

**TOWNSHIP OF CEDAR GROVE
ESSEX COUNTY NEW JERSEY**

SPECIAL PUBLIC MEETING

MINUTES

NOVEMBER 21, 2022

1. ROLL CALL, INVOCATION AND FLAG SALUTE

Mayor Maceri called the meeting to order at 7:00 p.m.

Present: Councilmembers Peterson (via conference call), Skabich, Tanella, Deputy Mayor Zichelli, Mayor Maceri

Also Present: Acting Township Manager Palumbo, Township Attorney Nabbie, Deputy Township Clerk Forde

The flag salute was led by Mayor Maceri.

Mayor Maceri made the required announcement concerning the Open Public Meetings Act as follows: Adequate notice of this meeting was duly provided to the Verona-Cedar Grove Times and the Star Ledger on November 8, 2022 and November 18, 2022, filed with the Township Clerk, and posted on the public bulletin board in the Municipal Building Lobby in accordance with the Open Public Meeting Act.

2. NEW BUSINESS

- a) To consider introduction of Pending Ord. #22-902 – Ordinance of the Township of Cedar Grove Code Authorizing the Purchase of the Veterans of Foreign Wars (“VFW” Post 6255 Property Located at 970 Pompton Avenue.

The Clerk read the ordinance by title only:

PENDING ORDINANCE #22-902

ORDINANCE OF THE TOWNSHIP OF CEDAR GROVE AUTHORIZING THE PURCHASE OF THE VETERANS OF FOREIGN WARS (“VFW”) POST 6255 PROPERTY LOCATED AT 970 POMPTON AVENUE

WHEREAS, pursuant to N.J.S.A. 40A:12-5, the Township of Cedar Grove (the “Township”) is authorized to adopt an Ordinance to acquire any real property or property interests for a public purpose through negotiated agreement; and

WHEREAS, the Township has entered into a contract on August 15, 2022 to acquire the Veterans of Foreign Wars (“VFW”) Post 6255 Property located at 970 Pompton Avenue and identified as Block 310, Lot 149 on the Tax Map of the Township of Cedar Grove (the “Property”); and

WHEREAS, pursuant to the contract, the Township will acquire the Property for the sum of One Million Dollars (\$1,000,000.00); and

WHEREAS, the Township Council has determined that the acquisition of the Property is in the best interests of the Township; and

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Cedar Grove, County of Essex, State of New Jersey, as follows:

SECTION 1.

The Mayor and Municipal Clerk are authorized acquire the Veterans of Foreign Wars (“VFW”) Post 6255 Property located at 970 Pompton Avenue and identified as Block 310, Lot 149 on the Tax Map of the Township of Cedar Grove for the sum of One Million Dollars (\$1,000,000.00).

SECTION 2.

The Mayor and Municipal Clerk are authorized execute any documents as may be necessary in order to effectuate this Ordinance and the transaction contemplated herein.

SECTION 3.

All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4.

This Ordinance shall take effect after final passage and adoption according to the law.

Councilwoman Skabich moved that Pending Ordinance #22-902 be passed at first reading, published in The Star Ledger as a pending ordinance with a public hearing of December 5, 2022, seconded by Councilman Tanella, and passed by the following vote:

AYE: Councilmember Peterson, Skabich, Tanella, Deputy Mayor Zichelli, Mayor Maceri

NO: None

3. MEETING OPEN TO RESIDENTS OF THE TOWNSHIP WISHING TO BE HEARD ON ANY ITEM ON OR OFF THE AGENDA CONCERNING TOWNSHIP BUSINESS

Mayor Maceri opened this portion of the meeting to anyone wishing to be heard.

1. Charles Dovico, 111 Holly Lane: Mr. Dovico asked the purchase price of the VFW property. The Township Attorney responded \$1 million. She responded that under the Local Land and Buildings Law, when a municipality wished to acquire real property, it must adopt an ordinance.

Mr. Dovico indicated it was the known that the purchase price was half of the price announced. He indicated it was exorbitant for an open piece of lot. He explained the property on Pompton and Fairview Avenues was \$1.2 million and \$800,000.00 was part of the price for legal fees. He asked how the amount of \$1 million dollars came about. The Township Attorney responded she was not involved in that sale.

Mayor Maceri reported that he would provide more accurate information at the next meeting.

Mr. Dovico asked Members of Council to reconsider adoption of the Ordinance at the next meeting. He indicated he would think there were walkaway provisions. He said it cost about \$30,000.00 to \$40,000.00 to demolish the VFW.

Councilman Tanella responded the VFW was listed at \$1.9 million. He explained the negotiations were extensive. He reported the Township had taken steps to acquire property in Cedar Grove where it can be in control of its own destiny.

Deputy Mayor Zichelli reported JIF contributed to the other property as well.

Mayor Maceri concurred with Councilman Tanella's recollection. He explained he had preferred to give more accurate information at a later time.

There being no one present wishing to be heard, Mayor Maceri closed this portion of the meeting.

4. ADJOURNMENT

Councilman Tanella moved adjournment of the public council meeting, seconded by Deputy Mayor Zichelli, and passed by the following vote:

AYE: Councilmembers Peterson, Skabich, Tanella, Deputy Mayor Zichelli, Mayor Maceri
NO: None

The meeting adjourned at 7:13 p.m.

ATTEST:

JOSEPH MACERI MAYOR

DALE A. FORDE DEPUTY MUNICIPAL CLERK