

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

**COUNCIL STAFF MEETING**

**MINUTES**

**SEPTEMBER 23, 2024**

**1. ROLL CALL – OPEN PUBLIC MEETING STATEMENT BY MAYOR**

Mayor Skabich called the meeting to order at 7:00 p.m. and 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, filed with the Township Clerk, and posted on the public bulletin board in the Municipal Building's lobby in accordance with the Open Public Meetings Act.

Present: Councilmember Maceri, Peterson (*via telephone*), Zazzali, Deputy Mayor Mega, Mayor Skabich

Also Present: Township Manager Zichelli, Township Attorney Lagana, Township Clerk Forde

**2. APPROVAL OF MINUTES**

a) Executive Session – August 5, 2024

Councilwoman Maceri moved approval of the minutes without release, seconded by Councilman Zazzali, and passed by the following vote:

AYE: Councilmember Maceri, Zazzali, Deputy Mayor Mega, Mayor Skabich  
NO: None  
ABSTAIN: Councilwoman Peterson

b) Executive Session – September 9, 2024

Deputy Mayor Mega moved approval of the minutes without release, seconded by Councilman Maceri, and passed by the following vote:

AYE: Councilmember Maceri, Peterson, Zazzali, Deputy Mayor Mega  
NO: None  
ABSTAIN: Mayor Skabich

**3. TOWNSHIP MANAGER** – The Township Manager requested an Executive Session to discuss contractual negotiation and potential land acquisition.

**4. TOWNSHIP ATTORNEY** – No Report.

**5. TOWNSHIP CLERK** – No Report.

## 6. COUNCIL REPORTS

Deputy Mayor Mega – Deputy Mayor Mega reported upcoming events at the Historical Society. Deputy Mayor Mega expressed her concern regarding the enforcement of helmet use with scooters. Deputy Mayor Mega reported she wanted to create events for senior residents.

Councilwoman Peterson – Councilwoman Peterson requested an Executive Session to discuss personnel.

Councilman Maceri – No Report.

Councilman Zazzali – No Report.

Mayor Skabich – Mayor Skabich reported there were concerns regarding the Township's involvement concerning dead trees on private property. Township Attorney Lagana advised that the Council could consider involvement in civil matters, but it would be costly.

## 7. NEW BUSINESS

- a) To consider resolution appointing Council Members to serve on the Municipal Alliance Committee and the Library Board of Trustees, respectively.

**BE IT RESOLVED** by the Township Council of the Township of Cedar Grove, Essex County, New Jersey, that Joseph Maceri be hereby appointed to serve as the Council Member on the Alliance for Substance Abuse Prevention Committee for the unexpired term of Kerry Peterson, effective immediately and terminating July 1, 2025.

BE IT FURTHER RESOLVED, THAT Kerry Peterson is hereby appointed to serve as the Council Member to the Library Board of Trustees for the unexpired term of Joseph Maceri, effective immediately and terminating July 1, 2025.

Councilman Zazzali moved adoption of the resolution, seconded by Deputy Mayor Mega passed by the following vote:

AYE: Councilmember Maceri, Peterson, Zazzali, Deputy Mayor Mega, Mayor Skabich

NO: None

- b) To consider resolution authorizing the endorsement of a Treatment Works Approval Permit for the Construction of Certain Sanitary Sewer Facility and Improvements related to 1201 Pompton Avenue.

**RESOLUTION AUTHORIZING THE ENDORSEMENT OF A TREATMENT WORKS APPROVAL (“TWA”) PERMIT APPLICATION FOR THE CONSTRUCTION OF CERTAIN SANITARY SEWER FACILITIES AND IMPROVEMENTS RELATED TO THE DEVELOPMENT OF PROPERTY**

**LOCATED ON BLOCK 330, LOT 16 (1201 POMPTON AVENUE) ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF CEDAR GROVE**

**WHEREAS**, March Development LLC received site plan approval from the Township of Cedar Grove Zoning Board of Adjustment in connection with the construction of an age restricted, assisted senior living facility on property located at 1201 Pompton Avenue (Block 330, Lot 16) (“Project”); and

**WHEREAS**, in order to provide sanitary sewer service to the Project, it is necessary that certain sanitary sewer improvements be constructed, including three-hundred and seventy (370) linear feet of 4” HDPE force main, forty-one (41) linear feet of four inch PVC sewer laterals, one-hundred and fifty-six (156) linear feet of six (6) inch PVC sewer laterals, three-hundred and five (305) linear feet of eight (8) inch PVC sewer laterals, one (1) sanitary manhole with grinder, one (1) sanitary manhole, one (1) sanitary drop manhole, one (1) sanitary sewer pump station, one (1) grease trap, four (4) sanitary cleanouts, and a connection to an existing manhole (“Sanitary Sewer Facilities”); and

**WHEREAS**, pursuant to the regulations adopted by the New Jersey Department of Environmental Protection (“NJDEP”), a Treatment Works Approval Permit for the construction of the Sanitary Sewer Facilities must be obtained; and

**WHEREAS**, the Township Engineer and Licensed Sewer Operator have reviewed the application and plans, together with all accompanying documents, and have recommended the approval thereof by the Township; and

**WHEREAS**, the Township of Cedar Grove desires to endorse the TWA Permit Application and authorize the execution of the appropriate Statements of Consent by the Township Manager and Licensed Sewer Operator.

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

- 1) The Township hereby endorses for approval a certain TWA Permit Application submitted by March Development in connection with the construction of an age restricted, assisted senior living facility located on Block 330, Lot 16 (1201) on the Official Tax Map of the Township of Cedar Grove.
- 2) The Township Manager, Township Clerk, and Licensed Sewer Operator together with all other appropriate officials, employees, and professional staff are hereby authorized and directed to execute the TWA Permit Application.
- 3) The Township Manager, Township Clerk, and Licensed Sewer Operator, together with all other appropriate officials, employees, and professional staff are hereby authorized and directed to take any and all necessary steps to effectuate the purposes of this Resolution.
- 4) All construction of the Sanitary Sewer Facilities is subject to inspection and approval by all appropriate officials and entities having jurisdiction thereover.

- 5) All application fees for this submission shall be paid by the applicant and no fees or costs shall be paid or incurred by the Township.
- 6) This resolution shall take effect immediately.

The Township Manager reported the NJDEP required he and the Sewer Operator sign off on documentation.

Deputy Mayor Mega moved adoption of the resolution, seconded by Councilman Maceri passed by the following vote:

AYE: Councilmember Maceri, Peterson, Zazzali, Deputy Mayor Mega, Mayor Skabich  
NO: None

- c) To consider resolution concerning approval of raffle application – Cedar Grove Cheer Club.

The following resolution had been posted on the bulletin board, and a brief synopsis was given by the Township Clerk:

**WHEREAS**, an application for raffle license has been received from:

**APPLICANTS**

**EVENTS, DATES TIMES & PLACE**

Cedar Grove Cheer Club, Inc.  
63 Cedar Grove Parkway  
Cedar Grove, NJ 07009

On Premise 50/50 Games to be held  
October 10, 2024 from 7 PM-10 PM,  
October 19, 2024 from 4 PM-8 PM,  
October 29, 2024 from 4 PM-8 PM,  
November 1, 2024 from 7 PM-10 PM,  
November 8, 2024 from 7 PM -10 PM,  
November 15, 2024 from 7 PM – 10PM at  
90 Rugby Rd., Cedar Grove NJ 07009

**WHEREAS**, the fees have been paid, and the application has been reviewed by the Township Clerk and found acceptable.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Cedar Grove that it does hereby approve said application.

Councilman Maceri moved adoption of the resolution, seconded by Councilman Zazzali passed by the following vote:

AYE: Councilmember Maceri, Peterson, Zazzali, Deputy Mayor Mega  
NO: None  
ABSTAIN: Mayor Skabich

- d) To consider resolution concerning approval of raffle application – Parents Guild of Lacordaire Academy.

The following resolution had been posted on the bulletin board, and a brief synopsis was given by the Township Clerk:

**WHEREAS**, an application for raffle license has been received from:

**APPLICANTS**

Parents Guild of Lacordaire Academy  
155 Lorraine Ave.  
Upper Montclair, NJ 07043

**EVENTS, DATES TIMES & PLACE**

On Premise Merchandise Games to be held  
November 22, 2024 from 6 PM -11 PM  
1131 Pompton Ave., Cedar Grove NJ 07009

**WHEREAS**, the fees have been paid, and the application has been reviewed by the Township Clerk and found acceptable.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Cedar Grove that it does hereby approve said application.

Councilman Zazzali moved adoption of the resolution, seconded by Deputy Mayor Mega passed by the following vote:

AYE: Councilmember Maceri, Peterson, Zazzali, Deputy Mayor Mega, Mayor Skabich  
NO: None

**8. APPROVAL OF BILLS**

The Bill Resolution was read by title and amount as follows:

BE IT RESOLVED, by the Township of Cedar Grove, County of Essex, New Jersey, that the summary of bills, having been duly audited and found to be correct, are hereby ordered paid and that warrants be drawn by the Treasurer in the aggregated amount of \$1,021,311.11.

Councilman Maceri moved adoption of the resolution, seconded by Deputy Mayor Mega passed by the following vote:

AYE: Councilmember Maceri, Peterson, Zazzali, Deputy Mayor Mega, Mayor Skabich  
NO: None

**9. PUBLIC COMMENT**

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

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

**AUTHORIZATION TO GO INTO EXECUTIVE SESSION**

WHEREAS, Section 8 of the Open Public Meetings' Act (N.J.S.A.10:4-12 (b) (1-9) permits the exclusion of the public from a Meeting of the Mayor and Council in certain circumstances; and

WHEREAS, the Mayor and Council of the Township of Cedar Grove are of the opinion that such circumstances exist.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Cedar Grove, County of Essex, State of New Jersey that:

1. The public shall be excluded from discussion of any action in the Executive Session of the Meeting of the Mayor and Council of September 23, 2024.
2. The general nature of the subject matter to be discussed is contractual negotiation, land acquisition and personnel.
3. It is anticipated at this time that the above stated subject matter will be made public as soon thereafter as it is deemed in the public interest to do so.
4. This Resolution shall take effect immediately.

Deputy Mayor Mega moved adoption of the resolution, seconded by Councilman Maceri. A voice vote was taken. All Members voted affirmatively.

## **11. ADJOURNMENT**

There being nothing further to discuss, the staff council meeting adjourned at 7:36 p.m. by acclaim.