

Borough of Palisades Park  
275 Broad Avenue  
Special Meeting of the Mayor and Council  
June 5, 2012

Mayor, James Rotundo Opened Meeting

**Statement** - This is a Special Meeting of the Governing Body, notice was given as follows:

- a. Notice filed on **June 1, 2012** with The Record and the Jersey Journal official newspapers of the Borough
- b. Posting of a notice on the Bulletin Board
- c. Preserving a copy in the Clerk's Office

PLEDGE OF ALLEGIANCE LED BY: **JOSEPH TESTA**  
MOMENT OF SILENCE FOR OUR TROOPS

**ROLL CALL:**

Councilperson	Donohue	Excused Absence
"	Kim	Present
"	Lee	Present
"	Pirrera	Present
"	Ruh	Present
"	Testa	Present

Borough Attorney Joseph Mariniello, Jr Present

**CONSENT AGENDA:**

**SM-1 Resolution Directing the Borough Attorney, All Professionals, Administrators and Department Heads to Take Such Steps to Achieve the Construction of a 9-Unit Affordable Senior Facility on Centre Place**

1 **WHEREAS**, the Borough has accumulated dedicated funds for the improvement and development of low and moderate income rehabilitation and growth; and

**WHEREAS**, the present status of the Council on Affordable Housing and the Department of Community Affairs along with the Governor's Office has made this purpose difficult to achieve; and

**WHEREAS**, the Borough has an opportunity to develop a facility which would meet the purposes of providing affordable housing and provide for the senior citizens of Palisades Park; and

**WHEREAS**, the Borough there is a need for our elderly citizens to have affordable facilities; and

**WHEREAS**, time has become an important factor in commencing such a project and to that end the Mayor and Council has directed its Professionals and Department Heads to take such steps as are necessary to commence such a project; and

**WHEREAS**, in order to implement the project this Mayor and Council must make immediate and direct steps to go forward with this facility and achieve the purpose and public policy of the State of New Jersey; and

**WHEREAS**, N.J.S.A. 4A:11-5(1)(a) necessitates the passage of this Resolution; and

**WHEREAS**, the Chief Financial Officer has certified that there are funds available for this resolution specifically from Account entitled COAH111 account.

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NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Palisades Park that the Mayor and Council hereby direct:

1. The Borough Attorney is directed to attempt to acquire a portion of Lot 23, Block 203 as soon as possible and if unable to do so consensually prepare such Ordinance to acquire said property for the purposes of improving Centre Place.

2. All Professionals and Administrators with the Borough including the Borough Engineer, the Borough Planner along with department heads are directed to take such steps as directed by the Borough Attorney to achieve that end, including but not limited to, preparing plans and specifications for the construction of a nine unit senior citizen low and moderate facility on Centre Place, adjacent to the Grand Avenue Park in Palisades Park, to hire such personnel is necessary to commence a layout design and if necessary the commencement of construction.

3. All steps shall be taken in accordance with the appropriate law and in accordance with the salary ordinance.

4. In order to commence the foundation construction, the Mayor and Council authorizes the hiring of a construction manager on a temporary basis until such time as the Mayor and Council can, pursuant to law, hire a contractor to complete construction.

5. If necessary, the Mayor and Council shall purchase such items which are necessary to construct a foundation and to hire such companies to perform such work. All purchases shall be made in accordance with the Local Contracts Law and all hirings of professionals, if under the threshold bidding limit shall be accompanied by three bids or quotes. The Borough Administrator shall oversee both purchases and hirings and make such recommendations to the Governing Body.

6. The Borough Attorney with the aid of the Borough Professionals is directed to immediately take such necessary steps to comply with The Municipal Land Use Act to subdivide a portion of the Grand Avenue Park to create a lot for this facility and shall seek any necessary variances to construct this facility on behalf of the Mayor and Council and the Borough Clerk and Mayor are authorized and directed to sign any such application as may be necessary.

7. The Chief Financial Officer is directed to make such transfer of funds, in accordance with the law, as determined necessary by the Borough Attorney, into a special fund dedicated solely to the erection and completion of this facility.

8. The Borough Engineer is directed to prepare such plans, surveys or other documents within his area of expertise and to cooperate in the application process and construction. Payment for such services shall be made in accordance with the annual contract between the Borough and the Borough Engineer.

9. The Borough planner is directed to take such necessary steps to aid in the application process including testimony and reports which may be necessary. The Borough Planner shall be paid in accordance with his annual contract between the Borough and the Borough Planner.

10. Any temporary employees, including the project manager, if necessary, shall be paid in accordance with the salary ordinance.

11. The Mayor and Borough Clerk are authorized to enter into a contract with George Johns, Architect, to prepare immediately a foundation plan and subsequently a plan and specification for the construction of a nine unit low and moderate senior citizen facility on this site.

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12. The Mayor and Council are authorized to enter into a such professional contracts as are set forth in this Resolution as prepared by the Borough Attorney.

13. A notice of these appointments shall be published in accordance with the requirements of N.J.S.A. 40A:11-1 et seq.

14. A copy of this Resolution shall be forwarded to the Borough Administrator, the Borough Attorney, the Chief Financial Officer and to all named professionals.

Motion Made By Councilperson: Kim  
Seconded By Councilperson: Pirrera  
**Authorizing Consent Agenda Items SM-1**

**ROLL CALL:**

Councilperson	Donohue	Excused Absence
"	Kim	Yes
"	Lee	Yes
"	Pirrera	Yes
"	Ruh	Yes
"	Testa	Yes

Motion Made By Councilperson: Testa  
Seconded By Councilperson: Ruh  
**To Open Meeting to the Public:**

**PUBLIC PARTICIPATION: NONE**

Motion Made By Councilperson: Pirrera  
Seconded By Councilperson: Lee  
**To Close Public Portion and Adjourn the Meeting**  
**All Present in Favor, by Voice Vote**

**Attest:**

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Martin A. Gobbo, Borough Clerk