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TOWNSHIP OF NUTLEY, NEW JERSEY

BOARD OF COMMISSIONERS

)  
PUBLIC MEETING ) TRANSCRIPT OF  
) PROCEEDINGS:  
)

July 17, 2018

BEFORE:

- Commissioner Steven Rogers
- Mayor Joseph Scarpelli
- Commissioner Mauro Tucci
- Commissioner Alphonse Petracco
- Commissioner Thomas J. Evans

Job No. NJ2971102

P R O C E E D I N G S

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MAYOR SCARPELLI: Madam Clerk.

MADAM CLERK: Ready, Mayor?

MAYOR SCARPELLI: We're ready.

MADAM CLERK: Ready?

Board of Commissioners public meeting, Tuesday, July 17th. The time is 7:05. Pursuant to the requirements of the Open Public Meeting Act (Chapter 231, Public Law 1975), notice of this meeting was published in the December 14th, 2017 issues of The Nutley Sun, the Herald News, and the Star Ledger. A copy of this notice has been posted on the Nutley Town Hall bulletin board and a copy is on file in the Municipal Clerk's Office.

Commissioner Rogers?

COMMISSIONER ROGERS: Here.

MADAM CLERK: Commissioner Tucci?

COMMISSIONER TUCCI: Here.

MADAM CLERK: Commissioner Evans?

COMMISSIONER EVANS: Here.

MADAM CLERK: Commissioner Petracco?

COMMISSIONER PETRACCO: Here.

MADAM CLERK: Mayor Scarpelli?

MAYOR SCARPELLI: Here.

MADAM CLERK: All present, Mayor.

MAYOR SCARPELLI: Commissioner Petracco?

1 COMMISSIONER PETRACCO: I have a report from  
2 Public Safety tonight. I also have a handicap ordinance  
3 introduction. And I have a resolution for municipal  
4 alliance. That's all I have.

5 MAYOR SCARPELLI: Commissioner Evans?

6 COMMISSIONER EVANS: I have a report for the month  
7 and for the quarter for the Code Enforcement Department.  
8 And that's all I have.

9 MAYOR SCARPELLI: Commissioner Rogers?

10 COMMISSIONER ROGERS: I'm fine, Mayor, thank you.  
11 High blood pressure I have.

12 MAYOR SCARPELLI: Commissioner Tucci?

13 COMMISSIONER TUCCI: I have a Shade Tree report  
14 and I just need a brief closed.

15 MAYOR SCARPELLI: I don't think we formally need  
16 that closed, so --

17 COMMISSIONER TUCCI: Okay.

18 MAYOR SCARPELLI: I have a monthly progress  
19 report. I have an ordinance introduction for the  
20 redevelopment plan. And I have a public hearing on the  
21 paving of Harrison Street.

22 COMMISSIONER TUCCI: Have they moved that deck  
23 yet?

24 MAYOR SCARPELLI: So, Madam Clerk, what do you  
25 have?

1           MADAM CLERK: Mayor, we have minutes for approval  
2 for May 15th, 2018. And the Rotary has submitted an event  
3 application for their first car show on September 12th at --  
4 between 3:30 and 8:00 p.m.

5           MAYOR SCARPELLI: I got a call on that from the  
6 Board of Ed. So we may want to include them in our event  
7 application notification. They said that they're closing  
8 down in front of the school before school is out.

9           MADAM CLERK: I -- okay, no problem. I did speak  
10 to the police department. So --

11           COMMISSIONER PETRACCO: What's the date of that?

12           MADAM CLERK: It's on a Wednesday at 3:30.  
13 September.

14           COMMISSIONER PETRACCO: Is it a Rotary Club?

15           MADAM CLERK: Uh-huh. Fred Scalera (ph) spoke  
16 with Captain Irwin. No problem.

17           MAYOR SCARPELLI: Just I think if we amend that,  
18 that may help.

19           MADAM CLERK: Sure.

20           COMMISSIONER TUCCI: Are they going to open the  
21 school, the bathrooms in the schools?

22           MAYOR SCARPELLI: Probably not.  
23 Counselor?

24           MR. GENITEMPO: Mr. Mayor, I have a little  
25 something on a lighter note that I would like everybody to

1 get a copy of. It's an article from The Nutley Sun from 100  
2 years ago. It has a lot of interesting information  
3 regarding the residents from the war and its history of  
4 Nutley. And just some other interesting things that --

5 MADAM CLERK: Thank you.

6 MR. GENITEMPO: -- I found it when I was cleaning  
7 out my garage and I thought you might find it -- and you  
8 don't have to read it tonight, obviously, but -- is it?  
9 I'll get you a new one. I thought it was an interesting  
10 document.

11 COMMISSIONER ROGERS: It will bring a lot of  
12 memories back for you, though.

13 MR. GENITEMPO: It's 100 years old today, so -- I  
14 mean, this year. So there's a whole section on the  
15 Revolutionary War, and its involvement in Nutley and it  
16 sounded very interesting.

17 MAYOR SCARPELLI: Very nice, counselor.

18 MR. GENITEMPO: Some of the old pictures of the  
19 old current buildings is pretty amazing.

20 COMMISSIONER TUCCI: Pretty neat.

21 MR. GENITEMPO: Yeah, it's probably in the  
22 library, I would assume -- I mean, the Nutley Museum, but  
23 it's 100 years old so.

24 I have a quick executive session, potential  
25 litigation.

1           MAYOR SCARPELLI: So we'll go into executive. If  
2 we don't get through everything, we're probably going to  
3 need an executive later on. And then we'll go from there.

4           MADAM CLERK: Commissioner Tucci, you're going in  
5 for?

6           COMMISSIONER TUCCI: It's a combination personnel  
7 and potential litigation.

8           MADAM CLERK: Okay.

9           MAYOR SCARPELLI: Madam Clerk? Could I have a  
10 motion to go into executive?

11           COMMISSIONER ROGERS: I'll make a motion.

12           COMMISSIONER PETRACCO: Second.

13           MADAM CLERK: Whereas, Section 8 of the Open  
14 Public Meetings Act, Chapter 231, Public Law 1975, permits  
15 the exclusion of the public from a meeting in certain  
16 circumstances; and

17           Whereas, the public body is of the opinion that  
18 such circumstance exists; and

19           Whereas, the Board of Commissioners of the  
20 Township of Nutley, in the County of Essex, and State of New  
21 Jersey desires to proceed to closed executive session; and

22           Now, therefore, be it resolved, by the Board of  
23 Commissioners of the Township of Nutley move into closed  
24 executive session to discuss contract negotiations, legal  
25 advice, potential litigation, and personnel.

1           Be it further resolved that the time when such  
2 discussions may be disclosed to the public shall be when and  
3 as such disclosure may be made without adversely affecting  
4 the Township of Nutley pending and/or anticipated legal,  
5 personnel, contractual matters, and other matters within the  
6 exceptions provided for by statute.

7           Commissioner Rogers?

8           COMMISSIONER ROGERS: Here. Aye.

9           MADAM CLERK: Commissioner Tucci?

10          COMMISSIONER TUCCI: Aye.

11          MADAM CLERK: Commissioner Evans?

12          COMMISSIONER EVANS: Aye.

13          MADAM CLERK: Commissioner Petracco?

14          COMMISSIONER PETRACCO: Aye.

15          MADAM CLERK: Mayor Scarpelli?

16          MAYOR SCARPELLI: Aye.

17          (End of audio)

18          MAYOR SCARPELLI: Everybody, please stand for the  
19 pledge salute.

20          (Pledge of allegiance)

21          MAYOR SCARPELLI: Madam Clerk?

22          MADAM CLERK: Yes, Mayor. Board of Commissioners  
23 public meeting, Tuesday, July 17th, 2018. The time is 7:43.

24                 Pursuant to the requirements of the Open Public  
25 Meeting Act (Chapter 231, Public Law 1975), notice of this

1 meeting was published in the December 14th, 2017 issues of  
2 The Nutley Sun, the Herald News, and the Star Ledger. A copy  
3 of this notice has been posted on the Nutley Town Hall  
4 bulletin board and a copy is on file in the Municipal  
5 Clerk's Office.

6 Commissioner Rogers?

7 COMMISSIONER ROGERS: Aye. Here.

8 MADAM CLERK: Commissioner Tucci?

9 COMMISSIONER TUCCI: Here.

10 MADAM CLERK: Commissioner Evans?

11 COMMISSIONER EVANS: Here.

12 MADAM CLERK: Commissioner Petracco?

13 COMMISSIONER PETRACCO: Here.

14 MADAM CLERK: Mayor Scarpelli?

15 MAYOR SCARPELLI: Here.

16 MADAM CLERK: All present, Mayor.

17 MAYOR SCARPELLI: Let's go to minutes, Madam  
18 Clerk.

19 MADAM CLERK: Yes. We have Board of Commissioner  
20 meeting minutes for May 15th, 2018. I need a motion.

21 COMMISSIONER EVANS: Move the minutes.

22 COMMISSIONER PETRACCO: Second.

23 MADAM CLERK: Commissioner Rogers?

24 COMMISSIONER ROGERS: Aye.

25 MADAM CLERK: Commissioner Tucci?



1 COMMISSIONER TUCCI: Aye.

2 MADAM CLERK: Commissioner Evans?

3 COMMISSIONER EVANS: Aye.

4 MADAM CLERK: Commissioner Petracco?

5 COMMISSIONER PETRACCO: Aye.

6 MADAM CLERK: Mayor Scarpelli?

7 MAYOR SCARPELLI: Aye.

8 MADAM CLERK: And that's it for minutes.

9 MAYOR SCARPELLI: Communications?

10 MADAM CLERK: Communications. The Rotary Club of  
11 Nutley has submitted an event application to hold their 1st  
12 Classic Car Show on Wednesday, September 12th, 2018 from  
13 3:30 p.m. to 8:00 p.m. on Franklin Avenue between Chestnut  
14 Street and Centre Street.

15 I need a motion, please.

16 COMMISSIONER EVANS: Move it.

17 COMMISSIONER TUCCI: Second.

18 MADAM CLERK: Commissioner Rogers?

19 COMMISSIONER ROGERS: Aye.

20 MADAM CLERK: Commissioner Tucci?

21 COMMISSIONER TUCCI: Aye.

22 MADAM CLERK: Commissioner Evans?

23 COMMISSIONER EVANS: Aye.

24 MADAM CLERK: Commissioner Petracco?

25 COMMISSIONER PETRACCO: Aye.

1 MADAM CLERK: Mayor Scarpelli?

2 MAYOR SCARPELLI: Aye.

3 MADAM CLERK: And that's it for communications,  
4 Mayor.

5 MAYOR SCARPELLI: Let's go to reports. I have a  
6 various monthly progress reports. Commissioner Evans?

7 COMMISSIONER EVANS: I have the Code Enforcement  
8 Department reports for the month of -- I think it's the  
9 month of July and the quarter of -- the second quarter.

10 MAYOR SCARPELLI: Commissioner Tucci?

11 COMMISSIONER TUCCI: Yes, I have a Shade Tree  
12 report for the month of June.

13 MAYOR SCARPELLI: Commissioner Petracco?

14 COMMISSIONER PETRACCO: I have a police, fire,  
15 Municipal court, and our ambulance squad report, our monthly  
16 report also.

17 COMMISSIONER EVANS: Mayor, correction. My report  
18 for the month of -- the monthly report is for June, not  
19 July.

20 MAYOR SCARPELLI: Thank you, Commissioner. Madam  
21 Clerk, bills?

22 MADAM CLERK: Yes, Mayor.

23 Bill list for July 17th, 2018 is as follows.

24 Public affairs, \$109,202.51; Revenue & finance,

25 \$3,449,366.01; Public safety, \$50,078.26; Public works,

1 \$78,582.18; Parks and public property, \$380,121.45. Water  
2 utility, \$21,329.56. Total payroll \$808,389.35. For a  
3 grand total of \$4,897,069.32.

4 COMMISSIONER EVANS: Move the bills.

5 COMMISSIONER TUCCI: Second.

6 MADAM CLERK: Commissioner Rogers?

7 COMMISSIONER ROGERS: Aye.

8 MADAM CLERK: Commissioner Tucci?

9 COMMISSIONER TUCCI: Aye.

10 MADAM CLERK: Commissioner Evans?

11 COMMISSIONER EVANS: Aye.

12 MADAM CLERK: Commissioner Petracco?

13 COMMISSIONER PETRACCO: Aye.

14 MADAM CLERK: Mayor Scarpelli?

15 MAYOR SCARPELLI: Aye.

16 MADAM CLERK: And that's it for bills, Mayor.

17 MAYOR SCARPELLI: Public comment on agenda items  
18 only. Madam Clerk.

19 MADAM CLERK: Yes, Mayor.

20 All persons addressing the Board of Commissioners  
21 regarding community concerns should approach the microphone  
22 and provide their name and address for the record. Unless  
23 further time is granted by the Board, each person shall  
24 limit their address to three minutes. All remarks to the  
25 Board and its individual members must be addressed to the

1 Mayor. The Mayor may defer citizens' comments to the  
2 appropriate member of the Board. Dialogue between citizens  
3 and others addressing the Board shall be allowed unless the  
4 Mayor or presiding officer, or the majority of the  
5 membership of the Board, shall determine that the interest  
6 of decorum and/or the expeditious conduct of municipal  
7 business are being adversely affected by such dialogue.

8 MS. SALENTO: Amy Salento, 70 Newman Avenue.

9 I have a question on the bill list, parks and  
10 public property Beyer Fleet LLC, \$30,570. Would that be a  
11 purchase of a vehicle?

12 COMMISSIONER TUCCI: Yes, that was a truck.

13 MS. SALENTO: Okay, thank you. And then on the  
14 reports, thank you, everyone, for your reports. The  
15 Department of Public Works -- a few of the reports are  
16 pretty detailed, but I noticed that for the road and  
17 recycling division, the report says the same thing every  
18 month for like the past nine months now, except for the  
19 differences in the tonnage of recycling.

20 And you know, they indicate reflectors are placed  
21 on all dead end barricades, dead end barricades were painted  
22 throughout the Township. I don't even think we have that  
23 many dead end streets, do we?

24 MAYOR SCARPELLI: We have enough of them, yes.

25 MS. SALENTO: So every month they have to paint

1 barricades and put reflectors on them?

2 MAYOR SCARPELLI: I'm sure it's done consistently.

3 MS. SALENTO: Okay. It's just surprising. I  
4 didn't think we had that many dead end streets. But in line  
5 with that, I think there was mention earlier this year of a  
6 purchase of, I guess, smart phone equipment or cellular  
7 equipment in order to allow for on-sight, real time  
8 reporting. So is that implemented?

9 MAYOR SCARPELLI: We're actually having training  
10 on that tomorrow.

11 MS. SALENTO: Great. Thank you.

12 MAYOR SCARPELLI: Would anybody else like to  
13 address the Board of Commissioners on agenda items only?

14 Seeing none, can I have a motion to close the  
15 public comment?

16 COMMISSIONER PETRACCO: Move it.

17 COMMISSIONER TUCCI: Second.

18 MADAM CLERK: Commissioner Rogers?

19 COMMISSIONER ROGERS: Aye.

20 MADAM CLERK: Commissioner Tucci?

21 COMMISSIONER TUCCI: Aye.

22 MADAM CLERK: Commissioner Evans?

23 COMMISSIONER EVANS: Aye.

24 MADAM CLERK: Commissioner Petracco?

25 COMMISSIONER PETRACCO: Aye.

1 MADAM CLERK: Mayor Scarpelli?

2 MAYOR SCARPELLI: Aye.

3 Commissioner announcements. Commissioners?

4 COMMISSIONER PETRACCO: Mayor, I would just like  
5 to thank everybody on the Board for attending my brother-in-  
6 law's wake and funeral today. It was very nice of you to  
7 come. I appreciate it.

8 I also want to thank the Nutley Police Department.  
9 The escort they gave my brother-in-law who suffered from  
10 brain cancer and was bed ridden for two years and it puts  
11 things in perspective for all of us how bad our day really  
12 is. And the poor guy had a smile on his face every time I  
13 went to see him.

14 But the Nutley Police Department, along with  
15 Clifton, did an excellent job with the escort. And I  
16 appreciate our neighboring town's help and I appreciate all  
17 of the condolences from the residents, family, and all of my  
18 friends and our Board. Thank you.

19 MAYOR SCARPELLI: Our prayers and condolences go  
20 out to your family, Commissioner.

21 Mr. Diaz, are you ready?

22 MR. DIAZ: Good evening. I think we have some  
23 continuing things to show you as a carryover from two weeks  
24 ago. But during that time period, I just want to say --  
25 express our thanks and gratitude to the counsel and their

1 professionals, who are -- an incredible amount of work that  
2 took place in those two weeks to address -- appropriately  
3 address in the redevelopment plan a lot of the concerns and  
4 the issues that you raised in our discussions and pointed  
5 out to us.

6 And I know that your staff worked tirelessly to  
7 try and get us to this point tonight, where hopefully you  
8 can take positive action, affirmative action, and move this  
9 redevelopment plan forward.

10 So I do want to thank you. Prism thanks you. I  
11 do want to say one thing on that is that I'm always  
12 cognizant sometimes of not wanting to become a victim of our  
13 own successes. And thus far over the last 24 months, we've  
14 accomplished an awful lot and we've created a tremendous  
15 amount of momentum behind this overall project. And I think  
16 that's great. We're all seeing some of those truths with  
17 some of these leases and things.

18 But I do want to stress to everybody overall at  
19 the end of the day, including the public and I know is  
20 always interested in what's happening here is that momentum  
21 is a very tricky thing. Right now it's on our side and it's  
22 going great. But no deal is a done deal really until that  
23 ink is dry and, you know, what I call butts are in the seats  
24 in their office buildings, right?

25 Even things that people think are faded in complete light

1 like the Quest transaction in Clifton, well, that's not a  
2 done deal yet. And that still is going to take and require  
3 on Clifton's side swift and decisive action yet by their  
4 counsel, much the same way as we're asking Nutley for swift  
5 and decisive action on this side so that we can surely lock  
6 in the Ralph Lauren transaction and complete the deal here  
7 to make room for also people at 200 Metro.

8           So I do appreciate all of the work and effort that  
9 has gone into this, but I do want everyone to keep apprised  
10 that there are still -- we're only partially the way there.  
11 Roche was a tenant there for 87 years. There's a lot more  
12 to happen on this campus. And we all have to continue to  
13 work together in a cooperative fashion, and I think we've  
14 exhibited it so far, to keep this moving forward.

15           So tonight I'd like to finish up with a  
16 presentation on changes that we anticipate making to the  
17 formerly known Building 102, which we now call 111 Ideation  
18 Way, which was the biochemical research building, sort of on  
19 the very easterly portion of the campus. That's the  
20 building that has been occupied in part by Modern Meadow and  
21 additional research functions from the Hackensack Meridian  
22 Health Organization, as part of their National Cancer  
23 Institute research function.

24           So we intend on presenting sort of two things  
25 today is a change to the site plan to accommodate additional



1 surface parking on the site. The building is approximately  
2 155,000 foot building. Because it's biomedical research, it  
3 has a lower overall parking requirement than traditional  
4 office. We have, with a fully rented building between the  
5 Hackensack organization and the Modern Meadow organization  
6 and the space being leased by NJIT's innovation institute,  
7 we have a total demand of 495 parking spaces for that  
8 155,000 foot building.

9 We can accommodate, and in tonight's presentation  
10 you'll see that current parking lot was inefficiently  
11 configured. We're really not expanding it particularly much  
12 at all. We're just straightening out the edges, making it  
13 more appropriate for sort of vehicular access and islands as  
14 opposed to how it was built out previously.

15 It houses today somewhere about 140 parking spaces  
16 on that lot and that's it. With some changes to that area  
17 by reconfiguring and realigning, we should be able to grow  
18 that parking to about 235 plus or minus parking spaces on  
19 surface. The balance of the parking for that building, as  
20 you know from our previous discussions and your approvals of  
21 the Med School application, we have the ability and the  
22 rights and are continuing with our transaction with  
23 Hackensack to add the additional spaces for this building in  
24 a parking structure to be constructed in Clifton for the med  
25 school and to satisfy the balance of the parking for the 111

1 Building.

2 So I just want to make it clear for you that all  
3 of the parking for this building will not be housed on its  
4 particular lot, about half will be. The other half will be  
5 in a garage that's going to be constructed in Clifton as  
6 part of the med school application, just so everyone is  
7 fully aware of that.

8 So at this point, I think we can bring up our  
9 civil engineers to present the parking layout, followed by  
10 our landscape designer to show you how that area is going to  
11 continue to be green and landscaped, and the buffers between  
12 the residential -- adjacent residential housing.

13 MR. POWERS: Good evening, Mr. Mayor, Board of  
14 Commissioners, my name is Steve Powers. 153 Cordaville  
15 Road, Southborough, Massachusetts. We are the civil  
16 engineer for the Prism project, the On 3 project. We were  
17 in front of you a couple weeks ago.

18 While my colleague is pulling up the Building 102  
19 parking redevelopment that Mr. Diaz had brought up, I do  
20 want to bring up two changes we did make to the garage plan.

21 COMMISSIONER EVANS: Can you move the mic closer?

22 MR. POWERS: Closer? Okay. I always have a  
23 problem with this.

24 COMMISSIONER EVANS: If you want to take it out  
25 and hold it.

1           MR. POWERS: Maybe I will. So we did make two  
2 minor changes based on a comment by Commissioner Evans  
3 during our working session, as well as Mr. Abramson. We did  
4 -- along the garage, we did increase the pedestrian walkway,  
5 which is parallel to the railroad on the southwest corner of  
6 the garage between 8 and 10 feet in various spots where we  
7 could squeeze that in. We did cut back slightly on the  
8 landscaping, but we do accommodate a lot of landscaping as  
9 well. So that is one thing.

10           And Mr. Abramson brought up some comments  
11 regarding pedestrian crossing from the garage to the common  
12 area and there was a discussion about bringing in sort of a  
13 raised table to accommodate 100 to 150 feet across the road  
14 to get to the common area.

15           What we did was we ended up putting in a couple of  
16 raised crosswalks. And these raised crosswalks are per the  
17 New Jersey school system crosswalks. They would be designed  
18 accordingly. So I just wanted to bring up those two items.  
19 The main topic we're going to go through is -- this is the  
20 Building 102 parking lot expansion.

21           As you can see, the existing building looks like a  
22 -- sort of that triangle is off to the left. We've put in  
23 220 -- or we're proposing 228 parking spaces. And like Mr.  
24 Diaz said, we're just kind of straightening out the lines  
25 and trying to park it more efficiently. Access to the

1 property will still be maintained along the access road to  
2 the north right there. We will have multiple entrances into  
3 the parking lot. The parking lot will then extend east/west  
4 as it's shown and then down on the eastern side of the  
5 property.

6 I do want to point out to the commissioners that  
7 in the bottom right-hand corner, the southeast corner, we  
8 are showing a landscape setback offset of 17.75 in that  
9 corner. And the main reason for that is as we get into that  
10 lower corner, we do want to maintain two-way traffic, along  
11 with emergency vehicle access. We do have a plan that's  
12 part of the full plan set that shows the vehicular movements  
13 of any emergency vehicles coming around the corner and  
14 really taking advantage of all of that 24 feet.

15 That is just a pinch point that's located on the  
16 lot. Otherwise, we are maintaining the 20 foot landscape  
17 buffer all up and down that eastern side separating the  
18 residence. As a matter of fact, it widens out as you can  
19 see as it gets further north along the property.

20 Pedestrian access is proposed along Ideation Way.  
21 There's a crosswalk and a sidewalk that will bring you into  
22 the property and along all edges of the building to all of  
23 the entrances. Handicapped parking is currently proposed to  
24 the east of the property right in those areas.

25 And finally, we do have -- we are increasing the

1 impervious. We're proposing to increase the impervious not  
2 only to accommodate the parking associated with Building  
3 102, but the eventual and planned, hopefully, pilot plant  
4 that will eventually be proposed once it's fully developed  
5 that would go into the south of Building 102.

6 Because of the increase in impervious area and  
7 wanting to meet New Jersey DEP storm water requirements, we  
8 are proposing along the southern portion of the parking area  
9 underground detention which will lead into a water priority  
10 structure, both of which would meet impervious requirements  
11 for the increase on the property.

12 Unless there's specific questions to the site and  
13 vehicle access parking, anything like that, we can certainly  
14 bring up the landscaping so the Board can see that as well.

15 MAYOR SCARPELLI: Questions, Commissioners?

16 COMMISSIONER EVANS: Just on the east side, just  
17 to refresh my memory, the change in the parking does not  
18 increase or decrease the distance from the parking lot to  
19 the property border of the neighbors on, what's that,  
20 Montclair Avenue?

21 MR. POWERS: Yes, I believe so. We had -- yeah,  
22 that's correct. There was a roadway along that edge, so we  
23 straightened it up, correct.

24 COMMISSIONER EVANS: That I recall that there is a  
25 roadway there.

1 MR. POWERS: Correct.

2 COMMISSIONER EVANS: And so the distance from that  
3 roadway to the property border, where the residents are,  
4 that distance is the same?

5 MR. POWERS: Correct. Yes.

6 MAYOR SCARPELLI: Commissioners? Well, let's hear  
7 from the landscape architect, which I think we want to hear  
8 about the buffer along that area?

9 MR. POWERS: Understood. Thank you, Mr. Mayor.

10 MR. HOPPER: Good evening. My name is Len Hopper.  
11 I'm with Weintraub Diaz Landscape Architecture and we've  
12 developed a planting plan to compliment the parking lot  
13 improvement at the building.

14 I'm going to take you through general what our  
15 design intent was. So one of the factors involved with this  
16 parking lot design is that it backs up onto the residential  
17 properties immediately to the east.

18 So our design intent, right now, there's large  
19 existing pine trees that naturally have lost some of their  
20 lower branches. So four, or five, or six feet up is pretty  
21 open to the parking lot and the building. So our design  
22 intent was to come in immediately, plant a double road,  
23 double staggered road of evergreen material that will be  
24 planted at six to seven feet and will immediately block off  
25 that open portion below the existing pines which we've

1 worked around very sensitively to be able to keep those.

2 In front of that, it steps down to some medium  
3 height evergreen shrubs, (indiscernible), that will  
4 ultimately grow five or six feet, and in front of that, a  
5 series of deciduous shrubs and lower ground covers that will  
6 grow between 18 inches and 3 feet high.

7 So the design intent was to have the screening on  
8 the back of the chain link fence adjacent to the residential  
9 properties, step down so they provide some texture and some  
10 height differences, and then lower planting -- excuse me --  
11 adjacent right to the parking lot.

12 The plants were chosen so that there's always an  
13 evergreen screen. There's always seasonal interest, so  
14 there's interest in not only the spring, which is very easy,  
15 and summer, but also fall and winter.

16 At some of the (indiscernible) that you can see,  
17 there's source is kind of dense, so eastern redbud  
18 , that's more of a flowering tree. And each  
19 of the islands within the parking lot are also landscaped  
20 with low ground covers and medium height grasses, two to  
21 three feet.

22 MAYOR SCARPELLI: The new plantings that closest  
23 to the residents, what's the maximum height they'll reach?

24 MR. HOPPER: In this particular case, they'll  
25 probably grow between 20 and 25 feet. You know, if they

1 were planted in a park setting, which would be more ideal,  
2 they would probably get maybe 40 or 50 feet. But our key  
3 there was to start it at the six or seven foot height so  
4 that there's an immediate screening and then pines above  
5 that sort of screen above that.

6 MAYOR SCARPELLI: Because that is very close to  
7 the people on Montclair Avenue, so that's important.

8 MR. HOPPER: We were trying to be very sensitive  
9 to sort of mitigating the view of the parking lot and the  
10 activity that would happen back there, particularly  
11 headlights. And the idea of the double staggered row is  
12 that once it grows in -- immediately, you'll have a screen.  
13 Once it grows in, you'll have a very dense screen.

14 MAYOR SCARPELLI: Commissioners?

15 COMMISSIONER EVANS: Just a quick question. And I  
16 have to go back to the area. The height of Building 111 in  
17 relation to now the trees and things that are going to be  
18 planted, will they grow as high as the building? Lower than  
19 the building? Or higher than the building?

20 MR. HOPPER: Well, the trees will grow about 30  
21 feet. I'll defer to Gene, who's going to tell you the  
22 height of the building.

23 MR. DIAZ: 110 feet.

24 MR. HOPPER: Yeah, so they're not going to grow  
25 110 feet.



1 COMMISSIONER EVANS: Yeah, I just -- thank you.

2 MR. HOPPER: But again, when you look at it from  
3 the perspective of the pedestrian and you're looking up at  
4 your line of sight, you know, where you're standing in your  
5 backyard, whether it would block or not block the view.

6 COMMISSIONER EVANS: Thank you.

7 COMMISSIONER TUCCI: Yeah. You said that they  
8 will eventually fill in to get a much denser screen. What's  
9 the timeframe that we're looking at?

10 MR. HOPPER: Well, you will have an immediate  
11 screen because of the double staggered look, and then  
12 probably you're talking -- I would say somewhere in the area  
13 of three to five years before the back row fills in and the  
14 front row fills into the back row.

15 COMMISSIONER TUCCI: Okay. Good. Thank you.

16 MR. HOPPER: Sure.

17 MAYOR SCARPELLI: Commissioners? Thank you.

18 MR. HOPPER: Okay, thank you.

19 MAYOR SCARPELLI: Anything else, Mr. Diaz?

20 MR. DIAZ: You know, we don't have anything more  
21 to present unless -- you know, I know Commissioner Petracco,  
22 it's nice to see you this time. Unless there were any  
23 questions from any of the presentation materials that we  
24 could continue to answer from two weeks ago, we'd be happy  
25 to do so, or answer any other questions you might have. But

1 that would conclude the rest of the presentation concerning  
2 the improvements for the phase -- this phase of the  
3 development plan for these properties.

4 MAYOR SCARPELLI: Commissioners, anything? Thank  
5 you, Mr. Diaz. Just to let you know, we're going to finish  
6 our meeting. We're going to go back into executive. And  
7 then we'll come back and hopefully introduce the ordinance.

8 MR. DIAZ: Thanks again for your time. Thank you.

9 MAYOR SCARPELLI: Ordinance. Let's move to  
10 ordinance introductions. Commissioner Petracco?

11 COMMISSIONER PETRACCO: Yes. I have an ordinance  
12 introduction 3394, an ordinance to amend an ordinance  
13 codified in the code of the Township of Nutley, Chapter 228,  
14 entitled Vehicles and Traffic, particularly Article VII.

15 I move that this ordinance be passed to its second  
16 reading and advertised in The Nutley Sun, together with  
17 notice required by law and that the further consideration of  
18 said ordinance for the final passage by the Board of  
19 Commissioners be held at its second reading on --

20 MAYOR SCARPELLI: August 21st.

21 MADAM CLERK: August 21st.

22 COMMISSIONER PETRACCO: -- on August 21st.

23 COMMISSIONER ROGERS: Second.

24 MADAM CLERK: Commissioner Rogers?

25 COMMISSIONER ROGERS: Aye.

1 MADAM CLERK: Commissioner Tucci?

2 COMMISSIONER TUCCI: Aye.

3 MADAM CLERK: Commissioner Evans?

4 COMMISSIONER EVANS: Aye.

5 MADAM CLERK: Commissioner Petracco?

6 COMMISSIONER PETRACCO: Aye.

7 MADAM CLERK: Mayor Scarpelli?

8 MAYOR SCARPELLI: Aye. Public hearings.

9 Ordinance number 3391, ordinance providing for  
10 reconstruction of the roadway on Harrison Street (Section  
11 4), in the Township of Nutley, in the County of Essex, New  
12 Jersey, appropriating \$346,605. Therefore, from grant  
13 monies received from the New Jersey Department of  
14 Transportation for the cost thereof.

15 Would anybody like to be heard on ordinance number  
16 3391? Seeing none, can I have a motion to close the public  
17 hearing?

18 COMMISSIONER TUCCI: So moved.

19 COMMISSIONER EVANS: Second.

20 MADAM CLERK: Commissioner Rogers?

21 COMMISSIONER ROGERS: Aye.

22 MADAM CLERK: Commissioner Tucci?

23 COMMISSIONER TUCCI: Aye.

24 MADAM CLERK: Commissioner Evans?

25 COMMISSIONER EVANS: Aye.

1 MADAM CLERK: Commissioner Petracco?

2 COMMISSIONER PETRACCO: Aye.

3 MADAM CLERK: Mayor Scarpelli?

4 MAYOR SCARPELLI: Aye. I move the ordinance.

5 COMMISSIONER TUCCI: Second.

6 MADAM CLERK: Commissioner Rogers?

7 COMMISSIONER ROGERS: Aye.

8 MADAM CLERK: Commissioner Tucci?

9 COMMISSIONER TUCCI: Aye.

10 MADAM CLERK: Commissioner Evans?

11 COMMISSIONER EVANS: Aye.

12 MADAM CLERK: Commissioner Petracco?

13 COMMISSIONER PETRACCO: Aye.

14 MADAM CLERK: Mayor Scarpelli?

15 MAYOR SCARPELLI: Aye.

16 Resolutions, Commissioner Petracco?

17 COMMISSIONER PETRACCO: Yes. This is a  
18 resolution, it's for our municipal alliance. I'll just read  
19 it by title to save some time.

20 It's ordinance 172-18. I move the resolution.

21 COMMISSIONER ROGERS: Second.

22 MADAM CLERK: Commissioner Rogers?

23 COMMISSIONER ROGERS: Aye.

24 MADAM CLERK: Commissioner Tucci?

25 COMMISSIONER TUCCI: Aye.

1 MADAM CLERK: Commissioner Evans?

2 COMMISSIONER EVANS: Aye.

3 MADAM CLERK: Commissioner Petracco?

4 COMMISSIONER PETRACCO: Aye.

5 MADAM CLERK: Mayor Scarpelli?

6 MAYOR SCARPELLI: Aye.

7 Let's go to public comment. Madam Clerk?

8 MADAM CLERK: Yes, Mayor.

9 All persons addressing the Board of Commissioners  
10 regarding community concerns should approach the microphone  
11 and provide their name and address for the record. Unless  
12 further time is granted by the Board, each person shall  
13 limit their address to five minutes. All remarks to the  
14 Board and its individual members must be addressed to the  
15 Mayor. The Mayor may defer citizens' comments to the  
16 appropriate member of the board. Dialogue between citizens  
17 and others addressing the Board shall be allowed unless the  
18 Mayor or presiding officer, or the majority of the  
19 membership of the Board, shall determine that the interest  
20 of decorum and/or the expeditious conduct of municipal  
21 business are being adversely affected by such dialogue.

22 MAYOR SCARPELLI: Anybody wish to address the  
23 Board of Commissioners this evening?

24 MS. TANGORA: Hello, Commissioners, Mayor. I'm  
25 Carol Tangora and I am a member of the Planning Board.

1           We're here this evening, frankly, to commend you  
2           for your long service to this Town. It's really very, very  
3           much appreciated. And we fully understand the added burden  
4           timewise that has been placed upon you with all of the  
5           considerations that you have had to deal with the On 3  
6           project.

7           However, our -- the proposal that we sent to you  
8           several weeks ago was also important. And I was just -- I  
9           just wanted to respectfully request a time for when you  
10          think it might be put on the agenda.

11          MAYOR SCARPELLI: Ms. Tangora, I'm telling you  
12          that it's -- within the next two meetings it will be on our  
13          agenda. Okay?

14          MS. TANGORA: That sounds wonderful. Thank you  
15          very much.

16          MAYOR SCARPELLI: Anybody else wish to address the  
17          Board of Commissioners this evening?

18          MS. ROSSI: Tammy Rossi, 28 Colonial Terrace.

19          I just want to clarify Ms. Tangora's inquiry. Was  
20          it regarding the definition for mixed use and density?

21          MAYOR SCARPELLI: That is correct, Ms. Rossi.

22          MS. ROSSI: Thank -- and it will be on the agenda  
23          for the next -- one of the next --

24          MAYOR SCARPELLI: For the next two weeks, there  
25          will be something on the agenda, yes.

1 MS. ROSSI: Excellent. Thank you very much.

2 MS. SALENTO: Amy Salento, 70 Newman Avenue.

3 And I would like to inquire as to the status of  
4 the litigation with the developer. To this point, the  
5 developer hasn't been named in this meeting, but I'm curious  
6 is the developer North American Eagle Construction? So  
7 that's my first question.

8 MAYOR SCARPELLI: Ms. Salento, I have no idea what  
9 you're talking about. There's no --

10 MS. SALENTO: The litigation or the --

11 MR. GENITEMPO: There is no litigation pending  
12 with a developer and the Town.

13 MS. SALENTO: Okay. So two meetings ago, we spent  
14 20 minutes, Commissioner Evans answered questions, as did  
15 you Mr. Genitempo. So if there's no litigation pending,  
16 what's happening with the investigation in terms of --

17 MR. GENITEMPO: That's the proper word. There is  
18 no pending --

19 MS. SALENTO: I'm sorry. I did not state  
20 litigation just out of the blue. That's what Commissioner  
21 Evans indicated.

22 MR. GENITEMPO: I never said --

23 MS. SALENTO: I understand you didn't.  
24 Commissioner Evans did consistently.

25 MR. GENITEMPO: We're trying to avoid litigation.

1 We're still in discussions with the developer. We're still  
2 doing further investigation. We have not completed it yet.  
3 It's very involved and I'm sure that when we're ready to  
4 report, we will report -- the Commissioner will be able to  
5 report to the public what's happening. But right now we're  
6 still in discussions. There's no litigation pending.

7 MS. SALENTO: Okay. So I'm going to request that  
8 you go back and review the minutes from two meetings ago and  
9 that you specifically correct the record because there was  
10 definitely mention, consistently, of the word litigation.

11 COMMISSIONER EVANS: I just want to clarify.

12 MS. SALENTO: I'm sorry, I can't hear you.

13 COMMISSIONER EVANS: I want to clarify.

14 MS. SALENTO: Yes, please.

15 COMMISSIONER EVANS: The discussion -- basically  
16 said it's with legal counsel. It could lead to litigation.  
17 And based on what Mr. Genitempo is saying is it's in  
18 discussion. There's a review going on. Counsels are at it.  
19 But as far as filing a lawsuit or litigation pending, as a  
20 point of clarification, it has not progressed to that point  
21 at this point.

22 MS. SALENTO: Okay. Thank you for that. So if  
23 there have been violations of ordinances, I'm not sure how  
24 anybody gets to avoid that information actually being made  
25 public.



1 MR. GENITEMPO: I don't understand your question.  
2 What's your question?

3 MS. SALENTO: Well, you have indicated that there  
4 are ongoing discussions. So what would the discussions  
5 pertain to if someone has violated an ordinance? Why would  
6 there be discussions that are behind closed doors?

7 MR. GENITEMPO: Well, first of all, this is a  
8 legal matter that may end up in litigation. And as such,  
9 I'm not at liberty to discuss the details with you. You  
10 obviously know what's going on. You've brought it to the  
11 attention of the Board what you have found. We've further  
12 investigated that. And when there is time, when we're able  
13 to report it, we will. If it ends up in litigation, I don't  
14 want to reveal anything that might be prejudicial to the  
15 Township's position.

16 MS. SALENTO: Okay. Well, that I understand.

17 MR. GENITEMPO: Just because there are violations  
18 -- you're presuming that we're not acting on violations. We  
19 are acting on violations and we will act on the violations.  
20 And we just haven't completed our investigation.

21 MS. SALENTO: And I appreciate that, but please  
22 don't indicate that I'm making a presumption. I'm simply  
23 repeating what's been stated and noting that that  
24 information has not been made public. So I understand if  
25 you're trying to preserve the Town's position. So I

1 appreciate that.

2 MR. GENITEMPO: Thank you.

3 MS. SALENTO So I have a related question. There  
4 is construction that was initiated on the corner of Center  
5 Street and Bloomfield Avenue. Buildings were demolished.  
6 Now there's construction fencing with black plastic and  
7 there's -- nothing has happened in the past two weeks. So  
8 is that project on hold? If it's not on hold, what does the  
9 Town do in terms of ensuring that progress is made or are we  
10 all going to be made to look at what now is an eyesore?

11 COMMISSIONER EVANS: So the property on the corner  
12 of Bloomfield and Center is a construction site. There is a  
13 photo -- a picture up of what that will become.

14 MS. SALENTO: Yes.

15 COMMISSIONER EVANS: And it's in the stages of --  
16 where they need to get foundation and footing approvals with  
17 the Code Enforcement Office. So as they go through that  
18 process, you'll see movement on that property. But there  
19 are actually phases that they have to go through. So I  
20 think you're just looking at the timeline on what it's  
21 taking to progress through that.

22 MS. SALENTO: Okay, great. Thank you.

23 COMMISSIONER TUCCI: Mayor, if I might? Ms.  
24 Salenta, I'd just like to clarify my position as far as the  
25 developer is concerned and the violations that not only you

1 brought forward but the ones that have been uncovered to  
2 date. I also have serious concerns as to what occurred and,  
3 more importantly, what did not occur. But once the  
4 Commissioner is done with his investigation, all right, then  
5 we all will weigh in as to what the proper remedy would be,  
6 all right, and what actions to take to assure that something  
7 like this never happens again.

8           So I mean, we have good quality people. How this  
9 happened, I don't know if it was errors in judgment or what  
10 have you, but whatever it was, once the investigation is  
11 completed, there will be full transparency and everyone will  
12 know everything that we know.

13           MS. SALENTO: Thank you. And I appreciate that,  
14 Commissioner Tucci, and your concern and the concern of your  
15 fellow commissioners. Thank you.

16           MAYOR SCARPELLI: Would anybody else wish to  
17 address the Board of Commissioners this evening?

18           MS. RAVINO: Joan Ravino, 48 North Road.

19           First of all, the acoustics, I don't know if  
20 they're so bad in this room, but most of the time when you  
21 people speak, it sounds as if you have marbles in your  
22 mouths. Either you have to adjust those mics. It's very  
23 difficult to understand what you're saying.

24           Also, I'd like to commend you for starting  
25 basically on time. I called several towns: Bloomfield,

1 Belleville, Clifton, and Montclair, and they all start  
2 promptly when they're supposed to start. So I had told you  
3 I would get in touch with people about that.

4 I have a question about the situation with the  
5 marijuana. I don't know if you have already proposed or if  
6 you intend to propose some kind of an ordinance to prohibit  
7 marijuana shops in the Town of Nutley.

8 Other communities, evidently, are doing that kind  
9 of thing and I think it might be something to consider if  
10 you haven't already done that.

11 MAYOR SCARPELLI: Mrs. Ravino, are you referencing  
12 all marijuana, or recreational, or medical?

13 MS. RAVINO: All marijuana.

14 COMMISSIONER ROGERS: Mr. Mayor? Ms. Ravino, I'll  
15 address that because I have been doing some thinking about  
16 this and some research.

17 When it comes to medical marijuana, I do not know  
18 how much leverage we have. But I believe that we're going  
19 to have to make a decision with regard to the sale of  
20 marijuana within a distance of a school. Frankly, I don't  
21 like the idea of it being sold anywhere. My years in law  
22 enforcement tells me that access to recreational marijuana  
23 could cause a lot of problems. Young people will be able to  
24 get this stuff.

25 So we have a responsibility, all right, to at

1 least have some control over it. But my concern right now  
2 is when we address this issue, we're going to have to look  
3 at where schools are and we're going to have to talk about  
4 how many feet are we going to allow -- will the distance be.  
5 I don't think constitutionally we can stop it. Counselor --  
6 that's something that maybe you could weigh in on.

7 MR. GENITEMPO: Well, we haven't done any research  
8 on what's going to happen. But when the state passes a law,  
9 there will be direction for municipalities as to what they  
10 can rule on in their own jurisdictions. But right now,  
11 there are no rules, and they're not looking to pass it from  
12 what I'm hearing.

13 So until that happens, we won't know what the  
14 parameters are.

15 COMMISSIONER ROGERS: But at least you know we're  
16 thinking about it and we're -- it's something that we're  
17 concerned about also.

18 MS. RAVINO: Yes. The thing is, people will be  
19 able to go to surrounding communities and buy it. But my  
20 point is we should not be selling it in our community.

21 And as I said, I've been reading certain things,  
22 you know, in the newspaper. I don't know how true it is.  
23 But some communities have already established that they will  
24 not allow those shops in their towns.

25 COMMISSIONER ROGERS: Except you may find that

1 drug stores -- you see, as the counselor said, we don't --  
2 they may be able to sell for medical -- (indiscernible). I  
3 believe in marijuana use for medical purposes. No doubt  
4 about it. My --

5 MS. RAVINO: Well, that's a whole different  
6 ballgame with the drug stores selling it.

7 COMMISSIONER ROGERS: Well, my concern is, and I'm  
8 sure it's your concern is, what will our leverage be to  
9 prevent a marijuana store from opening up across the street  
10 from a school, for example. I am very concerned about that.

11 MS. RAVINO: Well, you know, this business about  
12 10 feet from here or that -- you know, no guns within this.  
13 I don't think it makes very much of a difference. I mean,  
14 you can put all of that down. I think that you have to  
15 prohibit it completely. That's my opinion.

16 But as you said, it might be something that the  
17 state will say you cannot do.

18 MAYOR SCARPELLI: Ms. Ravino, as they move forward  
19 with the legislation, and it's not moving anywhere now,  
20 there will be some more clarity on what they're actually  
21 proposing. Right now, the Governor when he ran proposed it  
22 and it hasn't gone anywhere since then.

23 MS. RAVINO: Yeah.

24 MAYOR SCARPELLI: So we're cognizant of it, but  
25 it's hard to outlaw something that's not even available --

1 MS. RAVINO: Well, it's something to think about.

2 MAYOR SCARPELLI: Right, absolutely. And we are  
3 thinking.

4 MS. RAVINO: And there was a huge article in the  
5 Star Ledger several -- maybe a month ago about the whole  
6 situation. So it's definitely something to keep on the  
7 front burner and not the back.

8 MAYOR SCARPELLI: Thank you. Anybody else wish to  
9 address the Board of Commissioners this evening? Seeing  
10 none, can I have a motion to go into executive session to  
11 discuss --

12 COMMISSIONER ROGERS: I make that motion.

13 MAYOR SCARPELLI: Mr. Genitempo, pending  
14 litigation?

15 MR. GENITEMPO: Pending litigation and contract --

16 COMMISSIONER TUCCI: And personnel.

17 COMMISSIONER ROGERS: I made the motion.

18 COMMISSIONER PETRACCO: Second.

19 MADAM CLERK: Whereas, Section 8 of the Open  
20 Public Meetings Act, Chapter 231, Public Law 1975, permits  
21 the exclusion of the public from a meeting in certain  
22 circumstances; and

23 Whereas, the public body is of the opinion that  
24 such circumstance exists; and

25 Whereas, the Board of Commissioners of the

1 Township of Nutley, in the County of Essex, and State of New  
2 Jersey desires to proceed to closed executive session; and

3 Now, therefore, be it resolved, by the Board of  
4 Commissioners of the Township of Nutley move into closed  
5 executive session to discuss contract negotiations,  
6 potential litigation, and personnel.

7 Be it further resolved that the time when such  
8 discussions may be disclosed to the public shall be when and  
9 as such disclosure may be made without adversely affecting  
10 the Township of Nutley pending and/or anticipated legal,  
11 personnel, contractual matters and other matters within the  
12 exceptions provided for by statute.

13 Commissioner Rogers?

14 COMMISSIONER ROGERS: Aye.

15 MADAM CLERK: Commissioner Tucci?

16 COMMISSIONER TUCCI: Aye.

17 MADAM CLERK: Commissioner Evans?

18 COMMISSIONER EVANS: Aye.

19 MADAM CLERK: Commissioner Petracco?

20 COMMISSIONER PETRACCO: Aye.

21 MADAM CLERK: Mayor Scarpelli?

22 MAYOR SCARPELLI: Aye.

23 MADAM CLERK: And the time is 8:24.

24 MAYOR SCARPELLI: We may -- we will be coming back  
25 and we may or may not be taking action. Thank you.



1 (End of audio)

2 MAYOR SCARPELLI: Madam Clerk, do you want to just  
3 give us a time that we're back on the record?

4 MADAM CLERK: The time is now 9:42.

5 MAYOR SCARPELLI: We're going to go to ordinance  
6 introductions. Ordinance number 3392, an ordinance of the  
7 Board of Commissioners of the Township of Nutley, in the  
8 County of Essex, adopting the Nutley Phase IIA redevelopment  
9 plan.

10 I move that this ordinance be passed to a second  
11 reading and advertised in The Nutley Sun, together with the  
12 notice required by law, and that further consideration of  
13 said ordinance for a final passage by the Board of  
14 Commissioners be held as its second reading on August 7th,  
15 2018. I move the ordinance.

16 COMMISSIONER EVANS: Second.

17 MADAM CLERK: Commissioner Rogers?

18 COMMISSIONER ROGERS: Aye.

19 MADAM CLERK: Commissioner Tucci?

20 COMMISSIONER TUCCI: Aye.

21 MADAM CLERK: Commissioner Evans?

22 COMMISSIONER EVANS: Aye.

23 MADAM CLERK: Commissioner Petracco?

24 COMMISSIONER PETRACCO: Aye.

25 MADAM CLERK: Mayor Scarpelli?

1 MAYOR SCARPELLI: Aye.

2 Motion to adjourn?

3 COMMISSIONER EVANS: Motion to adjourn.

4 COMMISSIONER TUCCI: Second.

5 MADAM CLERK: Commissioner Rogers?

6 COMMISSIONER ROGERS: Aye.

7 MADAM CLERK: Commissioner Tucci?

8 COMMISSIONER TUCCI: Aye.

9 MADAM CLERK: Commissioner Evans?

10 COMMISSIONER EVANS: Aye.

11 MADAM CLERK: Commissioner Petracco?

12 COMMISSIONER PETRACCO: Aye.

13 MADAM CLERK: Mayor Scarpelli?

14 MAYOR SCARPELLI: Aye.

15 MADAM CLERK: And the time is 9:43.

16 MAYOR SCARPELLI: Good night, everybody.

17 Congratulations.

18 (Meeting was adjourned)

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C E R T I F I C A T I O N

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I, Jamie Gallagher, certify that the foregoing transcript is  
a true and accurate record of the proceedings.

  
Jamie Gallagher