

BOROUGH OF RIVER EDGE
LAND USE BOARD
MEETING MINUTES
COUNCIL CHAMBERS
January 2, 2019

MEMBERS PRESENT:

James Arakelian, Chairman
Dick Mehrman, Vice Chairman
Lou Grasso
Ryan Gibbons
George Siderias
Michael Krey
Chris Caslin
Eileen Boland
Alfonse Bartelloni ó Board Secretary
Thomas Papaleo

Nylema Nabbie, Attorney

MEMBERS ABSENT:

Mayor Edward Mignone - (Excused)

Chairman Arakelian starts the meeting with the Pledge of Allegiance.

Chairman Arakelian - Adequate notice of this meeting is provided by posting on bulletin board at borough hall by email to the news, the record into submission by all parts of the town, the same as provided by law scheduling, including the date and time of this meeting. I'd like to remind all members of the public that we have three fire exits, one here behind me over here one behind you. In addition, we're being recorded both audio and video for purposes of creating a record during the public portion, any member of the public wishing to speak, all they need to do is identify themselves for the record and give their name and address and you can make a formal statement.

Roll call please:

MEMBERS PRESENT: James Arakelian, Chairman
Dick Mehrman, Vice Chairman
Lou Grasso
Ryan Gibbons
George Siderias
Michael Krey
Chris Caslin
Eileen Boland
Alfonse Bartelloni
Thomas Papaleo, Councilman

We are going to switch this around a little and put the training at the end. At this point we will have elections for the officers and entertain a Motion for a chair. Mr. Mehrman ó Fellow Board members I would like to make a motion that Mr. Arakelian continues as our Board Chairman. Do we have a second ó second by Mr. Krey, Ms. Boland, yes, Mr. Bartelloni, (Chairman Arakelian ó actually you both have to be sworn in before you can vote) (A picture is taken at this time for prosperity per Chairman Arakelian).

Mr. Bartelloni and Mr. Papaleo are sworn in - I Alfonse Bartelloni and Thomas Papaleo do solemnly swear that I will support the constitution of the United and the Constitution of the State of New Jersey and I will bear true faith and allegiance to do the same and to the Government established in the United States and in this State under the authority of the people. I do further solemnly swear that I will impartially and justly perform all other duties of the municipal land use board member according to the best of my ability. ó Chairman Arakelian ó Congratulations ó welcome aboard both of you.

Chairman Arakelian ó I will have the oath of office sent over to the Clerk and I will have her take care of it.

Now we will go back to the roll call as to Chairman Arakelian's reappointment ó Mr. Mehrman, yes ó Mr. Grasso, yes ó Mr. Gibbons. Yes ó Mr. Siderias, yes ó Mr. Krey, yes ó Mr. Caslin, yes ó Ms.

Boland, yes ó Mr. Bartelloni, yes ó Mr. Papaleo, yes. Chairman Arakelian - Thank you everyone ó Okay we need a Vice Chair and I would personally like to make this nomination because he has been my right-hand man since I have been the Chair, so I would like to nominate Dick Mehrman to be Vice Chairman, do I have a second ó Second, Mr. Grasso, yes ó Mr. Gibbons. Yes ó Mr. Siderias, yes ó Mr. Krey, yes ó Mr. Caslin, yes ó Ms. Boland, yes ó Mr. Bartelloni, yes ó Mr. Papaleo, yes.

This next spot belongs to a member who is no longer with us and I would like to thank Dr. Gerwitz for his time here - he was a really great member of the Board and he will be sorely missed. We have Mr. Bartelloni, a former councilman and an attorney who is taking his spot and I would like to nominate him to be our secretary. Second ó yes - Mr. Grasso, yes ó Mr. Gibbons. Yes ó Mr. Siderias, yes ó Mr. Krey, yes ó Mr. Caslin, yes ó Ms. Boland, yes ó Mr. Mehrman, yes ó Mr. Papaleo, yes.

Next up is our Board Attorney - I believe that the counsel that this Board has received in the past twelve months has been exemplary I know that you guys deal a lot with the council and there have been great reviews from the council so I see no reason why we would not like you to continue so whatever the official name of the firm is ó not sure of all the names in the firm but we would like to nominate your firm to be our representation for 2019 ó do I have a second ó Second - Mr. Grasso, yes ó Mr. Gibbons. Yes ó Mr. Siderias, yes ó Mr. Krey, yes ó Mr. Caslin, yes ó Ms. Boland, yes ó Mr. Mehrman, yes ó Mr. Papaleo, yes - Mr. Bartelloni, yes.

Chairman Arakelian - Next up is the Planner - All of the professionals called me and asked if their presence was required tonight and I told them that it wasn't that there was no sense of dragging them in here just for reappointments. Our planner is a hometown young man from town who always answers the phone when I call. He is very knowledgeable, and I see no reason why Tom Behrens not be reappointed to the Board ó Do I have a second ó Second, Mr. Grasso, yes ó Mr. Gibbons. Yes ó Mr. Siderias, yes ó Mr. Krey, yes ó Mr. Caslin, yes ó Ms. Boland, yes ó Mr. Mehrman, yes ó Mr. Papaleo, yes - Mr. Bartelloni, yes ó Mr. Arakelian, yes.

Chairman Arakelian ó Last up on the list is our Engineer ó Although you all know that I like to rib him quite a bit there are very few people who know this Borough in and out like Mr. Costa and his firm. They are always responsive they are always on time he is always here when requested and I see no reason why Mr. Costa should not continue as engineer as well. Do I have a second ó Second, Mr. Grasso, yes ó Mr. Gibbons. Yes ó Mr. Siderias, yes ó Mr. Krey, yes ó Mr. Caslin, yes ó Ms. Boland, yes ó Mr. Mehrman, yes ó Mr. Papaleo, yes - Mr. Bartelloni, yes ó Mr. Arakelian, yes.

We are going to go to training in just a second, but I just wanted to once again welcome Councilman Papaleo and former Councilman Bartelloni as the rest of the Board already knows if you need anything you can, email, me text me call my cell. My cell phone number is (201) 394-2700 and I will always get back to you if you have any questions or concerns before a meeting, I will gladly let you know what I know. We have a couple food licenses coming up I understand that Daniela's (not sure of spelling) is in the process of selling and they will be coming before you for a liquor license transfer and at that particular time they will have to come in for a food license. The food license requirement as you are

probably aware because you guys set the ordinance - anybody that carries a certain amount of food whether they are an existing place moving to a another place whether they are a new place going into a place that use to have food they still have to come before us with a site planner for a food license from us. So probably Rugova but definitely Toscan (not sure if I heard right) because they are moving across the street. I will hopefully have them on the docket for the very next meeting, so we can help expedite their move.

Chairman Arakelian - Okay, so the Historic Society is going to be coming in eventually I am just waiting to hear from their attorney Tom Barrett. They want to put in where the old junk yard was - they want to put in a museum. I haven't seen the plans, but I know that they are coming in. The Community Center I am waiting for Alan to get me a letter although I understand he is not going to be around much longer and they handed it off to Rob Costa and Rob said he was going to get me a letter I suggested that the entire Board get a set of plans so we can review them as the Board. I have already been told this is a FYI for us and we can vote to endorse or not endorse but we cannot vote to let it happen or not happen because it's a Borough capital project. Mr. Mehrman do we not send our recommendation back to (inaudible) Mr. Arakelian absolutely. So, we have that then what else do we have something is going to happen across from Rugova but I'm not exactly sure do I've heard some rumors, but I don't want to pass anything along, but that property is definitely getting ready to be developed. At the north end of town, they are going to be doing something where the gas station is, I got a preliminary sketch a couple of months ago, but I haven't heard from anyone since. Lastly, I understand that the Bergen batting area - that property is starting to heat up again by the old Sunoco. The bottom line is as a Board we are going to be busy. Councilmen I know that you guys go crazy on the council do here this is a really cool part of the town because we get to shape what the town gets to look like. Some of things we have done at the south end of the town do the two 7 Elevens and so forth the Board is very proud of what has gone on. So welcome aboard. With that said I am going to make a motion to close this portion of the meeting, so we can go into a closed session and do our training. Do I have a motion do Mr. Mehrman so made.

Mr. Arakelian do to Ms. Nabbie do you want to announce what we will be doing so we have it on the record? Ms. Nabbie do yes do so because of the rise in civil rights violations in the State of New Jersey as they pertain to Land Use Boards and municipalities, the MEL has requested that they Board attorneys train the Board members as to what should and should not be said on the record because in many instances there have been statements made that have been inflammatory that either Board members or the public have made on the record that have given rise to significant liability, so by giving this training the MEL is offering these incentives. At the beginning of this meeting I circulated an attendance log that log has to be signed out by the Board members do did everyone sign this do I think Mr. Siderias is the only one that needs to sign. I will then take this over to the MEL with a copy of same to the Borough attorney and with a copy to the Borough Clerk. Chairman Arakelian do we thank you for taking this on for us. Ms. Nabbie do you are very welcome. Do I have a motion to adjourn this part of the meeting? So, moved do All in favor aye do any opposed any abstained. Meeting adjourned.

