

BOROUGH OF HASBROUCK HEIGHTS**320 Boulevard****Hasbrouck Heights, NJ****And via livestream <https://www.aaliveevents.com/events>****WORK SESSION MINUTES****March 14, 2023**

A Work Session Meeting of the Mayor and Council of the Borough of Hasbrouck Heights was held on March 14, 2023, at 7:00 p.m. in Council Chambers at 320 Boulevard.

Mayor DeLorenzo declared the meeting in Session and Acting Borough Clerk Anne Michelle Sery stated that the meeting complied with the Sunshine Law, Adequate notice of this meeting has been made to all members of the Council on December 30, 2022, and transmitted to The Record and The Herald News on January 4, 2023, in accordance with the provisions of the "Open Public Meetings Act", Chapter 231, P.L. 1975.

ROLL CALL: Present: Mayor John DeLorenzo, Councilman Michael Sickels, Councilman Robert Bing, Councilwoman Susan McGuire, Councilman Ron Kistner, Councilman Thomas Meli, Councilman Christopher Hillmann

SALUTE TO THE FLAG AND PLEDGE OF ALLEGIANCE: Mayor DeLorenzo led in the Salute to the Flag and Pledge of Allegiance.

COMMUNICATIONS: Mayor DeLorenzo asked the clerk to read the communications.

1. Letter from the Contemporary Club requesting permission to plant a pinwheel garden at the gazebo at the circle for Child Abuse Prevention Month in April.

Mayor DeLorenzo then inquired if any of the Council had any objections to which there was none and roll call to approve was unanimously carried.

The Contemporary Club of Hasbrouck Heights
195 Terrace Avenue
Hasbrouck Heights, NJ 07604
201-952-4586


March 13, 2023

Honorable Mayor John DeLorenzo and Council Members;

The Contemporary Club would like to thank you for allowing us to “plant” our pinwheel garden for the past 17 years. We are once again asking if we can “plant” our pinwheel garden for Child Abuse Prevention Month in April. The space near the gazebo at the circle proved to be the perfect spot. We would like to place the pinwheels on April 1st at 10 am and take them down at the end of the month.

Thank you once again for your past support of the Child Abuse Prevention Garden and in advance for consideration of continuing support of this project.

Sincerely yours,


Jo Ann Clark, President

CONSENT AGENDA: Mayor DeLorenzo then asked the clerk to read the consent agenda.

- 56. Authorizing raffle license for:
- PTSA Hasbrouck Heights High School

Mayor asked for a motion to approve the consent agenda, which was made by Councilman Bing, seconded by Councilman Meli and unanimously carried.

BOROUGH OF HASBROUCK HEIGHTS

RESOLUTION NO.: 56

DATED: March 14, 2023

WHEREAS, an application has been filed by the following for license to conduct a Raffle or Bingo as set forth below, and has paid the required fee; and

WHEREAS, the application complies with the requirements of the Legalized Games of Chance Control Commission, and the attached Findings and Determination indicates that the rules and regulations of the Commission will be complied with,

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Hasbrouck Heights that a Raffle or Bingo license(s) be granted to the organization indicated below for the purpose of conducting the game(s) on the stated date and in the manner provided for in said application:

ORGANIZATION	TYPE	DATE	NO.
HHPTSA	Raffle	4/5/23	1681

Engineers Report:

1. New Department of Public Works Facility

As requested by the Borough, our office has coordinated with various architectural firms to provide proposals for a new public works facility. These proposals would provide necessary services to prepare conceptual level floor plans and renderings for a potential new public works facility as well as provide a preliminary estimate for the proposed facility based on the Borough’s needs. Our office anticipates receiving all proposals by Friday, March 17, 2023, and will review them with the appropriate Borough officials to determine the most appropriate selection based on cost and experience. We will continue to provide updates on this project to the Governing Body, as appropriate.

2. 2023 Municipal Road Program

Our office has coordinated with the Borough Administrator and Borough DPW Superintendent and determined that the following roadways will be included in this year’s municipal road program:

	Base Bid	
Street Name	Between Street 1	Between Street 2
Field Avenue	Passaic Avenue	Franklin Avenue
Passaic Avenue	Burr Place	Dead End
Division Avenue	Burr Place	Oldfield Avenue
	Alternate Bids	
Street Name	Between Street 1	Between Street 2
Oldfield Avenue	Passaic Avenue	Franklin Avenue
Garrison Avenue	Washington Place	Madison Avenue
Burr Place	Passaic Avenue	Cul-De-Sac
Madison Avenue	Garrison Avenue	Hasbrouck Avenue

Our office was authorized to proceed with the preparation of bid documents for this project and has commenced field survey work accordingly. We anticipate that the project documents will be available for public bidding within 6-8 weeks. We will continue to provide updates regarding the status of this project, as necessary.

3. Woodside Avenue Roadway Improvements – Phase 1 (FY 2022 CDBG Funded)

As per Resolution No. 224, approved on December 14, 2021, the Borough of Hasbrouck Heights authorized a grant agreement with the County of Bergen regarding a 2022 Bergen County Community Development Block Grant (CDBG). A grant was subsequently awarded to the Borough in the amount of \$122,300.00. The scope of work for this project consists of asphalt milling, resurfacing, spot curb/sidewalk reconstruction, ADA curb ramp improvements, and drainage improvements on Woodside Avenue, between Hamilton Avenue to the western dead-end Cul-De-Sac. Our office was authorized to proceed with the preparation of bid documents for this project and the project is currently in the design phase. We anticipate this project will be ready for Bergen County review and approval by the end of this month.

4. 2023 NJDOT Municipal Aid Grant Application

On June 30, 2022, our office successfully submitted a New Jersey Department of Transportation (NJDOT) FY2023 Municipal Aid grant application regarding roadway improvements to Kipp Avenue (between Woodside Avenue and Oldfield Avenue). The proposed improvements include but are not limited to, milling, repaving, partial curbing, drainage improvements, and ADA curb ramp reconstruction within the project limits. The total requested funds for this grant application were approximately \$1.3 million which is the estimated cost for this project. The estimated cost includes costs associated with construction, engineering design, construction inspection, and material testing. On November 23, 2022, NJDOT provided our office with notification of a grant award in the amount of \$248,240.00 for the abovereferenced application which must be awarded a contract for construction by November 23, 2024. Due to capital commitments to the current 2023 Municipal Program, this project will be reconsidered for inclusion in the 2024 Municipal Road Program.

5. 2023 NJ DCA Local Recreation Improvement Grant Application

Neglia was recently informed that the New Jersey Department of Community Affairs is accepting applications for the Local Recreation Improvement Grant program. The Local Recreation Improvement Grant (LRIG) is a competitive grant that supports the improvement and repair of public recreation facilities including local parks, municipal recreation centers, and local stadiums. Neglia has reviewed this grant opportunity with Borough officials and the Borough has determined it most appropriate to request funds for improvements to Miers Playground located within the Borough of Hasbrouck Heights. The proposed improvements will consist of the removal of existing playground equipment and the installation of new state-of-the-art playground equipment. Our office has begun working on completing all required documents associated with this grant application and estimates this project will cost approximately \$121,900.00 to construct. Our office successfully submitted a grant application prior to the submission deadline on January 20, 2023. Our office will continue to provide updates on this grant, as necessary.

6. 2022 Municipal Road Program

The Contractor successfully completed paving operations on LaSalle Avenue, MacArthur Avenue, and Longworth Avenue during the week of December 11, 2022. In addition, the contractor successfully restriped the crosswalks located at the intersection of Henry Street and Oldfield Avenue. Milling and paving operations are anticipated to resume during Spring 2023 on Railroad Avenue and Plant Road once the cleanup of the drainage ditch located along Railroad Avenue is completed. It is our understanding that the Borough DPW and Port Authority have performed cleanups to better facilitate flow within the drainage ditch. The cleanups performed to date have improved the conditions within the roadway however additional cleanups will likely be required before the drainage catch basins within the roadway can be properly reconstructed. Our office will continue to provide updates on the status of this project as appropriate.

7. Woodland Park Pavilion Improvements (Bergen County Open Space Funded)

On December 7, 2022, our office was authorized to proceed with the design of the Woodland Park Pavilion Improvement project as funded by the Bergen County Open Space program. The scope of work of this project includes the installation of new rain gutters and light fixtures at the pavilion structure located at Woodland Park. Additionally, the proposed improvements include the partial reconstruction of select asphalt pathways within Woodland Park. This project is currently out to bid, and a bid opening will be held on March 17, 2023. Upon receipt of bids, our office will tabulate all received bids and provide a recommendation of award of contract for the Governing Body's consideration, accordingly.

8. Paterson Avenue Roadway Improvements (NJDOT Funded)

On June 22, 2022, our office was authorized to proceed with surveying, engineering design, and construction management services for the Paterson Avenue Roadway Improvements project. This project is funded by a FY2022 NJDOT Municipal Aid grant and received funding in the amount of \$201,000.00. The planned improvements for this project include but are not limited to, full M:\Hasbrouck Heights_Engineer Reports\2023 Engineer Reports\Hasbrouck Heights - Engineer's Report - 3 - March - 2023-3-14.docx curb-to-curb milling and paving, spot repairs for concrete curbs, ADA ramp reconstruction, and installation of traffic stripes, on Paterson Avenue, between Terrace Avenue and Oak Grove Avenue. Our office has received NJDOT approval to issue this project for public bidding and anticipates this project will be issued for public bidding within the next 3-4 weeks.

9. 2022 PSEG Roadway Restoration Program

Please see below for updates regarding the anticipated start dates for roadway restoration work as well as completed roadway restorations based on the most recent information provided by PSE&G:

Street	Between Street 1	Between Street 2	Milling Date	Paving Date
Burton Ave	Williams Ave (CR-40)	Myers Ave	April (TBD)	April (TBD)
Burton Ave	Charlton Ave	Pasadena Ave	April (TBD)	April (TBD)
Myers Ave	Boulevard (CR-57)	Burton Ave	April (TBD)	April (TBD)
Pasadena Ave	Boulevard (CR-57)	Terrace Ave (CR-55)	April (TBD)	April (TBD)
Boulevard (CR-57)	Henry St	Ottawa Ave	April (TBD)	April (TBD)
Boulevard (CR-57)	Paterson Ave	Stanley Ave	April (TBD)	April (TBD)
Williams Ave (CR-40)	Boulevard (CR-57)	Hasbrouck Ave	April (TBD)	April (TBD)
Passaic Ave (CR-38)	Old Terrace Ave	Terrace Ave	April (TBD)	April (TBD)

In addition to the above, our office has negotiated a payout amount of \$799,032.00 for PSE&G to reimburse the Borough for other disturbances to other roadways that were opened during their Gas System Modernization Program that will not be restored at the Borough's direction.

Finance Report:

The Current Fund cash balance at February 28th is \$8,304,098 and at January 31st was \$4,605,998 which represents an increase of \$3,698,100. The entire balance was invested and earning 4.25%.

Cash receipts for the month of February totaled \$9,825,626 consisting of:

- \$9,526,063 for current 2023 taxes
- \$64,000 in auto wholesale permit fees
- \$53,978 for 2022 taxes
- \$48,924 in interest earned
- \$28,224 from Teterboro for fire, ambulance & 9-1-1 service fees
- \$25,000 in hotel fees
- \$18,910 in Recycling Tonnage Grant Proceeds
- \$14,925 for fees/permits & miscellaneous other revenues
- \$13,151 in municipal court fines
- \$11,979 from Woodridge for 9-1-1 services
- \$9,252 in construction code fees
- \$7,720 in interest on delinquent taxes
- \$2,500 from PSEG for rental of Williams Avenue
- \$1,000 JIF Safety Award

Cash disbursements for the month of February totaled \$6,127,526 of which \$3,020,383 was for local School taxes (49%), \$1,229,876 was for County taxes payable (20%), \$788,380 was for salaries (13%), and \$1,088,887 was for other budgeted expenses (18%).

Other Items/Projects:

- Initial draft of the 2023 budget is ready for submission to the Finance Committee for review. A meeting of the committee, CFO and Administrator will be held shortly once all party's schedules are coordinated. We are anticipating to introduce the budget at the second council meeting in April.
- CFO is in process of preparing the 2023 User Friendly Budget which is also required to be filed with the introduced budget.
- The CFO prepared the annual Library State Aid application for presentation to the Library Director for review, signature and filing.
- Cash balances have significantly increased due to collection of 1st quarter tax bills.

Police Update:

Councilman Sickels gave the Police Department update and stated that the sergeant interviews have begun.

- A missing distraught juvenile female led the Detectives to NYC. Detective Lieutenant Jeffrey Werner and Detective Bradley Dussault went store to store on Lexington Avenue in NYC; ultimately locating the juvenile female and reuniting her with her family.
 - Lieutenant John Behr, Sergeant Domenick D'Amico and Patrolman Paul Albanese conducted a motor vehicle stop fitting the description of subjects wanted out of Carlstadt resulting in an arrest of same individuals for committing a fraud act at one of their banks.
 - The following Officers participated in Read Across America for Euclid School: Chief Joseph Rinke, Lt. John Behr, D/Lt. Jeffrey Werner, Sgt. Domenick D'Amico, Ptl. Joseph Armeli and Det. Nicholas Brunetti
 - The following Officers participated in Read Across America for Lincoln School: Lt. John Behr, D/Lt. Jeffrey Werner and Detective Brunetti.
 - Patrolman Christopher Connors was recognized as Officer of the Year by the Rutherford Irish American Association. He was honored in a parade and was escorted by Chief Joseph Rinke and Lt. Daniel Kroncke.
 - Complete CJIS audit was conducted by the State of New Jersey. Chief Rinke is pleased to report the Police Department passed with flying colors.
 - Next month the FBI will be at Headquarters to audit our network.
 - The Hasbrouck Heights Police Department will be participating in National Take Back Initiative on Saturday, April 22, 2023 between the hours of 10am and 2pm. At this time, you can dispose of any unwanted, unused and/or expired medications.
 - As of March 1, 2023, body worn cameras are now deployed.
-

Land Use/Building Update:

Councilman Sickels also continued with the Land Use update:

Permit totals from February were \$8761.00. With Spring approaching, permits for patios, decks, pools and other outdoor work are being accepted as well as permits for Residential and Commercial work. The duplexes at 502 and 510 Terrace Avenue are nearing completion. Work at the subdivisions at 152 Bell and 239 Walter is proceeding.

The Land Use Board held a meeting on February 21, 2023. Two applications were heard. The first was for Pool Setback Variances at 318 Bell Avenue, which was approved. The second was for Minor Subdivision and Variances at 120 Jefferson Avenue. That was carried over to be continued at the March meeting.

Councilman Bing continued with the Property Maintenance update:

In Property Maintenance, from 02/14/23 to 3/10/23, seven complaints were received, all of which were responded to. Six warnings were given out. Five contractors were advised they needed permits for work being done. Homeowners have been notified concerning spring maintenance of property as well as trash pickup. Business owners on the Boulevard have been notified regarding maintenance of their property as well. Between the enforcement of the Property Maintenance Department and the DPW, the town is looking great.

Recreation Update:

Councilman Bing gave the Recreation update:

- Recreation Track and Field registration is open, and the program is open to boys and girls in grades 3rd-8th. The program will begin, weather permitting, on Monday March 27th at the track. A detailed practice and meet schedule will be emailed to all registered families this week. The team is coached by former HHHS and Montclair University Track/Cross Country standout Gianna DiLascio.
- Recreation Softball will be drafting teams this week with practices beginning this weekend. The program is open to girls in grades 3rd-8th. We will also be offering travel teams for certain age groups for the girls to play at different levels of competition.
- Recreation Wrestling has completed a great season, with several wrestlers placing at the NJ state championships. Thank you to Coach Nass and all the volunteer parents that got involved and helped the wrestlers have a great season.
- Recreation Basketball completed the season last weekend with our championship games. Thank you to all the volunteer coaches!! Congratulations to all the players on another great season!
- Recreation Travel Basketball has entered the playoff portion of the schedule this week, so far we have 3 girls teams playing for the championship, and 2 more in the semi finals, we have 3 boys teams in the semi-finals playing to advance to the finals this week.
- The rec center continues to be open every Friday throughout the school year. This Friday the center will be closed for St Patrick's Day. If you would like to register your 6th, 7th, 8th grader for the center you can register on community pass.
- The Senior center has a lot of fun activities and social gatherings for our local seniors. If you are interested in having a monthly calendar emailed to you, just request one by sending an email to hhrec@aol.com

Councilman Bing added from the Technology Committee, he wanted to thank Vinnie Gareffa and Rob Brady for working and getting our new Borough website up and running and will be easier to navigate and user friendly. There will be a demo scheduled prior to the new website going live either the second or third week of April.

Social Services Update:

Councilwoman McGuire gave the Social Services update:

For the month of February 2023, there were a total of 76 visitors to the Food Pantry: an average of 19 patrons per week.

We would like to thank our Food Pantry Volunteers for organizing and stocking shelves, as well as packing bags and distributing the food on Monday mornings. We appreciate all their help.

Thank you to the residents and various organizations who continue to donate food and gift cards. Hasbrouck Heights is a strong community, and it is comforting to know that we can count on our fellow residents for support during these uncertain times.

Donations to the food pantry are always needed. Items we can always use are pasta, cereal, mac & cheese, canned goods, snack items, toiletries, cup o soup and paper goods. Paper bags and reusable bags are also needed so we can redistribute the food.

Donations are accepted at the Borough Clerk's Office, Monday through Friday between the hours of 9am and 4:30pm.

Councilwoman McGuire also stated that there have been social media requests to set up an Amazon account with a wish list. She said she has spoken with Rob Brady and Vinnie Gareffa, and they are working with Amazon to set up a non-profit wish list for the food pantry. This is also another good way of keeping inventory of what we have and still need. It should also make it easier for people to donate whereas they don't have to come drop off physical items to borough hall – it would just get delivered directly from Amazon. She thanked Rob and Vinnie for their work in getting this implemented.

Public Works Department Update:

Councilman Kistner gave the DPW update:

STREETS

- On Monday February 27th the DPW was dispatched at 7pm to salt and plow the roads. The storm dropped 4 inches of snow and lasted 12 hours
- Catch Basin cleaning continues throughout the Borough, weather permitting
- Tree trimming continues, weather permitting
- All pump stations are checked on a weekly basis
- Street sweeping continues, weather permitting
- 5 tons of asphalt were used for pothole repair throughout the Borough

PUBLIC FACILITIES

- DPW assembled a new desk for the Financial Dept. and moved cabinets to the Building Dept.
- A new clothing donation box has been installed at the Public Works Yard
- All Fire Extinguishers at the Public Works Department have been inspected

PARKS

- 6 No Smoking or Vaping Signs have been installed at all Borough Parks
- All hearts have been removed at the circle and put away

Fire Department Update:

The Fire Department update was also given by Councilman Kistner. He mentioned that the first L.E.A.D. Graduation was recently held. This was the former D.A.R.E. program. It was a great job done by Det. Dussault, Chief Rinke and the other police officers and was attended by other Borough officials.

Councilman Kistner advised that Woodridge/Carlstadt had a training session together with the borough to train young firemen and provide the knowledge necessary. He also listed some incidents such as a vehicle rollover on Route 17, a second-floor fire in Woodridge that HH assisted, and a Madison Avenue resident had a boiler fire that was well responded to. He added that for Read Across America month, some of the Borough officials visited the public schools and read to the children and Chief Greco impressed all the kids and even the teachers and showed up to Lincoln School with the ladder fire truck!

Health Department:

Councilman Meli gave the Health Department update. They are trying to hold an event per month.

The Board of Health held their Annual Free Rabies Clinic on Saturday, February 25th. A total of 40 pets were vaccinated that day. This was facilitated by the Meadowlands Veterinary Clinic.

The Board of Health is sponsoring a Blood Drive on Thursday, March 23rd and July 13th from 2:00 pm to 8:00 pm in the senior room. The American Red Cross will be coordinating the blood drive.

Councilman Meli advised that the top of NJ (Bergen County included) color was 'green' meaning that there is a low transmission of Covid now.

He also added that the library is doing a great job having many various activities offered to all ages.

Transportation Report:

The transportation report was given by Councilman Hillmann.

The Senior Bus is currently used to provide transportation for our Senior Citizens, (age 62 and older) living in Hasbrouck Heights.

During the month of February 2023, the bus traveled to Shop Rite on Wednesday 2/1, 2/15 & 2/22 and on Tuesday 2/7 with an average of 8 Bus riders each week.

The bus traveled to Stop N Shop on Friday 2/3 & 2/17 with 4 riders and Aldi's on Thursday 2/9 & 2/23 with 3 riders each week.

The bus also traveled to Walmart on Thursday, February 2 with 6 riders and Paramus Park on February 16 for 2 riders.

The bus also provided transportation to the Leisure Club meeting Wednesday, February 8, 2023, for 3 riders.

To register, senior residents may reserve a seat by calling our Senior Bus Driver, Marty at 201-693-8124 or The Borough Clerk's Office 201-288-0195.

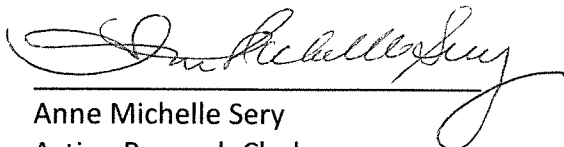
Tax Assessment Update:

Mayor DeLorenzo invited the Borough Tax Assessor, Ed Brown, to give the tax assessment update. Mr. Brown advised that Rick DelGuercio, who is the Borough Tax Appraiser, would be unable to attend due to an unfortunate accident with his vehicle which he is thankfully not injured. Mr. Brown started his update stating, "...So another year is complete with the annual reassessment. We have increase to the ratable base of roughly about 7 1/2 percent or \$1,000,000.00. There was a slight shift once again from the commercial ratable base over to the residential ratable base in the end that works out to an average residential tax increase of just under \$85.00. Due to the reassessment, unfortunately residential prices I think they finally got to a point where they plateaued, but we are still seeing appreciation and of course for assessment purposes it's always a retro spective valuation. The data value is always October 1st to the pretax year so in this case it's October 1st, 2022 so the sales that we were using to really set the assessments we really only saw a month or so the increased interest rates but I'm still seeing today I review each and every deed that comes through the borough and I'm still seeing high sale prices I don't see any more appreciation but the reality is that there's just no inventory on the market so people are getting really what they're asking for if not more still seeing bidding wars and the people that generally have bought over the last couple years they're interest rates are a fraction of what the rates are now and those people don't wanna sell their homes because they know they're gonna have to get into another mortgage. It's gonna be double even more of where they are right now so the inventory I expected personally when interest rates come up that we would see some depreciation in the residential market, but we really haven't seen it." Mayor DeLorenzo agreed stating,

"I agree with that I think the last you know the last few months we've had some very high-priced home sales you probably haven't even had them in yet I think they may be closing or just closing but I know it's in conjunction between the building department permits and everything the construction that's taking place matches what you're saying" Mr. Brown replied, "I mean really big numbers by Hasbrouck Heights standards. There's some new construction in town that are that are coming in I haven't seen them yet there's a lag between when they get recorded with the county and when they get transferred to my office but the new construction, I'm getting calls from realtors' potential purchasers asking what the taxes are gonna be because the property isn't assessed yet. So, I've been giving them ranges. There are properties on Bell there's a property, 70 Madison, and some new ones that are looking at over \$1,000,000 in one case well over \$1,000,000." Mayor DeLorenzo stated, "I guess we're a very desirable town to live in, we must be doing something right...well thank you very much." Councilman Sickels stated, "Yes happy to hear that commercials have not overtaken residential yet hopefully they will. I understand your experience residential set to sales with a few commercial sales that we do have because we hold on to our commercial properties, how do you compare them?" Mr. Brown replied, "Well commercial properties by and large especially some of our bigger commercial properties they're investment properties and are typically valued more so by their income stream than by sales comparison. In the appraisal world there's 3 approaches to value for residential property sales comparison is the methodology so anyone who had a mortgage and there's an appraisal you'll get that report it will have 3 to 5 or 6 sales which are adjusted and that is where the values indicated from commercial properties are a bit different. They look at more investment assets so really looking more at the income stream market income market expenses and applying capitalization rate to it and that's how the Tax Court really is viewing it as well and we have to defend these if they if they do go to appeal on the Tax Court for whatever reason I disagree with it but they give less credence to the sales comparison and much more to the actual income." Councilman Bing stated, "Thank you, there are a number of questions on the back of the assessment that we send out every year but I'm not sure everybody sees those, so I've got a couple questions related to that if that's OK. You stated that the increased ratables favors the favors of commercial properties at this point which means more shifted to the residents if you've had in 10 years assessment would that be consistent for the next 9 years?" Mr. Brown replied, "I don't believe so, I think that eventually that the residential market is gonna correct itself I mean both out of this..." Councilman Bing stated, "Sorry without assessment we couldn't correct?" Mr. Brown replied, "We wouldn't next time whatever time. That is that the borough would reassess or if the borough waits till the county ordered the priority reassess you know those tend to range from anywhere between 7 or 8 years driving, I've seen these highs over 20 years. I think Upper Saddle River just got ordered so it's gonna be about 25 years between when they last reassessed so any changes in the market yeah that they're to the assessor and really there's no way to react to that, if there is equity it's just kind of stuck with them. I think North Bergen was just handed theirs and their property taxes doubled all the residents specific 40 years right." Councilman Bing stated, "So what I'm trying to get across you know politically, right you know, oh we do it annually so that's bad not good however when it shifts to the business side, our residents to get the benefit of that and we're moving in that direction with the economy hopefully getting back on track and moving further away from the pandemic so that wasn't really a question more of a statement." Mayor DeLorenzo added, "Yeah you just can't randomly say OK it shifted so now let's go back, right?" Mr. Brown replied, "Yeah unfortunately there I'm hamstrung by the laws that are set forth by the legislature taxation. I can't just

if I let's just say OK you know all the apartments let's say for example and I see that there are maybe 20% under assessed compared to the rest of the properties in town, I can't just go increase and 20%. It's called spot assessing." Councilman Bing added, "And last question is the frequent comment here is I've done nothing to my house in years but my property taxes you know went up significantly or the property value can you tell us why that happens?" Mr. Brown replied, "I get that question number of times, yeah, it's market conditions, it's been appreciating market, properties are selling for more hence they're gonna have higher assessments. I don't get that so much here in Hasbrouck Heights because we're doing the annual reassessment that I just at the same time put on a revaluation in another municipality that we haven't done a full evaluation since 2006 and I mean I've had countless people come through my office not understanding all my assessment up \$100,000 on it and I didn't do anything, and we realized he didn't do anything. I can go over the property record card and show that we're showing an average condition or maybe even older condition but it's appreciation market conditions change and hence higher sale prices higher assessments." No more questions were asked of Mr. Brown and concluded the tax assessment update.

Mayor DeLorenzo then asked if anyone from the public had any comments or questions. Seeing there was no one, he asked for a motion to adjourn which was made by Councilman Bing, seconded by Councilman Kistner and unanimously carried.



Anne Michelle Sery
Acting Borough Clerk