

**FINANCE MEETING  
February 11, 2016**

**A REGULAR SCHEDULED FINANCE MEETING** of the Mayor and Council of the Borough of Carlstadt was held in the Caucus Room of the Borough Hall, 500 Madison Street, Carlstadt, New Jersey on Thursday, February 11, 2016 at 7:05 P.M.

Mayor Craig Lahullier asked Claire Foy, Borough Clerk to call the roll: Councilmen David Stoltz, Richard Bartlett, James Lenoy and William Shockley were present. Councilman Joseph Emerson arrived at 7:10 P.M. Councilman Robert Zimmermann was absent.

Mayor Lahullier led all present in the Pledge of Allegiance to the Flag.

Mayor Lahullier – This meeting has been called pursuant to the Open Public Meetings Law and in accordance with Section 5 of the Open Public Meetings Act, adequate notice of this meeting having been provided in the annual notice schedule which contained the time, date and location of the meeting, copies of which were sent and advertised in the following official newspapers of Carlstadt: The Record on January 6, 2016 and the Herald News on January 6, 2016 a copy of which is on the Bulletin Board in the Borough Hall and a copy on file in the office of the Borough Clerk.

Mayor Lahullier said we need to authorize Greg Polyniak, Borough Engineer, to do a survey of the area at the Novus Chemical site and authorize the Borough Attorney to get a more in depth title search for the Novus Chemical site. On motion by Stoltz, seconded by Shockley, unanimous on call of roll of those present.

Mayor Lahullier said we need authorization for the Mayor to sign the access agreement for the Scientific Chemical site. This is so he can sign the agreement to have the company go on the site and do the solar work. On motion by Stoltz, seconded by Bartlett, unanimous on call of roll of those present.

Mayor Lahullier asked if we had any recreation bids. Claire Foy, Borough Clerk, said just one bid from Stan's in Hoboken, NJ. They have a bid bond as well as all the paperwork that is required. The bid is \$55,642.30 for the 2016 Recreation Program.

Mayor Lahullier said we need the Borough Attorney to prepare a resolution for the Police Chief's contract extension for five years which will bring him to his retirement. On motion by Bartlett, seconded by Stoltz, unanimous on call of roll of those present.

Mayor Lahullier said he needs to appoint the following individuals for the 150<sup>th</sup> School Picnic Committee for June 2016:

Chris Assenheimer  
Doreen and Brian Curreri  
Joseph Crifasi  
Dominick Bracco

Marlene and Joe Biggy  
Jean Kimak  
Rev. Donald Pitches  
Mirna Lopez

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Debbie Foy  
Councilman Zimmermann  
Councilman Lenoy  
Councilman Emerson  
Kathy Sylvester  
Michele Marafelias  
Sylvia Presto  
Lynn Biamonte  
Bobbie O'Connor  
Police Chief  
Ambulance Corps President  
CPS Principal  
CPS Board of Education President  
Beth Penna

Mike and Elaine Stevens  
Councilman Stoltz  
Councilman Shockley  
Councilman Bartlett  
Carolyn Pennino  
Charlotte Lavagna  
Eileen Milligan  
Lucia Suarez  
OEM Coordinator  
Fire Chief  
CPS Superintendent  
CPS Teachers Union President  
Joseph Orlando  
Stephanie Shockley

On motion by Bartlett, seconded by Stoltz, unanimous on call of roll of those present.

Mayor Lahullier went over correspondence that had been received.

Mayor Lahullier said he wants to get together with the Police Committee to go over police negotiations.

Mayor Lahullier entertained a motion to go into closed session at 7:20 P.M. to discuss personnel. On motion by Stoltz, seconded by Shockley, unanimous on call of roll of those present.

The meeting went back into open session at 8:10 P.M. with the following members in attendance: Mayor Lahullier, Councilmen Stoltz, Bartlett, Lenoy, Emerson and Shockley.

Mayor Lahullier entertained a motion to have our Borough Attorney, Dennis Ritchie prepare a resolution for the access agreement with KDC Solar regarding the Scientific Chemical property.

**RESOLUTION NO. 2016-59-A**

**RESOLUTION AUTHORIZING THE BOROUGH OF CARLSTADT TO ENTER INTO AN  
ACCESS AGREEMENT WITH KDC SOLAR CARLSTADT, LLC FOR PROPERTY  
IDENTIFIED ON THE CARLSTADT TAX MAP AS BLOCK 124, LOTS 1 THROUGH 5**

**WHEREAS**, the N.J. Meadowlands Commission previously designated certain properties in the Borough of Carlstadt as the Paterson Plank Redevelopment Area; and

**WHEREAS**, policies concerning development in the Redevelopment Area are set forth in the Paterson Plank Redevelopment Agreement; and

**WHEREAS**, Resolution 2015-66 adopted on December 17, 2015, the New Jersey Sports and Exposition Authority (“NJSEA”) designated the Borough as the redeveloper for property located in the Redevelopment Area and designated on the Borough Tax Map as Block 124, Lots 1 through 5, which is owned by the Borough; and

**WHEREAS**, consistent with and in implementation of the sustainable design and green energy policies in the Redevelopment Plan and the use regulations permitting renewable energy facilities in N.J.A.C. 19:4-5.2(b), the Borough is interested in development of a solar energy generation facility on the Property; and

**WHEREAS**, the Redevelopment Law, N.J.S.A. 40A:12A-8(f), authorizes the Borough to contract with a redeveloper for the planning, construction or undertaking of any project or redevelopment work within the redevelopment area; and

**WHEREAS**, the Borough Council entertained a presentation from KDC Solar concerning its experience with design, development and operation of solar energy facilities; and

**WHEREAS**, the Borough Council believes that the development of a solar energy facility on the Property may potentially be achieved by designating KDC Solar as redeveloper of the Property which is consistent with the green energy policies in the Redevelopment Plan and the use regulations set forth in N.J.A.C. 19:4-5.3(B); and

**WHEREAS**, KDC Solar requires access to the Property to conduct due diligence investigations to determine the anticipated project’s feasibility.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body that the Borough of Carlstadt Mayor be and is hereby authorized to execute the attached “Access Agreement for Property Identified on the Borough of Carlstadt Tax Maps as Block 124, Lots 1 through 5 located in the Paterson Plank Road Redevelopment Area” with KDC Solar Carlstadt, LLC and to take any and all actions reasonably required to effectuate said Agreement.

On motion by Stoltz, seconded by Bartlett, unanimous on call of roll of those present.

Mayor Lahullier entertained a motion to adjourn the meeting at 8:15 P.M. On motion by Bartlett, seconded by Stoltz, the meeting was unanimously adjourned.

APPROVED: \_\_\_\_\_  
CRAIG LAHULLIER, MAYOR

ATTEST: \_\_\_\_\_  
CLAIRE FOY, BOROUGH CLERK