

**MINUTES OF THE TOWNSHIP COUNCIL  
TOWNSHIP OF BERKELEY HEIGHTS  
EXECUTIVE SESSION HELD ON APRIL 7, 2015**

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**CALL TO ORDER**

Mayor Woodruff called the Executive Session to order at 8:00 p.m.

**ROLL CALL**

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

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

Also Present Jim Ramentol

**EXECUTIVE SESSION – 1. Potential Litigation- affordable housing compliance  
2. Contract Negotiations/Land Acquisition – Little Flower Church**

**Contract Negotiations/Land Acquisition – Little Flower Church**

Mr. Ramentol stated that the Township now has a full survey.

He showed Mayor and Council a draft plan 



A lengthy discussion continued regarding the draft plan and the cost estimates. He stated that the cost estimates do not include any potential remediation of the site if required.

**Potential Litigation- affordable housing compliance**

Mr. Sordillo stated that Mr. Mistretta is working on our affordable housing plan with Jeff Surenian. We have some potential developers.

Mayor Woodruff stated that they met with Dr. Fan, a potential developer. It was discussed that there were emails being circulated that stated representations by the Township that were not said.

Mr. Sordillo stated that he is speaking with the potential King's developer, they are very anxious to move discussions forward. He stated that we are under no obligation to come to an agreement; however, they would like to start the redevelopment process, they have agreed to provide 20% affordable housing.

Mr. Hall asked who initiated the talks.

Mr. Sordillo stated that the developer came to the town, and we would see if the property meets the redevelopment criteria. The council would look at the redevelopment plan, we do the investigation, if it meets the criteria, the developer would pay for the plan.

Mr. Faecher stated that there are several areas in the town in need of redevelopment.

\* Mr. Hall asked [REDACTED]

\* Mr. Pirone has concerns about [REDACTED]

Mr. Pastore asked where the COAH obligation would come from.

\* Mayor Woodruff stated [REDACTED]

\* Mr. Sordillo stated [REDACTED]

Mr. Hall stated that we need Mr. Mistretta to tell us what is going on, we need to know the numbers.

Mr. Delia asked if we have some kind of defense.

\* Mr. Sordillo stated that [REDACTED]

Mayor Woodruff stated that there is an Affordable Housing Committee and that a meeting is to be scheduled.

Mr. Bussicula will arrange a meeting.

Adjourned 9:50 p.m.

**Approved August 9, 2016**

Ana Minkoff  
Ana Minkoff  
Township Clerk

\* Redactions -

Attorney - Client Privilege for ongoing  
litigations and contract negotiations.