?  
9 MS. RODRIGUEZ: Yes.  
10 MR. BENNETT: Motion approved.  
11 MS. SUAREZ: All right. Thank you  
12 very much.

13 \*\*\*\*\*

14 MS. SUAREZ: Next on the agenda we  
15 have the Monmouth County Improvement Authority. I  
16 don't know if we have them all present yet.

17 MR. DIROCCO: Director, I'm going to  
18 recuse on this matter.

19 MS. SUAREZ: Yes. Thank you, Mr.  
20 Di Rocco.

21 MR. DIROCCO: I'm going to step away.  
22 Can someone message me when you are done?

23 MS. SUAREZ: Sure.

24 MR. DIROCCO: Thank you.

25 MS. SUAREZ: We will give the

1 applicant a couple minutes to catch up.

2 Okay. Good morning, Mr. Drakowicz.

3 MR. DRAKOWICZ: Good morning,  
4 Director. Sorry I'm late but early.

5 MS. SUAREZ: You are definitely not  
6 late. We are running exponentially ahead of  
7 schedule.

8 MR. DRAKOWICZ: We know you run a very  
9 efficient meeting but this is more efficient than  
10 typical.

11 Should I start at this juncture?

12 MS. SUAREZ: Let's just see if we  
13 think the group is all together. Let's get  
14 everybody else sworn in and then I will yield the  
15 floor to you.

16 JOSEPH KELLY, DOUG BACHER, HEATHER  
17 LITZBAUER, having been duly sworn, was  
18 examined and testified as follows:

19 MR. DRAKOWICZ: Director, I think what  
20 I would like to do and maybe should have done this  
21 just a moment ago is to announce the participants  
22 who are in attendance, if I may. They can just say  
23 yes, we are here, or not just so we know. I will go  
24 down the list and just please respond if you are  
25 here.

1 John Antonides?

2 MR. ANTONIDES: Here.

3 MR. DRAKOWICZ: From Colts Neck.

4 From the Holmdel Board of Education,  
5 Anthony Gattini? Not yet from Holmdel Board of Ed.

6 Howell, Lou Palazzo?

7 MR. PALAZZO: Here.

8 MR. DRAKOWICZ: Karen Anderson from  
9 Little Silver Board of Education?

10 Patricia Addario from Manalapan.

11 MS. DARIA: Here.

12 MR. DRAKOWICZ: Ryan Michelson from  
13 Matawan?

14 MR. MICHELSON: Yes.

15 MR. DRAKOWICZ: Michael Bascom from  
16 Neptune Township?

17 MR. BASCOM: I am here.

18 MR. DRAKOWICZ: Tom Seaman from Red  
19 Bank?

20 And Michael Baskin is also  
21 representing Sea Bright so we have him from there.

22 As of now in terms of participants, we  
23 have Colts Neck, Manalapan, Matawan, Neptune  
24 Township and Sea Bright on board. I think the other  
25 ones will be joining but perhaps they haven't joined

1 us yet. And while we are going through this, maybe  
2 Heather or Doug can email them to see if they can  
3 hop on as we proceed.

4 MS. SUAREZ: Absolutely.

5 MR. DRAKOWICZ: With that, if I may  
6 begin.

7 The Monmouth County Improvement  
8 Authority proposed to issue its bonds in the amount  
9 of \$18,136,000 which would be sold to the public.  
10 The proceeds which will be used to acquire  
11 \$18,136,000 of Authority bonds, which will be held  
12 as security for the Authority bonds which are sold  
13 to the public. The proceeds of these bonds then  
14 will be used to acquire various items and equipment  
15 which will be leased to eight municipalities and  
16 three skill boards located in Monmouth County. The  
17 municipal participants are Colts Neck, Howell,  
18 Manalapan, Matawan, Neptune Township, Red Bank and  
19 Sea Bright and Shrewsbury Borough. The Boards of  
20 Education are three: Holmdel Board of Education,  
21 Howell Board of Education and Little Silver Board of  
22 Education.

23 The Local Monmouth County Improvement  
24 Authority bonds will be secured by lease payments  
25 from each participant. The lease payments by the

1 municipality will be general obligation lease  
2 payments by each of those municipalities. The lease  
3 payments by the schools will be subject to  
4 appropriation by each school but will be further  
5 secured by a guarantee from each municipality which  
6 comprises the border of the respective school  
7 district. Each Local Monmouth County Improvement  
8 Authority bond will also be further secured by a  
9 guarantee by the County of Monmouth.

10 We have previously submitted to the  
11 Board the introduced ordinances that the County  
12 introduced back in August, which I believe is on  
13 file with the Executive Secretary, Nick Bennett.

14 So with that, Director, I open up to  
15 any questions that you may have on the structure and  
16 any other questions that you may have.

17 MS. SUAREZ: Sure. Absolutely.

18 I guess I do have a couple of  
19 questions but what might be really helpful, I know  
20 typically we have the participants run through what  
21 it is that they are looking to utilize Monmouth  
22 County Improvement Authority for, so that would be  
23 helpful. I do understand not everybody is here, but  
24 if we can maybe just get the participants sworn in  
25 and then just hear quickly from them on their



1 projects.

2 MR. DRAKOWICZ: I guess we are looking  
3 for the participants to be sworn in. I believe the  
4 following people are being sworn in: John Antonides  
5 representing Colts Neck, Patricia Addario  
6 representing Manalapan, Ryan Michelson representing  
7 Matawan, Michael Bascom representing Neptune  
8 Township and Sea Bright, and Tom Seaman representing  
9 Red Bank.

10 I'm sorry. He is not on board. I'm  
11 sorry.

12 Is there anyone else who has joined?  
13 Lou Palazzo has joined for Howell and  
14 Shrewsbury.

15 JOHN ANTONIDES, PATRICIA ADDARIO, RYAN  
16 MICHELSON, MICHAEL BASCOM, TOM SEAMAN, LOU  
17 PALAZZO having been duly sworn, were examined  
18 and testified as follows:

19 MR. DRAKOWICZ: And if I may,  
20 Director, I will just announce the town and then  
21 they can describe what they are leasing from the  
22 Improvement Authority.

23 We will start with the well known and  
24 recognized John Antonides from Colts Neck.

25 MR. ANTONIDES: Good morning,

1 everybody. How are you, John? How are you,  
2 Director?

3                   Colts Neck this year decided to join  
4 the lease purchase, which we don't do every time.  
5 This has probably been here about 28 years. I think  
6 this is the third time we've done it. However, we  
7 needed some new public works equipment including a  
8 dump truck, a new bobcat, crack sealer, and a  
9 forklift, as well as a 624 John Deere loader for the  
10 public works, so that's pretty much why we decided  
11 to join the lease purchase program this year.

12                   MS. SUAREZ: Thank you.

13                   MR. DRAKOWICZ: Lou Palazzo from  
14 Howell.

15                   MR. PALAZZO: Hi. Good morning,  
16 everyone.

17                   Howell Township has participated in  
18 the Monmouth County Improvement Authority's program  
19 for several series as we are planning to do for this  
20 year. There are several items related to public  
21 works as far as large duty trucks as well as some  
22 leaf boxes, a skid-steer, forklift, variable message  
23 board, and an asphalt saw. We also have some police  
24 and fire bureau equipment on there, as well as  
25 replacement police interceptors, laptops for said

1 cars. There is some network disaster recovery  
2 replacement equipment, a closed caption TV upgrade,  
3 printers for our E-ticket system, radars for the  
4 patrol cars, as well as a replacement program for  
5 the desktop computers for Town Hall. So quite the  
6 list for this year.

7 MS. SUAREZ: So Mr. Palazzo, if I can,  
8 I believe Howell is actually going to have the  
9 largest component out of this, this year. I think  
10 it is about 5.3; correct?

11 MR. PALAZZO: Correct. This list will  
12 be pared down. I've been trying to transact with  
13 our Township Manager. We were advised by our  
14 Financial Advisor to basically put everything in and  
15 have a not-to-exceed, and then we can pare down the  
16 list from there. I truly see that not every item we  
17 put on this list will be the final. I definitely  
18 see this list being pared down. I just need to sit  
19 down with the Town Manager and, you know, to be red  
20 -- to get a red pen, red lining to it.

21 MS. SUAREZ: And I just want to be  
22 clear, too. I'm not criticizing the amount. I  
23 understand how there are never enough things that  
24 can be purchased for municipalities and their  
25 departments. The one question that I just have is,

1 I know Howell does have a pretty good bond rating.

2 I do understand it is not a AAA, which is what the

3 County Improvement Authority does have.

4 What was the thought process for

5 Howell not going out on its own?

6 MR. PALAZZO: As you just said, we

7 participated with the County Improvement Authority

8 for many years. They are -- they are an awesome

9 partner to transact with, and if you could piggyback

10 off of the County's AAA rating, it -- it definitely

11 provides a benefit to the Township and its

12 taxpayers.

13 While I wouldn't mind going out and

14 doing this out on our own as we do have a fair bond

15 rating, you just can't beat, you know, AAA, and it

16 is always a positive experience using the County

17 Improvement Authority, so that's why we elected to

18 do it. It's a if it is not broken, don't fix it

19 type thing.

20 MS. SUAREZ: Thank you.

21 MR. DRAKOWICZ: Lou, do you mind if

22 the Improvement Authority quotes some of those

23 statements you made just now?

24 MR. PALAZZO: That's fine. Put it in

25 a press release.

1 MR. DRAKOWICZ: If we may move on  
2 to -- Director, if you have no further questions, we  
3 can move to Manalapan and Patricia Addario.

4 MS. ADDARIO: Good morning. We are  
5 doing various equipment for our DPW and our police  
6 department as well as information technology. We  
7 are doing fully-outfitted Tahoes for the police, a  
8 service truck, a pothole hot box, a skid-steer  
9 loader. We are looking to do two pickup trucks and  
10 one SUV for our construction department, a light  
11 tower and a portable message board for the police  
12 department.

13 MS. SUAREZ: Thank you.

14 MR. DRAKOWICZ: Then if we may proceed  
15 to Matawan and Ryan Michelson.

16 MR. MICHELSON: Thank you so much.

17 Matawan traditionally participates  
18 every other year so this is our on year. We are  
19 looking to procure various different fire, police,  
20 DPW, Office of Emergency Management smaller  
21 equipment, and also DPW and police are looking for  
22 some vehicles or even a dump truck and leaf vac  
23 truck. There is some communications equipment for  
24 Office of Emergency Management, park improvements,  
25 and then additional security and surveillance

1 improvements both at the municipal building and our  
2 parks.

3 MS. SUAREZ: Thank you.

4 MR. DRAKOWICZ: Then if we are able to  
5 proceed and speak to Neptune Township and the  
6 legendary Michael Bascom.

7 MR. BASCOM: Almost retired. That's  
8 what it took, 38 years to get here.

9 But so Neptune Township does regularly  
10 participate in the program, maybe not every time the  
11 program is offered but close to it. We do schedule  
12 our capital program to replace equipment and  
13 vehicles when this program is available. We do find  
14 that the sharing of costs and the five-year term for  
15 repayment works with our budget very well, allows us  
16 to maintain a stable level of debt service.

17 In our program this year we have some  
18 police SUVs. That's to supplement what's being  
19 purchased out of the budget. We have a good deal of  
20 public works equipment including garbage trucks,  
21 tandem dump trucks, snowplows, a front-end loader.  
22 We have replacement of ambulances. It indicates  
23 public works vehicles. Some of these vehicles are  
24 2004s, 2006s, so they are, you know, 18, 19 years  
25 old. Some of them are as new as 11 years old or 12

1 years old. But by the time they get replaced, by  
2 the time the program is actually approved and we  
3 actually receive those vehicles, the vehicles will  
4 be 15 years old. We have, interestingly enough in  
5 here, other than the obvious things that everybody  
6 else has, computers, and vehicles, and equipment, we  
7 do have replacement of a rescue vessel, which is a  
8 boat. It's boat that's used uniquely in a regional  
9 rescue program, which benefits multiple communities  
10 in our area and also in a shared partnership with  
11 our school district for their marine sciences  
12 program. So eventually the costs are split. The  
13 cost of maintenance of the boat and operations of  
14 the boat are split amongst those various entities.

15 Everything else, there is an element  
16 of this that is for our Sewer Authority, as well,  
17 which is also for a loader, and some vehicles, and  
18 equipment, as well.

19 A lot of this is safety equipment, so  
20 we created our own safety training center here, and  
21 now we are creating an element of that so we can  
22 focus on reducing our insurance exposures, and  
23 improving the workplace for our employees, and being  
24 able to basically maintain a lot of this training  
25 in-house or offer the training in-house. We have

1 seven volunteer fire companies, four volunteer  
2 squads. Very active. Hazmat team. Rescue team.  
3 Plus our public works employees, police department  
4 employees. They're all able to train at this  
5 facility. That's really working out for us.

6 MS. SUAREZ: Thank you very much.

7 Mr. Bascom, one quick question for you  
8 because I believe Neptune has the second highest  
9 amount that they are going through the Improvement  
10 Authority for. But I believe I saw in the  
11 application, Neptune does not have its own bond  
12 rating. Is that accurate?

13 MR. BASCOM: Last bond rating was  
14 2014. It was a AA.

15 MS. SUAREZ: So particular reasons  
16 that you guys go through the Improvement Authority?  
17 Don't want to get back out to get your bond rating?

18 MR. BASCOM: We don't mind going back  
19 out for a bond rating. We don't mind that at all.  
20 I think it is the shared cost and the term.  
21 Everything seems to work out well for us here.

22 We've had a great experience over the last 20 years.

23 MS. SUAREZ: I appreciate that. Thank  
24 you.

25 MR. DRAKOWICZ: Director, that's it on



1 Neptune Township. We will ask Mike Bascom to double  
2 up now on Sea Bright.

3 MR. BASCOM: Sure. Sea Bright is  
4 rather simple. It is a plow, snowplow replacing a  
5 15- or 18-year-old truck that public works currently  
6 uses to beach rake to maintain the cleanliness on  
7 the beachfront, replacing a used one that we bought  
8 about ten years ago, and then providing -- we've  
9 fallen behind in the provision of personal  
10 protective equipment to our firefighters, and we are  
11 actually the beneficiary of a rapidly growing  
12 volunteer fire department, taking on a huge number  
13 of members at a time when most people are losing  
14 members, so we need to get them equipped. So this  
15 is a one-time bump in addition to what we typically  
16 budget.

17 MS. SUAREZ: Well, happy to hear why  
18 it is that you are able to lure so many volunteers  
19 when the rest of us can't seem to retain them.

20 MR. BASCOM: I would say it would be  
21 interesting to talk to the Sea Bright Fire Chief  
22 about the program they have in place there for their  
23 volunteers. It's really working out well.

24 MS. SUAREZ: Yeah, I certainly will.  
25 We keep getting pinged to do shared services.

1 MR. DRAKOWICZ: And the last one in  
2 terms of currently in attendance would be Lou  
3 Palazzo again, but representing Shrewsbury Borough.

4 MR. PALAZZO: So for Shrewsbury  
5 Borough there is really only one item. Earlier this  
6 year we struck up a shared service with going to  
7 County dispatch with Monmouth County, so we need to  
8 procure the proper equipment to make us compatible  
9 with Monmouth County Dispatch and, you know, it  
10 happened rather quickly but we did adopt a bond  
11 ordinance previously, but the funding will be -- for  
12 it will be through the County Improvement Authority.  
13 Shrewsbury Borough is a little bit smaller than  
14 Howell so obviously much more advantageous using the  
15 County Improvement Authority and its AAA bond  
16 rating.

17 MS. SUAREZ: Thank you.

18 UNIDENTIFIED SPEAKER: Director, the  
19 rest of the participants have all now joined. We  
20 have Anthony Gattini from Holmdel Board of  
21 Education, Ron Sanasac from Howell Board of  
22 Education, Karen Anderson from Little Silver Board  
23 of Education, and Tom Seaman, Red Bank.

24 MR. DRAKOWICZ: So if I may, maybe  
25 just to finish up the municipalities. If we could

1 finish up with the municipalities, we maybe could  
2 ask Tom Seaman to discuss the equipment for Red  
3 Bank.

4 MR. SEAMAN: Hello, everybody. Good  
5 morning.

6 Red Bank's been in this program for  
7 many years even before I started here last year.  
8 They love this program. This year there is going to  
9 be various vehicles for construction, code. The  
10 police want to purchase five new SUVs. DPW are  
11 going to purchase a dump truck, a loader. Police is  
12 also purchasing other equipment. And the  
13 Water/Sewer Department is doing a chlorination pump,  
14 so a lot of items. It is a great program.

15 MS. SUAREZ: Thank you.

16 MR. DRAKOWICZ: Then we can perhaps  
17 move to the three Boards of Education and maybe we  
18 can start with Holmdel Board of Education, Anthony  
19 Gattini.

20 MR. GATTINI: We've been a user of the  
21 capital pool lease purchase program for 20 years.  
22 In my list of items there are personal computers,  
23 Chromebooks, networking equipment, and one  
24 maintenance item, a dump truck. Also, there are  
25 some fiberoptic cabling and copper cabling for Wi-Fi

1 in our schools. This is all district-wide.

2 Do you have any questions?

3 MS. SUAREZ: I do not. Thank you very  
4 much.

5 MR. GATTINI: Okay. Thank you.

6 MR. DRAKOWICZ: Let's proceed with Ron  
7 Sanasec from Howell Board of Education.

8 MR. SANASEC: Good morning. Yes, it's  
9 still morning so I have eight minutes to say good  
10 morning.

11 MS. SUAREZ: We can hear you.

12 MR. SANASEC: Oh, you can? All right.  
13 Because I had to dial in. I could not get sound on  
14 the computers, so I'm now on the phone.

15 Thank you and good morning. Similar  
16 to everybody else, we've been long-term users. It  
17 has served us very well, great partnership with  
18 Monmouth County and our local to allow us to  
19 participate.

20 This list is mostly replacement  
21 equipment that is -- has served us well beyond its  
22 useful life. Maintenance van, mason dump. We are  
23 adding some sidewalk machines because -- for snow  
24 removal because we do not have the labor force to  
25 keep schools open anymore. We don't get --

1 (technical difficulties) replacement of obsolete  
2 equipment and maintenance products.

3 Happy to answer any questions.

4 MS. SUAREZ: Thank you. I do not have  
5 any questions, but if it helps you with your  
6 technology, for whatever reason, we were able to  
7 hear you on the computer but you couldn't hear us on  
8 the computer.

9 MR. SANASEC: Yeah. I know the State  
10 and everybody loves Teams.

11 MS. SUAREZ: I don't love it.

12 MR. SANASEC: Sometimes signing out  
13 and back in works and sometimes it doesn't. I know  
14 how to do my volume. It is not me. Rarely -- a lot  
15 of times it's me. This time it's not.

16 But thank you very much.

17 MS. SUAREZ: You're welcome.

18 MR. DRAKOWICZ: And last but certainly  
19 not least, Little Silver Board of Education.

20 Who is on for Little Silver?

21 MS. ANDERSON: Hi, this is Karen  
22 Anderson.

23 I too had some issues with Teams so I  
24 called in.

25 And we are requesting the funds from

1 MCIA for a lot of custodial equipment, like Genie  
2 lifts so that we can more efficiently change labels  
3 and tiles, walk behind scrubbers, and we also need a  
4 spreader for snow removal, as well, and grounds  
5 equipment like mowers.

6 MS. SUAREZ: Thank you.

7 MR. DRAKOWICZ: Director, those are  
8 all the participants and I just want to sort of make  
9 one or two additional comments.

10 One, all these items are being  
11 financed over the life of the asset and the program  
12 goes not to exceed ten years, so most of the  
13 equipment is five- and ten-year equipment. Even if  
14 it is longer than ten years, if it was 15, it is  
15 still ratcheted down to ten. That's how the County  
16 has desired the program to be so it is more  
17 efficient, as we offer it every other year. You  
18 know, I want to thank the participants for joining  
19 today, as well as Joe Kelly from the County, who we  
20 couldn't do this transaction without, quite frankly.  
21 I appreciate everyone attending. Thanks. Thanks,  
22 guys. Just to add, on the school districts. They  
23 are limited to the five years.

24 MS. SUAREZ: I don't have any other  
25 questions. I will open it up to see if the other

1 members of the Board or if anyone from the public  
2 has any comments or questions they would like to  
3 add.

4           Okay. Then hearing none -- and before  
5 I ask for a motion, Mr. Drakowicz, I will give a  
6 shameless plug to the LEAP program, which is the  
7 Local Efficiency Achievement Program. So I know  
8 Monmouth County is famous in our state for doing  
9 some of the most shared services in the entire  
10 state, so I just want to flag because some of the  
11 items that I heard from some of the various  
12 participants are things like pothole fillers, crack  
13 fillers, things along those lines. I've been  
14 starting to see LEAP applications across the state  
15 where multiple municipalities or the County will  
16 actually purchase it on behalf, do a shared service  
17 with everybody, and then they can utilize it. So  
18 somebody gets it on every day of the week, for  
19 example. So if five municipalities are  
20 participating, somebody has it on each day of the  
21 week so they can actually utilize the equipment,  
22 whatever the case may be. So just throwing that out  
23 there because we also provide grant funding to help  
24 offset any of those costs. So shameless plug for  
25 the Local Assistance Bureau and the division on our

1 grant programmi ng.

2 With that being said, I will ask if we  
3 have a motion to issue posi tive findings on the  
4 project financi ng and the guarantees.

5 MR. AVERY: So moved.

6 MR. CLOSE: Second.

7 MR. BENNETT: I have Mr. Avery and  
8 Mr. Cl ose.

9 Ms. Suarez?

10 MS. SUAREZ: Yes.

11 MR. BENNETT: Mr. Di Rocco is recused.  
12 Mr. Cl ose?

13 MR. CLOSE: Yes.

14 MR. BENNETT: Mr. Avery?

15 MR. AVERY: Yes.

16 MR. BENNETT: Ms. Rodri guez?

17 MS. RODRI GUEZ: Yes.

18 MR. BENNETT: Moti on is approved.

19 MR. DRAKOWICZ: The Authori ty  
20 appreci ates the posi tive findings from the Di rector  
21 and the rest of the Board. Again, it is always a  
22 posi tive experience. Thank you all .

23 MS. SUAREZ: Thank you. Good Luck  
24 wi th all of the projects, purchases, equi pment.

25 \*\*\*\*\*



1 MS. SUAREZ: Okay. The next applicant  
2 appearing before the Board today is the Borough of  
3 Buena. I see Mr. Tonetta.

4 MR. BENNETT: Director, I want to  
5 reach out to Mr. DiRocco. I want to make sure he is  
6 back in.

7 MS. SUAREZ: Mr. Tonetta, we are going  
8 to get sworn in anybody who is joining you from the  
9 Borough as well as Mr. Garcia, because I believe he  
10 is the Financial Advisor here today.

11 MR. TONETTA: Yes, Mike Garcia is on  
12 the call as well as our Council President, Doug  
13 Adams, and Marina Barsuglia.

14 MS. SUAREZ: Great. All right. So  
15 let's get the Council members sworn in.

16 MARINA BARSUGLIA, MICHAEL GARCIA, DOUG  
17 ADAMS, having been duly sworn, were examined  
18 and testified as follows:

19 MS. SUAREZ: Mr. Tonetta, the floor is  
20 yours.

21 Actually, Mr. Tonetta, if you wouldn't  
22 mind just giving me one quick minute. I wanted to  
23 do a recap because I appreciate all the hard work  
24 that both the Borough as well as the fire service  
25 have kind of put into this to get this across the

1 finish line.

2 So I just wanted to refresh, as the  
3 Board recalls from last month's meeting, Buena  
4 presented its application. We heard testimony from  
5 the Borough and the fire professionals, and the  
6 Board had requested that the Borough provide an  
7 amended MOU between the Borough and the fire company  
8 providing services to the Borough that would set  
9 forth the length of the agreement as well as  
10 notification should the agreement not be renewed by  
11 either party. And so we've -- I saw that you have  
12 submitted the amended Memorandum Of Understanding,  
13 the addendum, they are fully executed which  
14 addresses the final concern of the Board.

15 So Mr. Tonetta, it is my understanding  
16 that the Borough's governing body plans to dissolve  
17 the fire district at its meeting later this month  
18 should the Board approve the dissolution; is that  
19 correct?

20 MR. TONETTA: That's correct. It  
21 already has been forwarded on a first reading. The  
22 second reading will be scheduled for September 25th.  
23 And depending on the Council's determination, which  
24 I believe will be to dissolve based upon the savings  
25 to the Borough and the taxpayers of the Borough, it

1 would make sense. It is our request to have the  
2 dissolution take place as quickly as possible. As  
3 we had indicated, there has been a notification from  
4 the existing Commissioners that they want it, as  
5 well, to be dissolved. It's been suggested and I  
6 think our auditor, Mr. Garcia, concurs, that it  
7 makes total sense to have the dissolution, if the --  
8 if the Board allows, to take place at the end of the  
9 current third quarter, which would be at the end of  
10 September 30th, so that October 1st, the first  
11 quarter, everything would begin anew.

12 MS. SUAREZ: We would wholeheartedly  
13 agree with that and support it. I think that's  
14 easier to kind of separate at that juncture from my  
15 vantage point, as well.

16 Apologies for kind of interjecting  
17 there. I just wanted to kind of set the stage.

18 Is there anything else, Mr. Tonetta,  
19 that you would like to add on the application?

20 MR. TONETTA: No. I think that we  
21 provided indications that it is obviously a cost  
22 savings to our taxpayers. And with President  
23 Laporta's help and assistance, confirm that the  
24 Minotola Fire Company, which is a volunteer fire  
25 company within the Borough, will continue as they

1 have for the past 100 years to provide fire services  
2 for the Borough for the protection of property and  
3 the residents.

4 MS. SUAREZ: Thank you.

5 So I will just ask quickly if any of  
6 the Council members who are present or if Mr. Garcia  
7 have anything that they would like to add?

8 MR. GARCIA: Nothing.

9 MS. SUAREZ: Okay. Any other  
10 questions or comments from anyone from the public or  
11 any of the Board members?

12 Okay. All right. Well then, hearing  
13 none, do we have a motion to approve the dissolution  
14 with the condition that it take effect no sooner  
15 than October 1st of 2023?

16 MS. RODRIGUEZ: I make a motion.

17 MR. DI ROCCO: Second.

18 MR. BENNETT: Ms. Rodriguez and Mr.  
19 Di Rocco.

20 Ms. Suarez?

21 MS. SUAREZ: Yes.

22 MR. BENNETT: Mr. Di Rocco?

23 MR. DI ROCCO: Yes.

24 MR. BENNETT: Mr. Close?

25 MR. CLOSE: Yes.

1 MR. BENNETT: Mr. Avery?

2 MR. AVERY: Yes.

3 MR. BENNETT: Ms. Rodriguez?

4 MS. RODRIGUEZ: Yes.

5 MR. BENNETT: Motion approved.

6 \*\*\*\*\*

7 MS. SUAREZ: Okay. And then the final  
8 applicant appearing before the Board today is the  
9 Township of Lyndhurst, and I believe I saw Mr. Bill  
10 Wielkocz here.

11 MR. WIELKOTZ: Good morning.

12 MS. SUAREZ: Good morning.

13 MR. WIELKOTZ: Good morning. We have  
14 with us the Mayor, Mayor Giangeruso. With him is  
15 the Town Attorney Carmine Alampi, the Town Engineer  
16 Mike Neglia. I just saw Lindsey Knight pop in, who  
17 also is with Neglia Engineering, and the CFO Chris  
18 Battaglia, and I am Steve Wielkocz, the auditor for  
19 the Township.

20 MAYOR GIANGERUSO, CARMINE ALAMPI, MIKE  
21 NEGLIA, LINDSEY KNIGHT, CHRIS BATTAGLIA, AND  
22 STEVE WIELKOTZ, having been duly sworn, were  
23 examined and testified as follows:

24 MR. WIELKOTZ: The Township of  
25 Lyndhurst is seeking approval of an ordinance to

1 create the -- a township redevelopment agency  
2 pursuant to NJSA 40A:12-11. I'm going to turn this  
3 over to Mr. Alampi, who is the Township Attorney, to  
4 give some background, and then Mr. Neglia and  
5 Lindsay Knight will talk about some of the  
6 properties that are involved here, and then we will  
7 answer any questions that the Board might have.

8 MR. ALAMPI: Carmine Alampi, the  
9 Township Attorney.

10 Lyndhurst is a Walsh form of municipal  
11 government. We have five Commissioners who are  
12 elected to four-year terms every four-year cycle.  
13 The Commissioners are fully responsible to operate  
14 and run their respective agencies and departments as  
15 allocated to each Commissioner. This means that  
16 they deal with the budget issues, hiring,  
17 promotions, demotions, personnel matters, things of  
18 that nature, and the general oversight of each of  
19 their departments. For example, in Public Affairs,  
20 the Tax Assessor, the Planning Board, the Zoning  
21 Board, the Rent Leveling Board, the Building  
22 Department are all folded into that Commissioner.  
23 Parks and Buildings are not just cutting grass but  
24 it is the upkeep and maintenance of all the  
25 municipal facilities and buildings, infrastructure,

1 utilities, maintenance, et cetera.

2 Lyndhurst enjoys a very strong  
3 relationship with its Board of Education, and as a  
4 result of the activity with the Board of Education,  
5 has savings to all the taxpayers. We have entered  
6 into several shared services agreements where our  
7 municipal employees handle snow removal, grass  
8 cutting, maintenance, landscaping for the Board of  
9 Education facilities as well as the municipal  
10 facilities. That cross pollination involves a lot  
11 of time and coordination but it saves so much money  
12 and saves duplication of services.

13 Within that spirit, the Board of  
14 Commissioners has determined there are opportunities  
15 to move land use development through the  
16 redevelopment law and through that process and have  
17 identified and are working on one particular area on  
18 Ridge Road, which is the extension of Route 17, the  
19 State highway, where the municipality actually owns  
20 the closed elementary school known as the Lincoln  
21 School. That school is a one-acre parcel at the  
22 strategic intersection in the center of town, and  
23 that focal point is what drew our attention to the  
24 potential for future development along Ridge Road,  
25 stretching about five or six blocks on either side

1 of the Ridge Road. When the discussion came about  
2 as to what's involved with the redevelopment  
3 process, the investigation, the area in need, public  
4 hearings, meetings, bringing forth interest from the  
5 private sector, the Commissioners felt that it was a  
6 little overwhelming given that four out of the five  
7 Commissioners are still working full time. Two of  
8 them are out of state, in New York City, working,  
9 and they run their own departments. So the desire  
10 was that as an alternative, we can move forward with  
11 a redevelopment agency. When we started to  
12 formulate the concept of the agency, it was quickly  
13 determined that whoever was appointed would be  
14 people that are business leaders in the community,  
15 business people, former officials, and those that  
16 have the time to devote to the redevelopment  
17 process. They would serve without compensation.  
18 There is no thought of arming these people with  
19 their own staff because we have a municipal  
20 engineer, Mr. Neglia and his staff, Lindsay Knight,  
21 who is a part of the Neglia Company, who is our  
22 professional planner, myself as the township  
23 Attorney, and our CFO and Auditor. We proposed a  
24 preliminary budget of about \$52,000 for the first  
25 year of operation. That might be the additional



1 cost and expense for all the consultants and support  
2 staff during the first year of operation. We don't  
3 believe that we will even spend \$52,000 but that's  
4 our budget because we are going to operate in-house  
5 with our staff. Our full-time consultants are  
6 readily available to each Commissioner and to the  
7 Board of Commissioners as a whole. The belief is  
8 this. Most of our Commissioners have little or no  
9 experience in real estate development and real  
10 estate finance. They are looking to be consultants  
11 for expertise. We are looking to recruit highly  
12 qualified and well-established businesspeople in our  
13 community or former officeholders who have extensive  
14 local government experience to volunteer their time  
15 to support the redevelopment process by becoming  
16 members of the redevelopment agency. Once the  
17 agency is formulated and appointees are made, our  
18 hope and our goal is that we can reach out to the  
19 private developers to see what interest they have in  
20 assisting us to move forward with the first area  
21 that we've identified.

22 We further believe that we have two  
23 other areas in separate locations, separate  
24 neighborhoods in Lyndhurst that in the next few  
25 years are going to be very well available for

1 redevelopment and bring these pocket of mixed-use  
2 developments to the different neighborhoods in our  
3 community.

4           That's our goal. That's the process.  
5 The reason to form the agency quite simply is, each  
6 Commissioner is consumed already with their  
7 full-time duties at work, outside of their  
8 volunteerism as elected officials, and then they run  
9 their respective departments. And the Mayor, who is  
10 here with us, today, Mayor Giangeruso, the Chief  
11 Executive, is also the Commissioner of Public  
12 Service. He oversees the Police Department, the  
13 Fire Department, the EMTs and all -- and property  
14 maintenance. I will tell you that, although Mayor  
15 Giangeruso is retired from his service when he was a  
16 Deputy Chief of the Police Department years ago, I  
17 believe that he puts about 40 hours a week into  
18 service for Lyndhurst at his office. I know this  
19 because my office is adjacent to him, and I'm in the  
20 office two days a week, and there is never a time  
21 that I don't see Mayor Giangeruso in the office with  
22 a secretary, doing paperwork, meeting with residents  
23 and doing other work, overseeing the Police  
24 Department with the Chief.

25           So we have a need. We have a team of

1 professionals already incorporated in the Lyndhurst  
2 municipal government and budget, and we see the need  
3 for our redevelopment agency. We understand the  
4 process of law. We understand that the Local  
5 Finance Board will want to review it, scrutinize our  
6 application, and we pray that you support us in this  
7 endeavor.

8                   This is the first time that we are  
9 proceeding in this way. There was a time almost 20  
10 years ago where there was a redevelopment plan  
11 floated to the public. It was quite aggressive. It  
12 was a very extended area. It met with massive  
13 public opposition. And at that time there was no  
14 thought of a redevelopment agency. It was just an  
15 idea that was created by two or three public  
16 officials and it was way too much, way too intense,  
17 and the scope of the development turned the public  
18 against this concept. Here we plan to do smaller,  
19 concise, limited redevelopment in different  
20 locations. We do want to proceed as a  
21 non-condemnation process, as well. We do not plan  
22 to utilize any public funds, raise any bonds, or use  
23 powers of condemnation ourselves. What's  
24 stimulating all of this is our ownership of the  
25 one-acre parcel known as the Lincoln Elementary

1 School , a school that was built in the 1880s, a  
2 school that needs to be demolished. We've already  
3 analyzed the additional cost and expense of  
4 demolishing a structure of this type with asbestos  
5 and other components within the building. We have  
6 had that analysis done. We are ready to proceed  
7 with the Lincoln School , which would be the catalyst  
8 for our first attempt at a limited neighborhood  
9 redevelopment.

10 MS. SUAREZ: Thank you.

11 Before I ask my questions, any other  
12 comments from the applicant?

13 MR. WIELKOTZ: If I might, Director, I  
14 would like to put on for the record that in a  
15 follow-up to Mr. Alampi , that, you know, the  
16 smartest people in the world are the people that  
17 understand what they don't know and what they are  
18 not a professional at. And I think the  
19 Commissioners should be commended for understanding  
20 that this is not something that they have extended  
21 knowledge about. They would rather look to the  
22 community at large and -- and pick a banker, or  
23 businesspeople, real estate professionals that deal  
24 with this on a regular basis. And this -- this  
25 gives -- will give Lyndhurst another layer of review

1 in terms of redevelopment. There's the Planning  
2 Board, Zoning Board, Commissioners, but there will  
3 be another layer of professional people that will do  
4 a lot of the legwork, a lot of the analysis, and  
5 then bring forth to the governing body their  
6 recommendations which makes, to us and to the  
7 Commissioners, makes all the sense in the world.  
8 This will not be a, quote/unquote, operating entity  
9 in terms of employees and things like that. This is  
10 not going to be a cesspool for hiring somebody's  
11 brother-in-law or cousin. Nothing like that. As  
12 Mr. Alampi said, the goal is to utilize the current  
13 municipal employees as much as possible. Once the  
14 redevelopment plan is put forth and there is fees  
15 start coming in, it is -- it is the goal of the  
16 governing body that the agency be self-sustainable  
17 through the fees, and that there be no additional  
18 burden to the taxpayers.

19 I just wanted to get that on the  
20 record, as well, before you ask your questions.

21 MR. NEGLIA: And just to add, my firm  
22 has represented Lyndhurst since 1978, 53 years. My  
23 father and my grandfather were well versed in the  
24 community. We've done redevelopment plans and  
25 redevelopment work on every one of the surrounding

1 towns; North Arlington, Kearney. We worked a little  
2 bit in Rutherford. And one of the main concerns we  
3 had when we were looking at this is, we need a fresh  
4 set of eyes in terms of the administrative standards  
5 that are going to apply to redevelopment, because we  
6 now fell behind in, in my professional opinion, in  
7 terms of the towns surrounding us. We have a  
8 brand-new train station being ready to reopen, and  
9 there is a lot of work that's going to be needed to  
10 be done by this agency in terms of site visits and  
11 trying to determine what we want to be moving  
12 forward. And as Mr. Alampi alluded to, there is not  
13 enough time for the Commissioners or the Planning  
14 Board or the Zoning Board to absorb those roles  
15 because this has to be looked at specifically  
16 separate, and we are getting a lot of applications  
17 in towns that are very aggressive, that we have some  
18 standards here that will address where the community  
19 is going in the future.

20 I'm Michael Neglia, and I'm the owner  
21 and President of Neglia Group, formally known as  
22 Neglia Engineering. We rebranded.

23 MR. ALAMPI: Again, this is Carmine  
24 Alampi, Director.

25 The addition of Lindsay Knight to the

1 Neglia Company also included us greatly. Although  
2 she assists us at the Planning Board level with  
3 applications, Lindsay, who is online here, was  
4 formerly engaged in Hackensack and has had a  
5 tremendous amount of experience in the redevelopment  
6 structure in the City of Hackensack. And so when  
7 Mr. Neglia advised me of Lindsay's availability and  
8 employment with the Neglia Group, we felt that we  
9 had a very strong team internally to move forward  
10 with the redevelopment. And as I indicated to you,  
11 we are looking not for massive restructuring and  
12 redevelopment, but looking for finite-size projects  
13 in different sections of the community to bring a  
14 neighborhood uplift in some tired properties.

15 We have, for example, a situation that  
16 developed over the years at the Lyndhurst Diner  
17 property, which is a far removed from Ridge Road.  
18 The family is at odds with each other. They are in  
19 litigation. And they finally, through the  
20 litigation process, are going to be disposing of the  
21 property to a development group. We've already had  
22 some contact. The property is one-and-a-half acres  
23 and has some adjacent commercial properties attached  
24 to it. We anticipate that might be our second  
25 opportunity for an area in need of development. It

1 is at a major intersection. It is controlled by  
2 traffic signals. And, again, we are talking about  
3 very finite, limited mixed-use opportunities to  
4 upgrade that neighborhood.

5 MS. SUAREZ: Thank you.

6 So one of the questions I do have that  
7 actually came up from the conversation here today  
8 is, I'm all about sharing resources. I think it is  
9 fantastic that you are looking to see how we can  
10 continue to maintain using in-house staff to help  
11 support the would-be authority. One of the  
12 questions I have is, since they will have a  
13 completely separate budget, is how you envision  
14 structuring this? Would there be some sort of  
15 shared service between the Town and Authority for  
16 staff doing work for both entities? What are we  
17 thinking there?

18 MR. WIELKOTZ: That's a hundred  
19 percent what we are thinking, is that we've got our  
20 CFO Chris Battaglia on the call. You know Chris.  
21 He is a very capable CFO. And the -- again, when  
22 you look, as Carmine said, the budget is \$52,000.  
23 It is not a lot of money. It is money that  
24 generally most of it will be spent by the Township  
25 if they were to do this on their own. So in short



1 term, no employees. The long term, depending what  
2 develops, if there is a need, that's going to be  
3 self-sustaining, perhaps. But the goal here is  
4 to -- to not burden the taxpayers for one cent for  
5 this.

6 MS. SUAREZ: And I just want to re-up  
7 this one because I know we definitely talked about  
8 it in the pre-meeting, which I thought was very  
9 helpful. The -- any of the members that would  
10 actually be appointed to the Authority would be  
11 volunteer based, not compensated; correct?

12 MR. WIELKOTZ: The Mayor will confirm  
13 that.

14 MAYOR GIANGERUSO: That's true. We  
15 will select a committee and there will be no salary  
16 involved there.

17 MS. SUAREZ: Thank you.

18 MAYOR GIANGERUSO: I do want to get  
19 across, we have no Business Administrator under the  
20 Walsh Act.

21 MR. ALAMPI: The Mayor is reminding  
22 us, we do not have a Township Administrator under  
23 our form of government. And, again, as you know, a  
24 full-time, highly capable Administrator takes the  
25 burden off the day-to-day operation from the

1 governing body. So besides running their  
2 departments, the absence of a formal Township  
3 Administrator is another burden. And endeavoring to  
4 go forward with redevelopment, the Board of  
5 Commissioners felt they needed this agency to be in  
6 place.

7 MS. SUAREZ: Thank you.

8 Any other questions from the Board  
9 members or public?

10 MR. CLOSE: Steve, I thought the  
11 presentation answered the majority of the questions  
12 I had. Maybe just a couple of points you could  
13 clarify for me now.

14 You talked about the budget for the  
15 Director. So the \$52,000, year one, why -- did you  
16 look at doing a more expanded analysis, say  
17 three-to-five years if they are looking at this  
18 because \$52,000 year one, is there some sort of cap  
19 anticipated on the cost given the description  
20 provided here today?

21 MR. WIELKOTZ: That's a good point,  
22 Mr. Close. Again, as I said before, the goal is for  
23 the Agency to be self-sufficient based on  
24 development fees collected after they have a plan  
25 and after things get moving. We talked about

1 something like a three- or five-year plan, but you  
2 know what? It is a little too early because until  
3 we know what areas are going to be redeveloped, it  
4 would be like taking a dart and just throwing it at  
5 the board. What I can tell you and what we do know  
6 is that the costs in its infancy are going to be  
7 minimal. Really, the Planner, the Engineer,  
8 internally the budget, there will need to be an  
9 audit. But auditing, quite frankly, an agency that  
10 has five or six transitions, if that, you know, will  
11 meet all the requirements, but we don't see spending  
12 a lot of money until all this other stuff is  
13 defined.

14 MR. CLOSE: Okay. I understand that.

15 So with having said that, you are  
16 looking at year one here. It looks like some work  
17 or it sounds like some work has been done  
18 preliminarily with folks. Are those funds being  
19 paid for by the Township? Are they included in the  
20 budget? And what is the status of the budget?

21 MR. WIELKOTZ: Yes, yes, and again,  
22 once they get the approval with the positive  
23 findings to move forward and the Agency -- the  
24 ordinance is introduced by the Commissioners,  
25 published, hearing, adopted, then they will get

1 going. I know that Neglia Group, new name, as the  
2 Township Planners, they are always looking at things  
3 that are going on and need to go on in the Township.  
4 That's not going to change. And those expenses are  
5 incurred on a regular basis just like any other  
6 municipality.

7 MR. CLOSE: Kind of my last one, which  
8 I think was touched on, but the decision to move  
9 forward to form an Authority now as opposed to -- I  
10 mean, I'm sure this has been contemplated over a  
11 period of time. It sounds like there has been a lot  
12 of thought put into this by the municipality and its  
13 folks here.

14 What's the -- is the school situation  
15 the impetus for this parcel? Is that parcel the  
16 impetus for moving forward now? And what's your  
17 time frame that you are looking at to have this in  
18 place? And is there some need to move it forward  
19 now as opposed to later, given the circumstances  
20 with that parcel?

21 MR. ALAMPI: The Township actually  
22 built a high-tech, up-to-date middle school and  
23 turned it over to the Board of Education on land  
24 that was owned -- 50/50 of the land mass was owned  
25 by the Township and by the Board of Education. The

1 Township retained ownership of a small portion of  
2 the land where we have recreational facilities, a  
3 football field and a hockey rink, and turned over  
4 the majority of the real estate with the new school  
5 to the Board of Education. In exchange, the Board  
6 of Education transferred title of what we call the  
7 Lincoln School, approximately a one-acre parcel, to  
8 the Township and we've retained ownership of that  
9 property for the past four years. The school is no  
10 longer in use as the students have moved onto the  
11 new facilities and have spread to other grammar  
12 schools, and this is sitting fallow, and there is no  
13 activity, there is no income. There is a burden  
14 because we have to maintain the property. We have  
15 to secure it from any vandalism, and we are anxious  
16 to move forward with it. Of course, everyone in the  
17 community and surrounding communities are aware that  
18 we are not in the business of owning an empty  
19 school, so there is an opportunity for development  
20 in a strategic location. So the Board of  
21 Commissioners has been aware, has been receiving  
22 inquiries for the past four years. It is time for  
23 us to move forward with a comprehensive,  
24 intelligent, and balanced plan. We do anticipate,  
25 if the redevelopment agency is authorized and it is

1 impanel ed, we anticipate dealing with devel opers  
2 possi bly by the beginni ng of 2024.

3 MR. NEGLIA: And not only devel opers,  
4 but also existi ng property owners in that same area  
5 that Mr. Alampi was just describi ng. There is  
6 another large property that was just demolis hed.  
7 They have been in front of the planni ng board  
8 several times. So time is of the essence in terms  
9 of what I believe in the Township of Lyndhurst  
10 because these two projects will define what the  
11 Redevelopment Authori ty will continue to be up and  
12 down our main streets in the Township of Lyndhurst.  
13 And the current zoning and the current applicati on  
14 doesn't really apply to these larger parcel s. So we  
15 have to reestablish all that through the  
16 Redevelopment Authori ty, and figure out what densi ty  
17 we are going to permit, and I don't want to get into  
18 the details because this is more financi ng. But the  
19 majority of that budget that was submit ted was for  
20 us to really start the process in terms of givi ng  
21 the -- hopefully the Redevelopment Authori ty the  
22 options and deci sions to make from an admini strative  
23 standpoint to make the recommendati ons to the  
24 Commi ssi oners.

25 MR. CLOSE: Okay. Thank you for the

1 information. That answered my questions.

2 MS. RODRIGUEZ: Director, I don't have  
3 questions but I have a few comments. All my  
4 questions have been answered.

5 And I just have to say that I'm very,  
6 very pleased. I'm a person. I'm in Lyndhurst once  
7 or twice a week. Full disclosure: One of my  
8 favorite restaurants is Gelone's on Ridge Road, and  
9 so I'm there. I'm there, and I do business meetings  
10 there so I am excited. Projects like this do make  
11 me excited. I think you answered a lot of the  
12 questions and concerns that I had. Mayor, and the  
13 Town Council, and absolutely the engineering firm,  
14 it is truly invested in this town. When you are  
15 building schools and, you know, where you need the  
16 buy-in of the community and the taxpayers and  
17 everything, that's important. So I'm also happy to  
18 see that you do have a Planning Department, and that  
19 your planner happens to be a female. Because, like  
20 myself, as the only member, with the exception of  
21 the Director, as a woman, I have to say, I have to  
22 commend you on that.

23 But, no, Steve, great presentation.  
24 I'm excited. I see Rutherford. I see somebody  
25 mentioned Hackensack. And naturally Lyndhurst is

1 next. Lyndhurst is next. You know, this is a well  
2 thought-out plan. I'm envisioning what is going to  
3 be coming up there, what's going to be happening, a  
4 change in the community in a very positive way. You  
5 know, expanding the community, expanding who comes  
6 there, and I think this is going to be great. And I  
7 have to commend all of you on this. It is a  
8 wonderful presentation. It looks like a bright  
9 future for Lyndhurst, and I'm really happy, and I  
10 wish you lots of luck on all of this.

11 MR. WIELKOTZ: Thank you very much.

12 MS. SUAREZ: Okay.

13 MR. AVERY: Director, I just want to  
14 be sure I understand this process. And I'm pleased  
15 to see that Ms. Knight has joined the engineering  
16 side to bring planning to the civil engineering side  
17 of the work. Normally the way redevelopment would  
18 work would be that the Board of Commissioners  
19 charges the Planning Board to make recommendations  
20 on redevelopment. And I understand, I think I  
21 understand that that's occurred. So the work that  
22 is next is to do the actual investigations, make a  
23 recommendation back to the Planning Board, which  
24 then recommends to the Board of Commissioners the  
25 redevelopment activities. Is that essentially where



1 we are in this?

2 MR. ALAMPI: Exactly. The Planning  
3 Board is undertaking the study. That should be  
4 complete. The recommendations will be coming to the  
5 Board of Commissioners, so this is the most  
6 propitious time to create the agency and impanel it.

7 MR. AVERY: So in anticipation of a  
8 positive recommendation from the Planning Department  
9 and acceptance of the recommendation by the Board of  
10 Commissioners, then the actual work of the  
11 redevelopment activities would be taken --  
12 undertaken by this Board, staffed by in-house staff  
13 and your -- your consulting professionals; is that  
14 accurate?

15 MR. ALAMPI: That's correct, yes.

16 MR. AVERY: All right. Thank you very  
17 much.

18 MS. SUAREZ: Any other questions or  
19 comments?

20 Okay. Then hearing none, do we have a  
21 motion to approve the ordinance to create the Agency  
22 -- Authority? Actually, it's really Authority. I  
23 just wanted to clarify that.

24 MS. RODRIGUEZ: Motion.

25 MR. CLOSE: Second.

1 MR. BENNETT: I have Ms. Rodriguez and  
2 Mr. Close.

3 Ms. Suarez?

4 MS. SUAREZ: Yes.

5 MR. BENNETT: Mr. Di Rocco?

6 MR. DI ROCCO: Yes.

7 MR. BENNETT: Mr. Close?

8 MR. CLOSE: Yes.

9 MR. BENNETT: Mr. Avery?

10 MR. AVERY: Yes.

11 MR. BENNETT: Ms. Rodriguez?

12 MS. RODRIGUEZ: Yes.

13 MR. BENNETT: Motion approved.

14 MS. SUAREZ: So that concludes the  
15 agenda.

16 Do I have a motion to adjourn?

17 MS. RODRIGUEZ: So moved.

18 MR. CLOSE: Second.

19 MR. BENNETT: Ms. Rodriguez and Mr.  
20 Close.

21 Ms. Suarez?

22 MS. SUAREZ: Yes.

23 MR. BENNETT: Mr. Di Rocco?

24 MR. DI ROCCO: Yes.

25 MR. BENNETT: Mr. Close?

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MR. CLOSE: Yes.  
MR. BENNETT: Mr. Avery?  
MR. AVERY: Yes.  
MR. BENNETT: And Ms. Rodriguez?  
MS. RODRIGUEZ: Yes.  
MR. BENNETT: We are adjourned at

12:36 p.m.  
(The meeting of the Local Finance Board concluded at  
12:36 p.m.)

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C E R T I F I C A T I O N

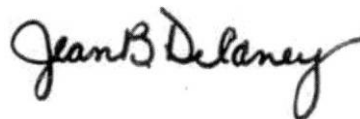
STATE OF NEW JERSEY

SS.

COUNTY OF GLOUCESTER

I, Jean B. Delaney, a Certified Shorthand Reporter and Notary Public of the State of New Jersey, do hereby certify that I reported the Labor Finance Board Meeting, that the said witnesses were duly sworn by me; that the foregoing is a true and correct transcript of the stenographic notes of testimony taken by me in the above-captioned matter.

I further certify that I am not an attorney or counsel for any of the parties, nor a relative or employee of any attorney or counsel connected with the action, nor financially interested in the action.



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Jean B. Delaney, CSR #XI01556

Notary Public #50082008 Exp. 5/10/26

Dated: September 14, 2023

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