

**BOROUGH OF ROSELLE
MAYOR & COUNCIL
MINUTES OF THE SPECIAL MEETING
NOVEMBER 26, 2019**

Mayor Dansereau called the Borough of Roselle, Union County, New Jersey, Mayor and Council Regular meeting of the Borough of Roselle, Union County, New Jersey, held at Borough Hall, 210 Chestnut Street, Roselle, New Jersey to order on November 26, 2019 at 6:04 p.m. The flag salute was done, and the invocation was given by Council President Wilkerson.

Acting Municipal Clerk, Lydia D. Massey then read the below Statement of Compliance into Record:

This is to state for the record that this meeting is being held according to the requirements of the Open Public Meetings Act, Section 5, Chapter 231, P.L. 1975, by posting and maintaining the annual notice of regular and workshop meetings on the Borough Hall Bulletin Board, by emailing the Annual Notice of Regular and Workshop meetings for 2019 to the Union County Local Source and The Home News Tribune in 2019, by posting on the Borough of Roselle website, and by filing said notice in the Office of the Municipal Clerk.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Reginald Atkins	Councilman	A	
Kim Shaw	Councilwoman	A	
Cynthia Johnson	Councilwoman	P	
Brandon Bernier	Councilman	P	
John Fortuna	Councilman	P	
Denise Wilkerson	Councilwoman	P	
Christine Dansereau	Mayor	P	

ALSO PRESENT:

Jack Layne, Borough Administrator; Karen Brown, Borough Attorney; Anders Hasseler, CFO; Lydia D. Massey, Acting Municipal Clerk

Motion by Councilman Bernier, seconded by Council President Wilkerson to adopt Resolution Number 2019-303 and to go into Closed Executive Session.

CLOSED EXECUTIVE SESSION

- 2019-303 Resolution for Closed (Executive) Session
- Contract Negotiations

Vote Record - Resolution Number 2019-303				
	Ayes	Nays	Abstain	Absent
Councilman Atkins				x
Councilwoman Shaw				x
Councilwoman Johnson	x			
Councilman Bernier	x			
Councilman Fortuna	x			
Councilwoman Wilkerson	x			
X Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn				

The Governing Body went into Closed Executive Session at 6:06pm.

The Governing Body came out of Closed Executive Session at 6:19pm

Motion by Councilman Bernier, seconded by Councilman Fortuna, to adopt Resolution Number 2019-304.

RESOLUTION NUMBER 2019-304

RESOLUTION OF BOROUGH OF ROSELLE, IN THE COUNTY OF UNION, NEW JERSEY
AUTHORIZING SALE OF PROPERTY AND EXECUTIVE OF PURCHASE AND SALE
AGREEMENT AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION
THEREWITH

WHEREAS, on October 11, 2007, the Mayor and Borough Council (the “**Borough Council**”) of the Borough of Roselle (the “**Borough**”) adopted a resolution designating the entire Borough as an area in need of rehabilitation pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”); and

WHEREAS, the Borough adopted an ordinance, as subsequently amended, approving and adopting the Central Roselle Revitalization Plan (as amended and as may be further amended, the “**Central Roselle Revitalization Plan**”), a redevelopment plan applicable to the area described as follows:

The Revitalization Plan Area begins at the corner of Chestnut Street and St. Georges Avenue, north on Chestnut Street to Eighth Avenue, east on Eighth Avenue to Spruce

Street, north on Spruce Street to Seventh Avenue, East on Seventh Avenue to Chandler Avenue, south on Chandler Avenue to Morris Place, east on Morris Place to Harrison Avenue, south on Harrison Avenue to Georges Place, east on Georges Place to the western border of Warinanco Park, south along the eastern border of Blocks 1402 and 1404 to St. Georges Avenue, and St. Georges Avenue west to Chestnut Street (the “**Central Roselle Revitalization Area**”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, the Borough has determined to act as the “Redevelopment Entity” (as such term is defined at N.J.S.A. 40A:12A-3) for the Central Roselle Revitalization Area to exercise the powers set forth in the Redevelopment Law; and

WHEREAS, Ramon M. Martinez (the “**Purchaser**”) owns the property in the Central Roselle Revitalization Area known as 148 E. 9th Avenue and designated as Block 3402, Lot 10 on the Borough’s tax maps (the “**Purchaser Property**”); and

WHEREAS, the Borough currently owns the property directly adjacent to the Purchaser Property, known as 150 E. 9th Avenue and designated as Block 3402, Lot 11 on the Borough’s tax maps (the “**Borough Property**”); and

WHEREAS, the Purchaser recently improved the Purchaser Property and, in so doing, constructed a portion of its driveway on the Borough Property; and

WHEREAS, the Borough Property is undersized, is incapable of being developed and does not currently generate any tax revenue for the Borough; and

WHEREAS, the Borough has determined that the Borough Property is no longer needed for public use, and that the merger of the Borough Property into the Purchaser Property is in the Borough’s best interest; and

WHEREAS, the Borough desires to convey the Borough Property to the Purchaser for the purpose of merging same into the Purchaser Property; and

WHEREAS, the Borough now desires to authorize the execution of an agreement (the “**Purchase and Sale Agreement**”) with the Purchaser to set forth the terms and conditions under which the Borough will convey the Borough Property to the Purchaser.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Roselle, County of Union, State of New Jersey, as follows:

1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.
2. The Borough is hereby authorized to convey the Borough Property to the Purchaser on terms consistent with those set forth in the Purchase and Sale Agreement, including a purchase price of \$500.00.
3. The Mayor is authorized to execute the Purchase and Sale Agreement with the Purchaser, in substantially the same form as that on file with the Borough Clerk, along with such minor additions, deletions or modifications the Mayor deems necessary, after consultation with Borough counsel.
4. The Mayor, the Business Administrator of the Borough and the Clerk of the Borough are hereby authorized to execute, on behalf of the Borough, any and all documents, necessary to effectuate the conveyance of the Borough Property to the Purchaser.

5. This Resolution shall take effect in accordance with applicable law.

I, Lydia Massey, Acting Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Special meeting of said Council held November 26, 2019.

Vote Record – Resolution Number 2019-304				
	Ayes	Nays	Abstain	Absent
Councilman Atkins				x
Councilwoman Shaw				x
Councilwoman Johnson				x
Councilman Bernier	x			
Councilman Fortuna	x			
Councilwoman Wilkerson	x			
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn				

Motion by Councilman Bernier, seconded by Councilman Fortuna, to adopt Resolution Number 2019-305.

RESOLUTION NUMBER 2019-305

**RESOLUTION AUTHORIZING COMPETITIVE CONTRACTING FOR THE
PROCUREMENT OF PROFESSIONAL SERVICES**

WHEREAS, the Borough of Roselle is in need of various professional services; and

WHEREAS, the Local Public Contracts, N.J.S.A. 40A:11-4.1 et. seq. authorizes the use of competitive contracting in lieu of public bidding for the procurement of professional services, the price of which exceeds the bid threshold; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4.3, in order to initiate competitive contracting, the governing body is required to adopt a resolution each time permitted goods or services are to be solicited by competitive contracting; and

WHEREAS, the Borough desires to utilize the competitive contracting process as set forth in N.J.S.A. 40A:11-4.1 et. seq. to solicit for the following professional service:

1. TELEVISION MANAGEMENT SERVICES

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Roselle, in the County of Union, New Jersey, that the Borough Administrator or Qualified Purchasing Agent is hereby authorized to utilize and administer the competitive contracting process as set forth in N.J.S.A. 40A:11-4.1 et. seq. to solicit the aforementioned professional services pursuant to the rules governing the competitive contracting process.

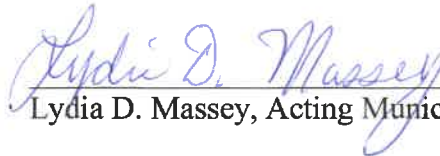
BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 40A:11-4.3 this resolution shall suffice to authorize the future use of competitive contracting for the aforementioned professional service.

I, Lydia D. Massey, Acting Municipal Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a special meeting of said Council held November 26, 2019.

Vote Record – Resolution Number 2019-305				
	Ayes	Nays	Abstain	Absent
Councilman Atkins				x
Councilwoman Shaw				x
Councilwoman Johnson				x
Councilman Bernier	x			
Councilman Fortuna	x			
Councilwoman Wilkerson	x			
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn				

ADJOURNMENT

On a motion by Councilman Bernier, seconded by Councilman Fortuna, with all in favor and none opposed, the meeting was duly adjourned at 6:20p.m.


 Lydia D. Massey, Acting Municipal Clerk