

**MINUTES OF THE TOWNSHIP COUNCIL
TOWNSHIP OF BERKELEY HEIGHTS
EXECUTIVE SESSION HELD ON JULY 8, 2014**

CALL TO ORDER

Mayor Bruno called the Executive Session to order at 7:05 p.m.

ROLL CALL

Mr. Delia, Mr. Hall, Mrs. Kingsley, Mr. Pastore, Mr. Pirone, Mr. Woodruff, and Mayor Bruno answered present.

Absent – Linda Cavanaugh, Township Administrator

Also present was Joseph Sordillo Township Attorney, and Ana Minkoff, Township Clerk.

EXECUTIVE SESSION – 1. Contract Negotiations/Land Acquisition-Little Flower Church

Mr. Hall stated that he met with Joe Sordillo and they came up with an action plan.

The major points reviewed are:

1. Little Flower MOU signed by Little Flower.
2. MOU price, Paul Beisser feels that he can defend the price.
3. If problems arise with the library we can exit the contract.
4. If the Bond Ordinance is not to our liking we can exit the contract.

In case of litigation we can still get out of the contract, there is sufficient flexibility.

There will be public hearings at the end of July.

A discussion continued regarding the Reverter Clause.

Mr. Hall stated that there is a verbal understanding with the library, there is a need to work on a use agreement, nothing in place yet. There is a question about the millage, waiting for a letter from the attorney. A major concern of the library is the computer terminals.

Mayor Bruno stated that Frankie Mae may be able to work with us.

Mr. Hall stated that on July 22nd, Mike Mistretta will give a presentation. All the units will be residential not commercial, the train defines the property, we will get a higher rate, a combination of apartments and studios, the maximum will be 20 units per acre, the maximum will be 180 units, approximately \$30k per unit. COAH units will be included.

Mr. Mistretta recommends 70-75 commuter parking spots, move the commuter parking spots by the restaurant. He suggested a second level for parking; the builder would have to pay for it.

Mr. Pirone questioned the parking garage and a discussion continued.

Mr. Hall stated that Mr. Ramentol should be finished by the end of July. He stated that the Township should not initiate a referendum; it would be non-binding, which would be a moral dilemma.

A discussion continued about bonding.

Mr. Hall stated that Mr. Beisser can defend the MOU, the library is still an open issue, and he believes that we are in good shape with Trenton. We should hold approximately 5- 6 public hearings. Mr. Mistretta will be the main speaker.

A discussion continued on how to handle the public meetings and maybe give the seniors a separate presentation.

Adjourned at 7:48 p.m.

Approved: April 19, 2016

**Ana Minkoff
Township Clerk**