

**SPECIAL MEETING
ABERDEEN TOWNSHIP COUNCIL
WEDNESDAY, MAY 1, 2024**

Meeting opened at 7:38 pm

Mayor Tagliarini: Good evening everyone and welcome to the Aberdeen Township Special Meeting agenda for Wednesday, May 1st, 2024. This meeting is being held in compliance with the Open Public Meetings Act. Notice of this meeting has been provided by sending written notice to Asbury Park Press, mailing required notices, both certified and regular mail, posting meeting notice of agenda on the bulletin board in Town Hall and on the official website of the Township. Formal action will be taken at this meeting this evening.

Before I ask for a roll call (public shared they couldn't hear.) I will get a little closer. Thank you for letting me know. Okay, we have read the open public meetings act, before we have a roll call, I want you to know that more agendas are being made and will be here shortly.

There are plenty of seats in the first three or 4 or 5 rows of every section, if you'd like to come down. And of course, I think it worked pretty well last time, I think we'll try and keep the comments to about three minutes. Sounds short, but believe me, three minutes is rather long and the town manager will flash a card and let you know when you're coming close to the end of the three minutes.

So tonight I will start by asking the clerk for a roll call, please.

Clerk took roll call vote:

Councilman Cannon- here

Councilman Hirsch – here

Councilwoman Kelley – here

Councilman Martucci – here

Councilman Swindle – here

Deputy Mayor Montone – here

Mayor Tagliarini – here

Mayor Tagliarini: Thank you very much. I'd like you all to rise. Please remove your caps as we pledge allegiance to the greatest flag in the world. And then we'll have a moment of silence. Thank you. We think of everyone who has perished through the senseless crimes. And officers that were killed the other night are given our prayers. At this time I would like you to take a moment for your personal intentions.

Pledge of Allegiance.

Let me thank you all very much. The first business that we will deal with will be the Chair on un-tabling what we tabled at the last council meeting. So I'd like to make a motion to my council to un-table the ordinance that we tabled on April 18th. Seconded by Councilman Martucci. All in favor? (Full council replied in favor) Yes, thank you.

The Fire Marshal has requested that the openings, exits, entrances to be kept wide open. So now I'm going to ask you to please take a seat in the first three or 4 or 5 rows that there are seats because there are plenty of seats here.

I did make the motion to un-table the ordinance that we tabled on April 18th. It was seconded and I believe I got it approved by everyone. Very good. So now can I have someone I make a motion on Ordinance 11-2024.

Councilman Martucci: Mayor, Deputy Mayor and My Fellow Council Members, I'd like to make a motion to vote on Ordinance 11-2024.

Councilman Swindle: Second.

Clerk started roll call vote: Councilman Cannon

Councilman Cannon: Can we have a quick discussion, Mayor? So thank you all for coming. I have had a chance to speak to a lot of you, a lot of you sent emails to myself and the Council Members. I spoke with a lot of you. From what we've heard, many of you here are in not in favor of voting yes on this ordinance. But the background of how this ordinance was conceived, legislatively, was to try to control overdevelopment in the Cliffwood Beach area. We received a lot of feedback on that ordinance after our last meeting. I had a chance to meet with a bunch of you. I know that some of you retained an attorney. A very well spoken, gentleman - I had a chance to speak to him as well, and he relayed various concerns to me. Specifically, when the council thought about this ordinance, we thought about it in terms of legislative and legality; what can we put in a certain place? But what we heard from a lot of you was how it personally affects your biggest investment, which is your house. Most residents really could have cared less about the legal or academic aspects of this ordinance as I discussed it with them, they really just cared about how it affects their investment. I suspect that's why you all came out tonight, because it is your biggest investment in town, like all of us are sitting here. Having heard that, I cannot be in favor of this ordinance. We've received many requests to vote it down, so my vote is no. (Applause)

Clerk: Councilman Hirsh.

Councilman Hirsch: No (Applause)

Clerk: Councilwoman Kelley

Councilwoman Kelley: No (Applause)

Clerk: Councilman Martucci

Councilman Martucci: No (Applause)

Clerk: Councilman Swindle

Councilman Swindle: No (Applause)

Clerk: Deputy Mayor Montone

Deputy Mayor Montone: No (Applause)

Clerk: Mayor Tagliarini

Mayor Tagliarini: No (Applause)

Mayor Tagliarini: I did promise that everyone will be heard. And I believe the first person, by pure chance, who got here early is Mr. Thomas Roselli.

Mr. Roselli introduced himself and stated that he is here on behalf on Larry Sachs, the attorney hired by the community. He thanked the governing body for their concern and denial of this ordinance. He read the following statement and gave a copy to the clerk and asked that it be memorialized in the minutes:

LAWRENCE B. SACHS, ESQ.

COUNSELOR AT LAW

8G AUER COURT

(732) 613-1441

EAST BRUNSWICK, NJ 08816

FAX: (732)613-4747

fbsachs@verizon.net

May 1, 2024

Aberdeen Township Council
Township of Aberdeen
One Aberdeen Square Aberdeen,
NJ 07747

Re: Ordinance #11-2024

Dear Council Members:

Please be advised that I represent a large group of Aberdeen residents who object to the adoption of Ordinance 11-2024 which amends your Land Development Ordinance to add an institutional/educational overlay zone and standards in an existing and long standing residential zone bounded by Orchard Street, Cliffwood Street, Raritan Street and Center Street.

As the Council is well aware, the MLUL specifies how land use development and expansions are handled and adjudicated. A permitted use in a zone is reviewed by a Planning Board for either site plan, subdivision and/or bulk variance relief. In a residential zone, a bulk

variance request is adjudicated by a Zoning Board of Adjustment. A non-permitted or prohibited use is adjudicated by a Zoning Board of Adjustment which is a quasi-judicial board and vested with greater authority to review and adjudicate an application. For any use variance, an applicant must demonstrate special reasons and satisfy both the positive and negative criteria with proofs that must address site suitability, detriments and impacts to the surrounding community and consistency with the Master Plan and surrounding land use patterns. The proofs required to obtain a use variance are lofty and determined on a case by case basis. In the area of the existing residential zone bounded by Orchard Street, Cliffwood Street, Raritan Street and Center Street, a property owner who simply wants to add an addition, porch, swimming pool, or shed which violates the setback requirements in said zone would be required to obtain approval from the Aberdeen Township Zoning Board of Adjustment.

I have had an opportunity to review proposed Ordinance 11-2024 and offer several opinions and legal conclusions which are based on my 40+ years of experience as a municipal land use attorney including having represented multiple municipalities in Middlesex and Mercer County with current positions as Planning Board Attorney for the Townships of East Brunswick and East Windsor and the Zoning Board of Adjustment Attorney for the Township of North Brunswick. In my professional opinion, if

the Council were to adopt Ordinance 11-2024, said action would be contrary to New Jersey Law and a clear violation of the prohibition against spot zoning and contract zoning. I base my conclusions for several reasons.

First, a review of said proposed Ordinance would permit an educational/institutional use in the subject residential zone to expand its operations/facilities without the necessity of the strict scrutiny of the Zoning Board of Adjustment. At present the existing Yeshiva site located in the subject zone would be required to obtain a D-2 use variance if an expansion of its operations were requested. Moreover, if the existing Yeshiva site chose to add additional floors to its existing building, any increase in height above 38' would require a D-6 use variance for height. The adoption of this Ordinance would enable any applicant including the existing Yeshiva site to expand its structure to a height of 55' with Planning Board approval only. Moreover, the expansion of any educational/ institutional use in the subject zone including the existing Yeshiva site could be expanded with site plan approval only from the Planning Board without obtaining D-2 use variance relief from the Zoning Board of Adjustment. It should be noted that adoption of the proposed ordinance would undermine the strict scrutiny of a Zoning Board of Adjustment and eliminate compliance with the enhanced burden of proof set forth in the Medici standards. In such event, the existing zoning regulations which

have existed for decades would be absolutely abrogated and abandoned.

Second, I believe the adoption of the proposed Ordinance also constitutes spot zoning which is certainly disfavored by our Courts. Spot zoning is defined as the "use of zoning powers to benefit particularly private interests, rather than the collective interests of the community". Taxpayer Assn of Weymouth Twp v Weymouth Twp, 80 NJ 6, 18 (1976). Our Courts have determined that where a zoning change is designed to relieve a property owner of the burden of a general request (ie: existing zoning), it will be stricken as unacceptable spot zoning. In the instant scenario, the existing Yeshiva site is the only single lot in the residential zone which has the minimum lot area of 20,000 square feet needed in order to satisfy the requirements of proposed Section 25-4.13(1). Moreover, such use appears to be the only educational/institutional use in the zone. That in and of itself is a per se violation of spot zoning. Moreover proposed Section 25-4:13 (c)(5) permits a maximum height for an expanded building which could include a dormitory, cafeteria and gymnasium of 55' which is 20' higher than the maximum height permitted in the existing residential zone.

Third, in my opinion the request to adopt proposed Ordinance 11-24 is an attempt to satisfy one property owner and therefore violates the prohibition against contract zoning. It is clear that a request to adopt

Ordinance 11-24 was generated by the existing Yeshiva site. Our Courts have generally held that an attempt by a governing body of a municipality by contract or agreement with a proposed owner to authorize the property owner to use the property in contravention of the zoning ordinance and without compliance with the statutorily established procedures to obtain a use variance constitutes contract zoning. Once again, the adoption of the proposed Ordinance which bypasses the accepted procedure to obtain use variance for both the increase in the height of a building and expansion of activities is violative of this well- established prohibition.

Finally, the adoption of the proposed Ordinance without strict scrutiny for an educational/institutional site expansion from the Zoning Board of Adjustment will clearly result in several detriments to the surrounding community such as increased traffic, increased essential services for additional water usage and sewerage usage, trash/recycling collection, noise and pollution. The addition of a dormitory, which would be permitted under the proposed Ordinance adds additional population density to the neighborhood and is nothing other than an expanded multi-family residential facility. Conversely, if a property owner wanted to construct a multi-family garden apartment complex in the zone, said request would require use variance approval. Quite frankly, there should be no distinction and the adoption of the proposed Ordinance would

make that distinction. Moreover, a building height of 55' would dwarf many of the 1 story cape cod residential dwellings in the neighborhood and would be completely out of character in the community.

In summary, I urge that the Council not approve said Ordinance. Our Courts have historically held that the proper forum to obtain a use variance is through a Zoning Board of Adjustment which is not comprised of any elected officials by statute and design rather than through a targeted zoning change which is always viewed with political skepticism. Any educational/institutional use operation in the existing residential zone should be required to obtain required use and/or bulk variance relief from the Zoning Board of Adjustment rather than through a zoning change which frankly only benefit one property owner, (ie: the existing Yeshiva).

As to any concerns, regarding whether denial of the proposed Ordinance would be violative of federal land use statutes, were the Township Council considering adopting an Ordinance which would make it more difficult for an educational/institutional use to operate, such an argument would have credibility. However, in the instant case, all the community is requesting is that any expansion of an existing educational/institutional use in the zone be required to obtain approval from the Zoning Board of Adjustment which is the accepted procedure as intended when the MLUL was adopted decades ago.

Very truly yours,

Laurence B. Sachs

LBS/ep

Mayor Tagliarini: Now we'd like to call up Mr. Mark Bishop.

Mark Bishop: It's going to be short, I promise. I have two questions. It might be an obvious answer, but I'm kind of ignorant to the process and procedure. So, forgive me, Councilwoman Kelly on March 7th you were the one that had introduced this ordinance and I was just curious, what the origination was or what provoked you to do that? Was there some sort of applicant or some application that we can see or is this just something that the Council thought would be a good idea to kind of settle things from the past?

Councilwoman Kelley: The Council as a whole was given the ordinance. We split the motions and we will take different motions to present. So that was my motion to present because I am a resident of Cliffwood Beach.

Mark Bishop: I was curious what the origination? Was there an applicant?

Councilman Cannon: There is no application. The Yeshiva had an application seven years ago for Meinzer Street and made clear its intention was to expand the existing operation that's there. Currently has a D2 variance for 75 students and, three stories that are there and they made it very clear they want to expand the Yeshiva. They purchased property in the area as everyone, I'm sure, in this room is well aware. The impetus was to direct them in a way that isn't multi-family apartments like it was proposed on Meinzer Street. Mr. Roselli had some excellent points and I spoke to his law partner and I agree with most of what he said. The only flip side to that is that, I don't think you get the benefit of 2017 experience where there was a big distinction of the zoning board between dormitory and garden apartments; that was the only thing I would take issue with what Mr. Roselli said. This ordinance is an attempt to prevent the same application with apartments. So fundamentally the lesser of two evils. So we asked our lawyers to come up with a way, so that should there be another application of multi-family five story apartment buildings, like they proposed on Meinzer Street. What the ordinance that's sitting in front of everyone is what they came up with as a way to economically get what's in the ordinance to direct the Yeshiva towards dormitories instead of apartments. Having spoken with Mr. Sachs, we had a very candid conversation and he made some very good points, that I'm sure will be raised later by residents if there is indeed an application. And I thought he had a very good handle on it, just like Mr. Roselli did. I came back and told my Council teammates that, and explained to them exactly what Mr. Sachs said today. You're the one literally, personally, thank you, Mr. Bishop, that's what changed my mind. We heard from your lawyer, different legal advice, a second opinion so to speak. And we liked what he had to say. And I heard what the gentleman had to say. He was very learned. So that's what changed our mind.

Mark Bishop: All right. All my comments for April 4th obviously still stand. I won't make everyone sit through them again tonight. I did have more concerns that I was going to share, but I think that the attorney did an excellent job covering them all. And, I'm obviously stating that I'm in agreement with that. We do appreciate you guys for, voting no. And I look forward to working with you guys in the future if this issue should arise again.

Councilman Cannon: Thank you for participating and whoever made donations, or what have you, to get Mr. Sachs' and Mr. Rizzo's opinion - the council thanks you for doing that. You personally, Mr. Bishop, thank you.

Name Unclear: For those of us of a certain age who have been here quite a while. Approximately a good 48 years ago, there was an applicant who proposed building housing in the same area. At that point it was struck down because of the effect on the infrastructure, primarily the sewer. I think you still have the same infrastructure. We did then – so that's it.

Amelda Lee: First of all, to the Council thank you so much for solving that one problem. But I do have another issue. Some years ago, we the clergy from the local churches and some of the community leaders, were invited to the site where Glassworks now exists. And we were told about this project that was going to take place, the townhomes, the affordable apartments, the condos and the prices I believe at that time, were going to start a little over \$200,000. And there were going to be stores and shops and a movie theater. And so my concern is somewhere down the line the shops, the stores, the movie theater, all of that disappeared. And now there's a flyer circulating that shows that the townhomes will now be \$600,000 and that we are giving them abatements for a period of years. Is that flyer true?

Mayor Tagliarini: I would say partly. I'll tell you what's not true and what's true. The prices I know, Pastor you know what happened with Covid? Everything went through the roof and Aberdeen became a destination for so many of my family, cousins, and friends from Staten Island to come join us. The prices of the houses, I don't think it's really anyone's fault except Covid.

Comments from the public (unclear)

So let's get back to the other part of your question, which was abatements. The abatement program was instituted by this Council. This was for the entire area of Cliffwood Beach and Cliffwood, every single property owner was receiving a tax abatement on any improvements made to their homes. The property value of the land would stay part of that program but any additions, garages, second floors or whatever, received a five year abatement. Every property owner that's probably sitting here tonight can have that by simply calling our Tax Assessor, Scott, get the application, build your addition, build up, build out, and you'll receive a five year tax abatement. That was not for the entire town. There are certain things that I remember you had to have, infrastructure that was nearly 60 years old or older and, and a couple of other things. So excuse me for forgetting, but the Council overwhelmingly supported tax abatement in this part of town. So where is Glassworks, in Cliffwood right? So they received abatement based upon something we put in long before there was a Glassworks.

Councilman Cannon: Pastor, it's also important to note that abatement is different than pilot. So the affordable units at Glassworks can't be built without some sort of tax help. So there's a pilot on that part of the Willows, I believe it's called, in the Glassworks. But an abatement is five years and the taxes go from 100% abated, to 80% abated to 60%, they are stepped down over the five years. The idea being is, if you're a homeowner who took a loan to build a deck, then you can use that time period to pay the taxes to help pay for the improvements to the house.

So when we passed it, it was a while ago, it had to do a lot with the financial crisis. It's been in place for what, about ten years? So I mean, all of Midnight Point was basically foreclosed on or for sale at some point. Many of the areas in Cliffwood Beach were hit hard by the financial crisis, so that's when that was implemented originally. But it's there, like the Mayor said for the homeowner, the developer, anyone who owns a property.

Pastor Lee: But I guess my question is, how do new people coming in to the community own homes that are being built? To me, it seems like it's a bonus for those that are looking to purchase in the area that they also wind up with this abatement, even though they were not here before. It's like a bonus to me. Correct me if I'm wrong, for the builder to help the builder to encourage and entice others from other areas to come into our community, but you're paying less taxes for a period of time.

Councilman Cannon: I understand what you're saying. It's not necessarily a whole town benefit. The public policy behind the area in need of rehabilitation, which is what creates the abatement; which is different than an area in need of redevelopment that creates a pilot - when that new housing stock comes in and you give those people an incentive to move here, they raise everyone. The rising tide raises all boats. So that's the public policy for it. But do you agree with that or not? And how do you think it works? You think if someone else a break coming in or not? I also mentioned if we had to send everyone back to New York, like half the council would have to leave as well. So that's the policy behind it.

Deputy Mayor Montone: Pastor Lee, can I add to that? When we initially thought about doing this, our real motivation was because the shopping center, where A&P was, stores were leaving left and right, and it was basically empty and almost became abandoned. And we were trying desperately to get business to come to that 35 corridor. So that's where this was born. It was born to help us bring back that shopping center and any other shopping centers on that corridor. Now, for most of you who live in this area, you know that that shopping center is back. And it is going to be wonderful. Once Sprouts opens, I think it will be completely full. I think there's one store left, and I'm pretty sure I heard Starbucks is going in there.

Unclear comments from public.

Deputy Mayor Montone: I'm sorry, I wish I could hear you, but I can't. So this this isn't an answer about traffic, okay? This is an answer to the people who wanted their shopping center back.

Pastor Lee: Well, might I just say that, as concerned citizens, we met with members of the Council a number of times, and one of our greatest concerns was the fact that we did not have a place to buy groceries in our community. So I do appreciate the fact that that store's going in there now. Thank you.

Mayor Tagliarini: Thank you Pastor.

Pedro Fontanez: I want to thank you for voting No. There's more pressing issues. Just like the high school has a sewage problem. We should look into maybe rectifying that as opposed to spending taxes on something else. But I want to thank you again for voting no and keeping the integrity of the community, because it is a community for residents, that everybody enjoys it. And things should be more inclusive for the community as opposed to exclusively for what one group wants. Other than that, thank you very much. And again, I say thank you.

Jane Heron: Hello. Good evening, thank you very much for your time and for making the right decision about this. I think the big picture is most of us love living in Aberdeen because we love the small community environment here. And lately, quite frankly, the overdevelopment has been ridiculous. The traffic is nuts, even just coming here tonight trying to get across 35 –the traffic that I could see, the traffic, I've never seen that before. Trying to get up 35 to Cliffwood, it's just crazy. And now we still have part two of Glassworks coming, which is what, hundreds and hundreds of more people and cars. I understand, I appreciate things like been bringing back stores and things, but I think there needs to be more consideration about the effect on everyday life. I mean, right now, there's never a good time to say there's no traffic. It's just nuts. I think maybe going forward, too, with these types of requests, if we could make some kind of a standard. I'm not a lawyer, but where it's these types of requests are made for well-established residential areas, they're automatically denied because obviously the community is going to be upset again at the same type of thing/situation comes up. I guess just as a side note, you mentioned that notices were mailed to residents and I'm not sure how far that mailing went. I live just down on Beach Drive, but I didn't - We didn't get anything, and I don't know if it's only within certain blocks. And it seems that in Cliffwood Beach, because we dead end down at the water, obviously we're all involved anytime, anywhere on the beach, traffic or buildings or anything is going to be, affected. And I guess I think about the things some of us have to do just to get a new fence or get windows approved, that kind of thing. And when you've seen a project like this come up, but thank you to Mark, for letting us all know. But again, maybe, additional thought to traffic. I don't think we can take any more overdevelopment, any more development. But thank you for your time.

Mayor Tagliarini: Thank you very much.

Diane Bunt: Good evening. I live next to 203 Orchard Street, which is one of the houses that the Yeshiva Bought. Now, what is the status of that? It's empty, but on the weekends there are women over in there. When they first bought it, maybe four years ago, we had a family would stay for maybe two months, and then they would leave, and it's empty. What is the status of the houses? I'm sure there are other ones that they bought around the area. Are they residential? Are they part of the Yeshiva?

Mayor Tagliarini: What we're going to do Mrs. Bunt, the Town Manager just wrote that 203 Orchard, and he'll tell you the owner. But if somebody wants to go away for four days, go back three days. I don't know what that it's...

Ms. Bunt: No, it's not that there's one person there. But we have to serve multiple people.

Councilman Cannon: We'll take the addresses. Some of you may have noticed that our code enforcement has been in this area recently. And so we are looking into what you're talking about. But we'll take your information. To answer your question, we actually at this moment don't exactly know what you're describing.

Ms. Bunt: All right. What I'm describing is...

Councilman Cannon: It's not that we don't understand you or what you're saying. We don't know what the situation with these properties is. And our code enforcement is looking into it. We understand fully what you're talking about, transient occupants, fundamentally, but we don't know exactly what the story of that is. But our code enforcement is looking. I have seen them driving around recently, around the neighborhood.

Mayor Tagliarini: Okay, we have those addresses and your phone number, I'll give that to Mr. Russell and he'll try and get an answer what's going on to the best of our ability.

Ms. Bunt: All right. Because they're like when you walk, like when you walk around the block, you see the abandoned houses. No one is living in them and no one has until the last year or so. And I believe they do belong to these. I don't know if they belong to the Yeshiva, but that's the status that of them.

Councilman Cannon: We will look at that. And no matter who they belong to, they have to comply with the housing standards and our CO rules.

Ms. Bunt: The housing standards, as you said, it's more like it's a B and B or I feel like it.

Councilman Cannon: To your point, if it is, on every change of occupancy, there's supposed to be a CO. So that would be a potential regulation that the Township could use to address the situation.

Ms. Bunt: Because it's not occupied, no one's lived there. Just people come and go.

Councilman Cannon: We appreciate you telling us and reporting that. We have the resources and the rules to look into that.

Lauren Ramos: Thank you for voting No on this. Unfortunately, this whole issue and the current budgets illustrate the need for our town. We need businesses to create more ratables. We all have heard of businesses that have had problems getting approvals. What are you doing as a Council to bring economic growth and revenue to Aberdeen? My second question is, as demonstrated by the letter that we received on Friday, our schools are suffering with the overcrowding and overdevelopment that is happening in this town. First, we lost subscription bussing because we had an increased enrollment of 400 kids. Now we are losing valuable teachers and resources. The schools need to balance the budget. Why are we losing the commercial property and storefronts that were part of the Glassworks? What are you doing to help?

Mayor Tagliarini: Okay, that's a very good question. I'm not going to answer the school question that would be unfair. That would be like asking our school board member friends, how do you fix a pothole? I think we do a pretty good job at that and spend a lot of money on roads. So I'm

not going to address that because I can't - I don't know their budget and I don't know their policies. They don't tell us how to fix roads. We don't tell them how to run the school. The Mayors of New Jersey, except from major cities, have absolutely no influence over the school. That would be my dear friend Joe Altamonte from Matawan and myself and right down the entire Route 35 corridor - every mayor has no say what a school board should do. So we understand each other, I do feel everything you said. Growth of business - for many, many years we have established an Economic Business Council. To say that we're not business friendly is false. Because when I got into this particular position, which I'm honored to have, I came from business and the first thing I heard was it's very difficult to do business in Aberdeen. It is not difficult to do business in Aberdeen. Our building department bends over backwards. We have conversations with many, many people coming in. I'm in constant contact with, for example, now, the latest is the Bed Bath & Beyond Store on 34. At this point in time he has told me a couple of things that were in the fire, as they say, and nothing has come to pass. I know you all realize that in today's day and age a lot of big box brick and mortar stores is a lot of trouble. And we are no different in Aberdeen than any other town in America. Just look at doorsteps, with the Amazon cardboard boxes. Everybody's ordering things online and less and less people are going in. We are extremely business friendly. We have business community that speaks highly of us. And, we work very hard on it. There isn't a day to that goes by. More recently on Route 34, the gas station and the closed Friendly's, because I go back as far as Friendly's which then became a bank, there's interest in a developer to take that corner - the gas station will leave, the empty bank will go, and other businesses are interested. These are calls we get all the time and we do everything possible. Just case in point, Sprouts coming in. We've had zoom meetings with Sprouts because they're from Arizona. If they were here, I think they would speak very highly of us. We've gotten the County involved, we've gotten State Senators involved with Sprouts. We're doing everything to make the move to Aberdeen as comfortable and easy as possible. But that's what we do, we work hard.

Now Glassworks. There was a meeting of the minds. This was all happening with the A&P Center disappearing and six years, seven years before L.A fitness came aboard and now Sprouts. The landlord did say one thing to me, as soon as we get the main stores, everything else will fall into place. And that is happening because the last store that's empty, we can say because I've had a conversation with them also, will be a Starbucks. The old the old ice cream, Dunkin Donuts and Baskin-Robbins that will be a Starbucks. So it's going to be a store. Sprouts, I said, it's opening early June and we're doing everything possible to help Sprouts. Okay. I don't know if there another part I might have missed.

Ms. Ramos: What happened to the commercial at Glassworks?

Mayor Tagliarini: Yes, thank you, I was leading to that because the supermarket and the empty stores along Route 35 were vacant for so long. I'm going to tell you the absolute truth, people know me, and that's what I do. We could have held their feet to the fire and told them to build a hotel, build the shell of a big box store, build the shell of a movie theater, and what would have happened six months to seven months after they built those building? You would be meeting and meeting just like this, saying, hey, Fred, there's no stores there. Well that's what he told us. He

told us he could not fill any brick and mortar at this point in time. Very hard to disagree with him when we saw what happened on Route 35 on a major highway. And you talk about traffic, you think the people in Glassworks, if they think about it and thought about it more, you think they want cars coming in and out of Glassworks to shop at all day? Give it time and it might be a blessing in the long run.

Ms. Ramos: But that was the proposal. So it shouldn't be a shock if people are driving in and out of there, because that was the original proposal.

Councilman Cannon: That original proposal dates back to 2007, before the CVS shopping center on the other end by Morristown Road even existed. Before the Dunkin Donuts moved across and now that's going to be a Starbucks at the other end, which, as you can see on Route 34, clogs up Route 34. There was a plan in 2007 to put a new traffic light at the exit of Glassworks and to widen the road. Anyone, I mean, if you all have, I assume a lot of people here are from Cliffwood Beach and drive to Cliffwood Elementary in the morning, which is an absolute disaster at this point. A shopping center of that size, which was 200,000 sq. ft. and a hotel is equivalent to basically the Best Buy shopping center in Holmdel. And so put that in the middle of Cliffwood Avenue down the road from train tracks, Cliffwood Avenue School, Guisti, and with all the other development and the improvement of the intersections; because you have to remember when that plan was originally introduced, the intersection at 35 and Cliffwood Avenue was not five lanes wide. It was it was much smaller. So with those intersections barely moving at this point, to add more cars dead in the middle is really just bad planning. So we negotiated to remove the traffic light and the 200,000 square foot shopping center to reduce the traffic on Cliffwood Avenue. I knocked up and down Cliffwood Avenue, I see a lot of familiar faces, that was everyone's number one concern was traffic. And so adding a 200,000 square foot shopping center, to a council 17 years after it was originally produced, doesn't make a lot of sense today.

Public made comment regarding open land (unclear.)

Councilman Cannon: A lot of it is going to be open land. So there's a there's a large buffer between. We negotiated with the developer to leave a large buffer area between Cliffwood Avenue and the residential apartment buildings that will replace it eventually. Also, the four houses that are there owned by the Wagners that are in front of the place for years, were a part of the original proposal to basically bring that monsoon of townhouses all the way up to Cliffwood Avenue, and that's what we negotiated away. So those four, single family houses that form the buffer for everyone else who lives across the street on Cliffwood Avenue and owns single family home instead of looking at that. Frankly, we looked at what happened with Brunos that we didn't have any say in it because it went to the zoning board. And Bruno's, like people's backyards are right on Cliffwood Avenue. It looks ridiculous. And our concern and that's what would have happened - all the lots that were owned by Mr. Wagner and were part of the original plan. Obviously Mr. Wagner had the right to sell to the developer, so everyone should go shake his hand when you see him in the street that he didn't sell those four lots. He didn't sell out the streetscape on Cliffwood Avenue. We removed those from the development plan. That was part of negotiation, for the developer to give up the commercial site, and develop, a smaller apartment building instead and to leave the buffer and to leave those other lots and take them out of the

building plan. There's 40 units that could have been built there that are being subtracted out of the original plan. It's important to understand that was part of the negotiation, so that when you drive up Cliffwood Avenue, unfortunately Bruno's upward, but we won't have a wall of condos down there, they will have a streetscape of single family houses. That's the concept behind why there's not any commercial Glassworks, the planning reasons why and then from an esthetic like people that live here reason. The reason is that we were really concerned that the zoning board approved Bruno's all the way up to the roadways. So that we did not want that to happen at Glassworks, that was the tradeoff. So we get less cars, no commercial. We do have to swallow about 120 additional units in the apartment building, but we get a buffer and we get those other the other 40 units subtracted off of that. So that was the negotiation. That's laid out on the table for everyone. You can think that's good, bad or indifferent. But that's the reasons why we made those decisions. And hopefully that addresses your second part.

Ms. Ramos: Mr. Mayor, I'm sorry if I made any type of indication that you should be getting involved in school board budget. That's not what I meant at all. I apologize about that. But what I'm saying is you just approved 120 more units to be built. There's an influx of more people. That's an influx of more kids. Our schools are struggling.

Councilman Cannon: I can understand that argument. But they're going to pay full taxes. There's no pilot. They're going to pay the full taxes. So the school district gets 70% of our taxes. So of the taxes that that new building is going to pay, 70% of it is going to go to the school district and it's their job to use that appropriately and to have an appropriate budget that people aren't upset about. To say that that's going to destroy the school budget, the school budget is in its position for far different reasons than development. They have written in a letter about aid being used to cover a current year's budget. And that's what you get when the aid runs out. So that's what's going on with the School board.

Diana Pell: Hi my name is Diana Pell, I am the Board President of the Matawan Aberdeen Regional School District. I'm currently processing that 120 unit, statement. I'm not telling you how to run the town, and I do appreciate the council not telling us how to run the school district. I am speaking on behalf of the Board of Education of the Matawan Aberdeen Regional School District as the provider of a major part of the infrastructure serving Aberdeen Township, it is important and overdue that we inform Council of the impact on school infrastructure of residential zoning changes and development. Regardless of the outcome of the proposal tonight, this statement serves to provide information in case another such proposal is considered. The INS overlay that was proposed in ordinance 11-2024 encompassed 100 lots in a neighborhood typified by single family residences. Under the proposed overlay, dormitories would be a permitted use, although it was not clear, there was not a clear definition in the ordinance on what would be considered a dormitory, and each building could be permitted to be up to five stories tall. This was not a small proposal. The district's concern is the pressure that increased residential development puts on our current school infrastructure. It is clear that Aberdeen Township is known as a great place to raise a family, and even one bedroom residences often have children in them. Multiple dormitories could be proposed within that overlay, and each were permitted to accommodate up to 100 pupils. The language of the ordinance simply said the dormitories use

was restricted to those attending an educational facility. It did not explicitly say that the only individuals permitted to dwell in the dormitories must be students of the educational facility. Therefore, depending on the proposed designs, multifamily residential dormitories could have been proposed for the zoning, replacing the single family residences existing currently. That is the important thing, the district is responsible for many services for all children living within it. Mandates include providing a free, appropriate public education for all students in kindergarten through 12th grade. We also have a mandate to provide students eligible for special education and related services, with these services starting as early as preschool. This may also include mandated bussing. We are also required to provide transportation and services for students who are enrolled in private schools, both general education and special education. Further, when special education is required in the district cannot serve a student in district, we are required to provide out of district placements and an expense to the district, averaging \$150,000 per year per student. The current school infrastructure is not equipped to handle a large increase in demand for these services, although some of these services are required under the federal individuals with Disabilities Education Act, we are concerned our budget will be impacted dramatically.

Councilman Cannon moved to extend the 3 minute rule, seconded by Mayor Tagliarini. With all in favor, Ms. Pell continued her statement.

Ms. Pell: We're concerned our budget will be impacted dramatically in order to provide instructional and education mandates, including special education services. And frankly, we don't have the busses to send a large number of additional students anywhere. In addition, when considering a zoning ordinance and not an individual development application, we must consider the potential ultimate buildout and all possible uses of the space. A zoning ordinance that creates the potential for a much higher density of residences could, in turn, result in a large increase in enrollment in our district. Again, the current school infrastructure cannot accommodate a large increase in students in the classroom. The buildings themselves are admittedly crowded, and again, we do not have the budget for the additional step. Thank you for your time and careful consideration on residential zoning ordinances both now and in the future.

Cindy Santora: I was going to talk about a different topic, but, the school board thing is near and dear to my heart. I just want to clarify something because I just went to the school board meeting, and I had a whole conversation about taxes and build outs and all that stuff. It is a common misconception that the school board gets 70%, I spoke to the school board. They said they could only get 2% more than last year's budget, 2% more. So if you give them a thousand students, they have to somehow educate a thousand students on 2% more. I would like to recommend every council member here come to the budget meeting on May 6th and educate yourself. Thank you. Second, the Township of Aberdeen Planning Board meeting March 20th, 2024 draft meeting minutes. First of all, transparency, you guys really need to do better on uploading your minutes and your agendas because I should not have to kill myself finding them. Second of all: Present Mayor, Mr. Patterson, Mr. Williams, Deputy Mayor Montone, Mr. Shenton, Mr. Lemberg, Rich Caruso. Meeting starting at 6:33. They said planner submitted a report in support of 11-2024. Mr. Shenton and Planning Board members questioned if the proposed ordinance was consistent with the town master plan. Serious? This is consistent with

the town master plan? I saw the town master plan. I don't know where large school buildout was in the master plan. I also don't see much discussion on this ordinance because you guys all voted yes and then closed the meeting five minutes later. So my question is where did the discussion happen? Or is this just a large echo chamber?

Mayor Tagliarini: Want to repeat your question please?

Ms. Santora: My question is when did the discussion happen about the ordinance? Because the meeting opened at 6:33 and closed at 6:38. When did you guys talk like, hey, building a very large new school, is this in the best interest of Cliffwood Beach and the residents of Aberdeen?

Councilman Hirsch: Are you referring to the Planning Board meeting?

Ms. Santora: The Planning Board meeting? Yes. Get a new planner because that planner is not a good idea. And the second thing that I want to mention is I know you just mentioned with the Zoning Board how they did something and they put it up against Cliffwood. They built some townhomes and put it up against Cliffwood. I just want clarification, who puts the Zoning Board members who vote for them, like who puts them in their position?

Mayor Tagliarini: Council

Adam Mikucki: Good evening. Quick question, can students living at the Yeshiva for religious exemption be able to register to vote in town? Can they be registered voters?

Mayor Tagliarini: Yes

Mr. Mikucki: So as they rotate, they could just come in with new voters and they could change our structure of our council?

Mayor Tagliarini: They simply tell and register with the Board of Elections. And once they receive a sample ballot in the mail, the Board of Elections recognizes them as residents at that address. It's that simple.

Councilman Cannon: Just like Rutgers.

Mr. Mikucki: How long can belong resident or how long is the permanent residence? If it's a dormitory, I mean, it's how long are they going to be there?

Councilman Cannon: 4 years, but just like Rutgers or Stockton or FDU or other colleges, it's the same thing.

Mr. Mikucki: You guys did good on the beach project.

Liz Morales: I want to thank you for voting down the ordinance because I was very much against it. And I want to thank you so much, Mr. Bishop, for letting us know about the meeting and keeping the town informed. I hope that there is more transparency in future. Although I did get a lot of notifications from my neighbors. Thank you.

Deputy Mayor Montone: If you signed the sheet and haven't spoken yet, please let us know.

Mayor Tagliarini invited anyone to come up.

Name unclear. Thank you. Good evening. You mentioned stuff about traffic and everything like that. I live right down the block. I'm the one whose house gets all the cars that go through the fence all the time. Maybe, you know. I had a meeting with the County. I had a meeting with your traffic safety Sergeant Campbell a year ago. Every time I call up for 25 years of living here, you guys say is a County problem. You do realize we're in school here, right? What's down the block?

Mayor Tagliarini: I just wanted to make sure we go any further that we actually have some kind of contact for you.

Sean Egan: (Gave his name) The PD has my information and the videos I've sent them, Manager has my contact information, I sent him an email. You said it was a county problem. You know, that that flashing light that the county did that, the county did that the line striping Cliffwood Avenue because you guys don't fix roads. Unclear comments.

Councilman Cannon: That's a county road sir.

Sean Egan: Comments unclear. What are your roads? From what we fix, you know, the crosswalk that's, you know, part of Aberdeen was flooding, and I asked and complained, and he said, you fix potholes. Your own guys almost got hit in front of my house because he had no police protection, no crash truck. I work for New Jersey Turnpike Authority. I see what happens when people don't pay attention. People die. Do you have kids in school? You have kids in there. They all walk in front of my house. Some guy went through at 8:30 in the morning, went through the fence and crashed into a tree. Two minutes before that, a pedestrian was walking by. You guys have not done nothing. A lot of people here signed a petition to try and get a guardrail put in by the County. And also Ray Campbell said he had an agreement they were going to put a street light, like right on the intersection down the block here. It's an unilluminated crosswalk. So every night people cross through there. It's a U, it's not even a four way cross. You can't see people. So what do you do when someone gets run over? Exactly what you're doing now.

Mayor Tagliarini: We will we will check on this.

Mr. Egan: You do realize I've been going on this since Matthew Lloyd was traffic safety. He's now your Chief of Police, right? So, I mean, how long has this been going on? I emailed and, you know, everything else. And you guys always say it's a County problem. You don't do nothing about it. I've got to drop my insurance companies and everything else. It's not just my family safety, it's the Township's safety.

Mayor Tagliarini: We will answer you on this

Sean Egan: Would be nice, I've been asking for the last 25 years. Thank you.

Stephanie Wade: Hi, my name is Stephanie Wade I live on Sunset Way, Cliffwood Beach, where all the overdevelopment is going on. I have a couple questions. I believe, Mr. Greg, you said that the school that's over there is allowed to have 72 students. I believe I read the last election you got 282 votes at that school. Also, as far as the addresses that the LLC owns.

Councilman Cannon: That's not correct

Ms. Wade: It is on the voter registration. If you go online, you can pull up the voter registrations, you can pull up the address and it shows all the voters that are registered, you know, 155 Center Street.

Councilman Cannon: So, they don't purge voter rolls. I could show you that there's 7000 or 8000 people registered at Cheesecake Village because people have passed away in Old Bridge, that senior village where my parents have a place. But we don't purge the voter rolls because not voting is a choice. So if you don't vote for seven years and you want to show up and vote on the eighth year, you can show up and if your name is on there, if you still live in the place where you where you're supposed to be you can vote.

Ms. Wade: Okay, well, when I go to the VFW I have to show my driver's license. So are they showing their driver's license and says that they live at 155 Center Street? Or do they live in Brooklyn?

Councilman Cannon: You have to show a sample ballot. Okay, you're missing the point. You can't know whether people voted or not. That's not a public. Obviously, you don't know who I voted for or anyone else voted for. The voter roll that isn't purged. I could show you people that I went to high school with, to this very school that moved, went away to college out of state and moved and still live in another state. And because they haven't clicked with New Jersey DMV or anything else, are still on the voter roll today, it doesn't mean I call them to fly back from California to vote for me.

Ms. Wade: I don't know too many people who are going to college and are changing their voter registration.

Councilman Cannon: You are casting suspicions on people that they are committing voter fraud. And it's really not fair.

Ms. Wade: Okay. So the properties that LLC owns 202 Center Street, 183 Orchard Street, 203 Orchard Street, 204 Raritan Street, 244 Raritan Street, 197 Raritan Street, 183 Center Street, 181 Center Street, 176 Center Street, 180 Center Street, 200 Center Street, 682. I drove past all of those houses, and there's, I believe when you look online for the vacant and abandoned property lists - They all have mail coming out overflowing. That's one of them, definitely when I've driven past during the day and at night, there is no electricity, that's, one of your things. There is an absence of window treatments. There isn't anything in the homes. There's no cars. Grass is overgrown. So you're saying that the code enforcement is going there? I hope that they are. Because all I am is a resident constantly driving by and there's nobody living there. But they're not paying taxes. So that's over \$200,000 we're out of money.

Bryann Poyle (sp). I just want to confirm 244 Raritan is empty as the public sees. Just to quickly introduce myself, my family has been in Cliffwood Beach since 1968 for three generations. I have probably the least political thing here. I just want to quickly say, and I'm sure you know this as well, it's not all about if we could put on extensions on our house. It's not all about traffic is going to build up. It's not all about that. It's about that we have a community in Cliffwood Beach

specifically, that is just residential. It's kids riding their bikes. It's people sitting on their porches. It's people going to the water to just watch the water. It's not all about the politics of it. I just wanted to say that we want to keep the integrity of our neighborhood and that building anything other than purely residential, being a part of the town, would go against the integrity of the town.

Christina (last name unclear): Hi, my name is Christina (unclear) I live in Cliffwood Beach pretty much off of Cliffwood Avenue behind the Wawa. My biggest concern is, something that is highly populated, no matter what it is, does not belong in that area. That is a high traffic area, specifically a population that does not drive, that walks everywhere in an area with no sidewalks, in an area where the traffic, as we've talked about, is insane. It's not safe for the drivers. It's not safe for whoever lives there. And it creates a really big public hazard to have that concentration of people thrown into such a small area where the highest traffic is in the neighborhood. I just don't think that's wise.

Danielle Spruell: Hi. Good evening. My name is Danielle Spruell. I want to thank Mark for all his hard work and listening to the community for all their support, patience and the lawyer for supporting the community and the town for listening to the community and our voices. So my question is regarding the ordinance. I don't quite understand myself. So what are the next steps? Is it squashed or is there another process? What is the process and what are the next steps?

Deputy Mayor Montone: It's done, it's squashed. It's done. We can't tell you that they, that the people in question won't try to go before the Zoning Board or have another plan. But as far as the council doing any rezoning that is over, it's squashed. It is finished. It's done.

Councilman Cannon: But residents need to make sure that they pay attention for whether there's any land use application notices. Frankly, I have an email box full of contacts at this point that I'll be happy to share information I receive as a council member. The secretary sets us the zoning board agenda like 2 or 3 days before the meeting. But that's what people have to pay attention to because it'll be a land use application. But as far as our involvement as the Council, your elected officials, it's over as of tonight. It'll be before the land use if anything is proposed.

Ms. Spruell: Do you know when the next zoning meeting happens?

Councilman Cannon: It's every first and third Wednesday. You should check the agenda. We don't always have applications. So they don't always have it twice every month.

Ms. Spruell: I'm assuming you guys will be in contact. And you can let us know if we should attend a meeting, so we could keep an eye out if there's anything else that we need to be aware of.

Councilman Cannon: We have a whole list of addresses, If we get a land use application we will let you know.

Christina Pitre: My name is Christina Pitre. I'm an Aberdeen resident. Thank you Mark, thank you so much for everything that you've done. I just have a question. So I've been a resident of Aberdeen since 2013. So this year will be 11 years. When I purchased my house, it was over \$350,000. It was expensive back then, but I just heard the list of addresses that were read off by a

resident a couple of minutes ago. I quickly googled it, and I see that the homes were purchased for in 2017 for \$100,000, and they're not paying taxes. The homes are empty, so it's a complete waste of all of those houses in our community. So I'm just wondering when an organization that doesn't pay taxes, purchases homes in our in our community. So they go through a process with you guys. And I'm just asking because I really just don't know. So they go through a process where they're getting tax exempt. Is that what Scott in Town Hall or is that with you guys? Do you have any input on that?

Manager Russell: So anyone can apply for a tax exemption. Yes, you go to Scott the Tax Assessor and he will give you the forms to fill out which are state statutes to determine if you could be exempt or not, the council doesn't make that decision. They are notified that the property does meet the requirements of the state statute and, basically, I hate to say the word, but it's like a rubber stamp that they have to be notified and told. But if, if they, if any, any organization or any person, because even a resident can apply for tax exemption, if they fall within the proper requirements through the tax assessor, he has to approve it or has to sign off on it.

Deputy Mayor Montone: And I just want to make a comment. You said something about the purchase price of the houses. And I just want to make everyone aware that before you sell your house to someone, you should check the market and find out what it's worth. You shouldn't be selling your house to anyone unless you're rich and you don't care without getting a fair price for it. And during the pandemic, I mean houses in the beach and in in my neighborhood too, because I'm in another. I don't live in Strathmore neighborhood that's like a little neighborhood. The houses that were \$300,000 were selling for \$700,000. So, I mean, I know that has a tax impact and we don't like that, but our properties are worth a lot more right now. So if you wanted to sell, that's the price you should get. So I don't know why people sell for \$100,000.

Ms. Pitre: I know, and that was back in 2017 prior to Covid, but still not a reflection of what the market was back then. So when all of these homes are being sold around the same time, they're going to Scott's office, is that not like a red flag for us that these homes are being sold for under their value and they're not paying taxes, and they're going to, we see now, that they put in an application for all this rezoning like it's it just seems like a red flag.

Councilman Cannon: They do get red flag per se because all of the tax levy for the schools and all division of taxes between all of us as property owners is based upon what the houses sold for in comparable sales. So they do get red flagged as not usable so they don't affect those calculations. There are transaction based codes that Scott puts in that but there's no discretion. Because it's taxes. And the elected officials have nothing to do with it, which is a good policy to not have people who are elected to office and deal with that sort of thing. But to answer your question, there are red flags, but it's not red flags in terms of a broad policy but a red flag so they don't affect our overall calculations.

Ms. Pitre: Okay. I don't think I'm too concerned about their purchases impacting the value of our homes that we have now. Because to be honest, I sell my home right now for \$750,000 to go where, you know? I'm going to sell my house. To go where? To buy a \$2 million house. That

and start all over. So it doesn't really make sense. It doesn't really impact me in that way. But I would say that the burden of the purchases of these homes in the approval of the purchases, these homes, whether whoever did it or whoever reviewed it, didn't bring it to someone's attention. I think that that money is taken out of our district, 90% of our taxes, correct me if I'm wrong, go to the school. So, I mean, that's a lot of money for us to be missing out on.

Councilman Cannon: 70%

Ms. Pitre: Thank you. So 70%. I know 70% goes towards our school. So it's a huge difference, especially if they're empty for the residents that live there. I almost bought a home on Orchard Street, so it's near and dear to my heart. And I love this town, but I think that we just have to be more transparent. And when there's a red flag, we really need to bring that to the right person's attention, because I don't think it should have ever happened. But I thank you guys for voting no today.

Larry Marshall: I just got a couple of questions. The last observance, a few meetings that I have attended, that there's a lack of Citizens Advisory Council, something that you may want to consider. Create a Citizen Advisory Board where you can feed information to the citizens concerning the various issues that you are addressing. There's a couple of situations that came up where you talk about the mixed use development. And, my question, is there an Economic Development Council within the township?

Councilman Hirsch: There is there is an Economic Business Council. I'm not sure the status of it. I know that there was turmoil with the chairman.

Larry Marshall: But we do have an Economic Business Council to help smooth out the issues between the businesses in town and city? I'm not speaking of Chamber of Commerce.

Manager Russell: There is an Economic Business Council. It's actually being restructured, we're working to actually put an Economic Business Coordinator in place, out of the Manager's office where it's more of a one on one. But there is still an Economic Business Council, but there are a few board members that did resign for business related reasons and time consuming. So we're preparing to redo some of the members. We do have a few on there, but at the same time, we're trying to put somebody in place that will be working with businesses on a one to one. But right now, any business that has an issue or would like to entertain doing business in town, does reach out to the Manager's office - myself or the Deputy Manager.

Larry Marshall: As a developer, because they unveiled their development plan and conditions with financial assistance whether they are federally subsidized or not, you get that information as well?

Manager Russell: A business or a developer?

Mr. Marshall: A developer

Manager Russell: If a developer would like to meet with us, they can but a developer doesn't have to.

A developer wouldn't meet with the Economic Business Council.

Mr. Marshall: So that's my point. When I say Economic Development Council that means that you're providing as a municipality a service to the community you're bringing, developers are coming in and they're developing around you that you don't even know what's going on.

Manager: No. Again, sir, you can read the ordinance on the Economic Business Council - It's strictly dealing with businesses in town.

Mr. Marshall: My question is. You see what came in? The Yeshiva came in and built massive units right? A number of housing units have 120 units. Correct. For the yeshiva.

Manager Russell: That is different, that is Glassworks.

Mr. Marshall: Okay, So who's the developer?

(Someone responds Somerset, not the Yeshiva.)

Mr. Marshall: So, Somerset comes to you, the financing of that development? Okay. That was my question. Now, is it federally subsidized as well?

(Unknown respondent says no.)

Mr. Marshall: So, No federal subsidies. So now my question is how you ensure that your local citizens participate in the development of those projects. So their coming in developing projects bringing in economic value into our community yet we're not retaining jobs from that. We're not allowing contractors in our community to participate and as well as labor to participate.

Councilman Cannon: We do have a very long negotiation with them, introducing them to the local building trades, local unions, so that they would use local labor. Numerous different other community, in terms of community development that you're talking about, for example, there's a new pump station that they built on our behalf. There's a water pipe that goes under the parkway that was built on behalf of the Township on the developer's dime, environmental cleanup that was performed at the site there.

Mr. Marshall: So was section three recipient intact?

Councilman Cannon: It's not a federal project.

Mr. Marshall: But when you bring in federal assistance or local assistance as a development, you said they don't have federal assistance, but now you're providing opportunities to developers. As the Economic Development Council, you can encourage participation for local participation, contractors....

Councilman Cannon: You can go as far as professional labor agreement yes.

Mr. Marshall: In addition to federal labors, you have what's called section three recipients. So they come here developing projects in and around the communities. There is a section to receive

that allows you to have that it placed in the contract with a certain percentage of labor or brought in.

Councilman Cannon: We didn't finance any of that for them. So there's no public financing. But how do you become a section three recipient?

Mr. Marshall: You have to encourage them to participate in the project. They come with a project in the community. You encourage them that if you come to this community, how you reinvest it back and you bring as many jobs in here and make it a money, they taking it out. So how are they investing back into this community? Economic development requires you to invest in the community that you participate in.

Councilman Cannon: I don't think that applies here.

Mr. Marshall: I think it applies if the municipality makes it apply. If you said to this builders, you only in our community work, you're going to hire some of our people here period.

Councilman Cannon: We did do that through the redevelopment agreement.

Mr. Marshall: So how did you do that? And then where did you get the people from?

Unclear comments, multiple people speaking.

Mayor Tagliarini: We're going to have to ask you just wrap it up okay, I ask with respect.

Mr. Marshall: Because what you're telling me is that you do have a redevelopment program. You have an Economic Business Council. I'm not demanding, I am asking you simply that to include your community. So the community has been complaining about the fact that there we got young men and women out here that don't have jobs/ They don't come in and say, hey, come in, we're going to take the people that you have, you and we're going to employ you. In order for you to participate, we need at least 2 or 3 individuals walking the streets to go into the Labor Department and become an apprentice, create something that allows them to reinvest back into the community that they invest in. That's all I'm saying.

Mayor Tagliarini: It's been brought up tonight that there'll probably be another section to Glassworks. And I give you my word as I'm sitting here and you're standing there, that I will ask Mr. Zucker that specific question if he could bring in some Aberdeen residents. This is not something that we, haven't done in the past. Maybe we weren't as tuned to the section three or whatever code you're mentioning, and I can imagine what you do for a living and I applaud you. But I will bring that up with Mr. Zucker.

Mr. Marshall: Thank you.

Resident: I've got a question about all the houses.

Mayor Tagliarini: We need your name.

Resident: I don't really want to give my name.

Mayor Tagliarini: Yes, that that's the law. You don't have to give us your address. The Clerk has reeducated me. But you must give us your name.

C.J. Ross: The houses that were sold over there that are no longer collecting any kind of taxes. You know, what are the plans that you have to get that money back into the town without raising all of our property taxes to make up for the houses that have been sold and the houses that they're going to keep on buying.

Councilman Cannon: Began to speak, was interrupted by Ms. Ross.

CJ Ross: Okay. I'm sorry, but you have you know, I know since you but we've only heard from you tonight does anybody else on the council ever have anything to say?

Deputy Mayor Montone: First of all, we all work together. And if one of us answers you, we're having a little bit of a mic problem. So we're trying to switch the mics around quite a lot there okay. All right. So do you want me to answer you as best I can? No, you don't want me? I've spoken enough. Thank you.

CJ Ross: My question was, what is the Township Council going to do about all the lost taxes? So my property tax is going to go up to pay for the Yeshiva houses that are housing all those people.

Councilman Martucci: Technically, at this point, if those houses, that property is not taxable because of the LLC and the 501, there's nothing that we could do about that at this point. As far as the taxes, the Town Council has to raise a certain amount of money to make things work. It has to be spread throughout every resident of the town. So that all comes down to our Manager and our, CFO to do the best possible thing they can to make it work so that we can keep all of the amenities that we have at this point without losing the garbage, the recycling, things of that nature. Yes, it does get absorbed throughout the town. This is my house too. Are we okay with it? No, we're not. But there are certain laws and regulations that we have no control over. You're asking me a question, you're asking me to answer a question that the state says you have to do. We try to bring in as much revenue as we can throughout the town with businesses and things of that nature. But once it gets to a certain point, yes, there's certain amount of money that the town has to raise to make it work. Now you want to cut your taxes? We could cut amenities. You don't want to cut amenities then we have to do what we have to do. I don't know if that answers your question.

Ms. Ross: Well, I mean, it does answer it but..

Councilman Martucci: Believe me, I'm paying some of the highest taxes in this town. So I understand where you come from.

Mayor Tagliarini: Thank you very much.

Speaker unknown: Okay, The houses in question have to go through a process to get the tax deduction. If those houses are now empty and not being used by anything, is there anything that you guys can do. They have to answer certain questions to apply for the tax deduction. They're not doing anything. Their houses aren't being used. Is there anything that the town can take?

Well this is a checklist, you're not abiding by what you have applied for. We can take the property back or the demand that you drop that code. I mean, make them responsible for it.

Councilman Cannon: Yes. Every October 1st, the Assessor can review it. You giving us all the addresses is very helpful.

Mayor Tagliarini: Anyone else? Well, thank you very much for coming out. We greatly appreciate all your input. And I'll take a motion to adjourn.

A motion to adjourn was made by Councilman Martucci, with a second by Councilman Cannon. With all in favor, the special meeting of May 1, 2024 was adjourned at 9:20 pm.