

**BOROUGH OF ROSELLE
MAYOR & COUNCIL
MINUTES OF THE SPECIAL MEETING OF THE BOROUGH COUNCIL AS
REDEVELOPMENT AGENCY
MAY 20, 2020**

Mayor Dansereau called the Borough of Roselle, Union County, New Jersey, Mayor and Council Special meeting of the Borough of Roselle, Union County, New Jersey, held at Borough Hall, 210 Chestnut Street, Roselle, New Jersey to order on May 7, 2020 at 5:31 p.m. The flag salute was done, and Mayor Dansereau gave the invocation.

Acting Municipal Clerk, Lydia 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 emailing Notice to the Home News Tribune and Star Ledger Newspaper, by posting on the Borough Hall Bulletin Board and the Borough of Roselle website, and by filing said notice in the Office of the Municipal Clerk.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Denise Wilkerson	Councilwoman	P	
Brandon Bernier	Councilman	P	
Cindy Thomas	Councilwoman	P	
John Fortuna	Councilman	P	
Isabel Sousa	Councilwoman	P	
Cynthia Johnson	Councilwoman	P	
Christine Dansereau	Mayor	P	

ALSO PRESENT:

Jack Layne, Borough Administrator; Mohamed Jalloh, Borough Attorney; Lydia D. Massey, Acting Municipal Clerk

Motion by Councilman Bernier, seconded by Council President Wilkerson to adopt Resolution Number 2020-151.

RESOLUTION NUMBER 2020-151
RESOLUTION AUTHORIZING A CLOSED (EXECUTIVE SESSION)

WHEREAS, Section 8 of the Open Public Meeting Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

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

1. The public shall be excluded from discussions of and action hereinafter specified as:
 - Contract Negotiations
2. It is anticipated at this time, the above stated subject matters will be made public when it is determined that the need for confidentiality no longer exists.

This resolution shall take effect immediately.

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 May 20, 2020.

Vote Record – Resolution Number 2020-151				
	Ayes	Nays	Abstain	Absent
Councilwoman Wilkerson	x			
Councilman Bernier	x			
Councilwoman Thomas	x			
Councilwoman Sousa	x			
Councilman Fortuna	x			
Councilman Johnson	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 5:33pm.

At 6:30 p.m., the Governing Body came out of the Closed Executive Session.

Motion by Councilman Bernier, seconded by Councilwoman Johnson, to adopt Resolution Number 2020-152.

Discussion:

Council President Wilkerson said that Senior Housing was definitely a need; but the project needs to be the right project. She had that her vote would reflect her stance.

RESOLUTION NUMBER 2020-152

RESOLUTION OF NEED FOR THE BOROUGH OF ROSELLE

WHEREAS, Conifer Realty, LLC or a Limited Liability Company in which Conifer will be a managing member (hereinafter referred to as the “Sponsor”) proposes to construct a 60 unit senior housing development (hereinafter referred to as the “Project”) pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et

seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirement") within the Borough of Roselle (hereinafter referred to as the "Municipality") on a site described as Block 2601, Lots 10,12,13 and Block 2602, Lots 7,9,10,11,12,13,15,16,17 as shown on the Official Assessment Map of the Borough of Roselle, Union County and commonly known as Warren Street and E St. Georges Avenue, Roselle, New Jersey; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, the Project will be subject to requirements of the New Jersey Department of Community Affairs (hereinafter referred to as the "Department of Community Affairs"), Neighborhood Preservation Balanced Housing Program in accordance with N.J.S.A. 52:27D-320 and applicable rules promulgated thereunder at N.J.A.C. 5:43-1.1 et seq., and the mortgage and other loan documents executed between the Sponsor and the Commissioner of the Department of Community Affairs; and

WHEREAS, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Roselle (the "Council") that:

- (1) The Council finds and determines that the 60-unit senior development Project proposed by the Sponsor meets or will meet an existing housing need;
- (2) The Council finds and determines that the Project proposed by the Sponsor meets or will meet all or part of the municipality's low and moderate-income housing obligation;
- (3) The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

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 May 20, 2020.

Vote Record – Resolution Number 2020-152				
	Ayes	Nays	Abstain	Absent
Councilwoman Wilkerson		x		
Councilman Bernier	x			
Councilwoman Thomas		x		
Councilwoman Sousa	x			
Councilman Fortuna	x			
Councilman Johnson	x			
X Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn				

Mayor Dansereau then declared the meeting open for public comment.

PUBLIC COMMENT

1. Sylvia Turnage, Roselle Resident said that she had a lot of questions about the proposed project because there was not a lot of information given. She said that she found it interesting that voices were harping on affordable housing with this project; but with the Park Apartments, there were no voices echoing those sentiments. She asked for a brief synopsis on the project and how it came to be.

Mayor Dansereau responded that there was a Citizen's Committee that made suggestions for the development of the Park Apartments; and that just because Ms. Turnage did not hear about it, doesn't negate the fact that it was addressed.

Diane Dabulas, said that the resolution was the first step in a very long process of development. She said that the resolution did not bind the Borough to any actions regarding a possible development.

Councilman Bernier asked Acting Deputy Clerk, Lydia Massey, to clarify the vote on Resolution Number 2020-152.

Ms. Massey read the vote record again; and it was discovered that Councilwoman Sousa's vote was recorded incorrectly. Councilwoman Sousa clarified that her vote was "no." As such, there was a split vote requiring the Mayor to break the tie.

Motion by Council President Wilkerson, seconded by Councilman Fortuna, to come out of Public Comment and break the tie vote. All were in favor, none were opposed.

Corrected Vote Record – Resolution Number 2020-152				
	Ayes	Nays	Abstain	Absent
Councilwoman Wilkerson		x		
Councilman Bernier	x			
Councilwoman Thomas		x		
Councilwoman Sousa		x		
Councilman Fortuna	x			
Councilman Johnson	x			
Mayor Dansereau- Tie breaker	x			
X Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn				

On a motion by Councilman Fortuna, seconded by Councilwoman Johnson, with all in favor, none opposed, the Governing Body resumed the public comment portion of the meeting.

PUBLIC COMMENT CONTINUED

Ms. Turnage continued by saying that her microphone was muted the previous week; and she was unable to speak during public comment last week.

Seeing no-one else wish to speak, Mayor Dansereau closed the public comment portion of the meeting.

COUNCIL COMMENT

Councilwoman Johnson talked about development and asked if private developers are required to provide affordable housing.

Diane Dabulas said that municipalities generally have a COAH Ordinance that requires developers building units with more than 5 units to designate part of the development for affordable housing units.

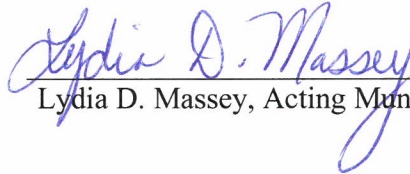
MAYOR'S COMMENT

Mayor Dansereau had no comments.

ADJOURNMENT

On a motion by Councilman Bernier, seconded by Councilwoman Johnson, all were in favor, none opposed, the meeting was duly adjourned at 6:49 p.m.

Vote Record – Motion to Adjourn				
	Ayes	Nays	Abstain	Absent
Councilwoman Wilkerson	x			
Councilman Bernier	x			
Councilwoman Thomas	x			
Councilwoman Sousa	x			
Councilman Fortuna	x			
Councilman Johnson	x			
X Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn				


Lydia D. Massey, Acting Municipal Clerk