

**MINUTES OF REGULAR MEETING  
WEDNESDAY, JUNE 15, 2022  
COMMON COUNCIL OF THE CITY OF SUMMIT**

Distributed: 7/1/22

Approved: 7/5/22

The meeting was called to order by Council President Marjorie Fox at 7:30 PM. The City Clerk then read the following notice:

*“Adequate notice of this meeting has been provided by the City Clerk’s Office in the preparation of the Council Annual Meeting Notice, dated December 30, 2021, which was properly distributed and posted per statutory requirements.*

*Please be advised that the FIRE EXITS are to my RIGHT, your left, and at the BACK OF THE ROOM.*

*The City has a Listening System to assist the hearing impaired. If anyone needs hearing assistance, please obtain the system at the Dais and return it thereafter.”*

**CALL TO ORDER**

**ROLL CALL**

PRESENT: Councilmembers Lisa Allen, Beth Little (*virtual*), Andy Minegar, Danny O’Sullivan, Greg Vartan and Council President Marjorie Fox.

ABSENT: Councilmember Hairston

Also in attendance were Mayor Radest and staff members Michael Rogers, City Administrator; Tammie Baldwin, City Treasurer; Eric Evers, Fire Chief; Rosemary Licatase, City Clerk; Aaron Schrage, DCS Director; Steven Zagorski, Acting Chief of Police; Matthew Giacobbe, City Solicitor.

Minutes of this meeting are recorded on CD # 2022-10.

**PLEDGE OF ALLEGIANCE** – Officers of the Summit Police Department

**APPROVAL OF MINUTES**

**Special Closed Session Meeting of May 31, 2022 and Regular and Closed Session Meetings of June 1, 2022 (deferred to July 5 council agenda for consideration)**

**REPORTS**

Items/issues noted hereunder, if any, reflect those recommending and/or needing action by City department(s) or at a future council meeting.

- Mayor, City Administrator and Council President

**ASSESSMENT HEARINGS** (*Final action takes place under "Resolutions below*)

**Druid Hill Road (Ordinance #14-3063)** – Upon motion of Councilmember Vartan, duly seconded, the hearing was opened.

No one wished to be heard and the hearing was declared closed.

Downtown Improvements (Ordinance #15-3080) Upon motion of Councilmember Vartan, duly seconded, the hearing was opened.

No one wished to be heard and the hearing was declared closed.

Colt Road, Edgemont Avenue, Lenox Road, Whittredge Road, Summit Avenue, Elm Street and - Upon motion of Councilmember Vartan, duly seconded, the hearing was opened.

In response to a question from Irene Loschert of Lenox Road, regarding timing of assessment after improvements are completed, DCS Director Aaron Schragger explained the assessment process and how it was suspended during the pandemic.

No one else wished to be heard and the hearing was declared closed.

Maple Street (Ordinance #16-3115) - Upon motion of Councilmember Vartan, duly seconded, the hearing was opened.

Bruce Theurkauff, Property Owner of 26 Maple Street, question if there would be an assessment on properties that did not need new curbing. In response, DCS Director Aaron Schragger advised that the only specific properties receive improvements if needed.

No one else wished to be heard and the hearing was declared closed.

Dorchester Road, Winchester Road, Tanglewood Drive and Plymouth Road (Ordinance #17-3144) - Upon motion of Councilmember Vartan, duly seconded, the hearing was opened.

John Hitching, Plymouth Road, shared his concerns regarding receiving a bill for the assessment after buying his home.

In response Director Schragger explained that the open assessment should have been discovered during the closing process when he purchased his home

Mr. Hitching commented that he felt receiving the assessment was taxation without representation.

No one else wished to be heard and the hearing was declared closed.

Wallace Road, Hobart Avenue, Linden Place, Oakland Place, Laurel Avenue and Larned Road (Ordinance #18-3169) - Upon motion of Councilmember Vartan, duly seconded, the hearing was opened.

Jacob Raab, Laurel Avenue, expressed his concerns about receiving a bill years after the improvements were done.

In response, Mr. Schragger explained the process of noticing neighbors of upcoming projects.

No one else wished to be heard and the hearing was declared closed.

## **PRESENTATION**

**Broad Street West Redevelopment Presentation** - The following professionals each provided presentations and then responded to questions from elected officials and the public.

Joseph Maraziti, Esq., Maraziti Falcon - City's Redevelopment Attorney - Provided an overview of the redevelopment methodology, process and next steps and then responded to questions regarding same. Mr. Maraziti explained it is common to have amendments to redevelopment plans and provided examples.

Annie Hindenlang, Director of Planning and Redevelopment - Topology, LLC - Provided slides showing the changes to the building design which are reflected in the proposed amendments to the redevelopment plan and then responded to questions including, but not limited to, the mix of housing, estimated of number of students impacting schools; reduction in the number of overall units; height, size and density of the building.

Alex Merlucci, AIA - Associate Partner - Inglese Architecture & Engineering - Provided an overview of the changes to the building design and responded to questions regarding on-site trash storage, green space allocation,

Dr. Robert S. Powell, Jr. Managing Director - Nassau Capital Advisors LLC - Responded to questions regarding the financial analysis, including but not limited to PILOT payments, RAB financing; challenge to calculation of net revenue and percentage of increase over the 30-year PILOT period; appraisal of property; financial impact on schools; eligibility for workforce housing; consideration of rising loan interest rates; explanation of no credit for low and moderate income housing; cap rate concerns;

Matthew Seckler, Principal at Stonefield Engineering, provided an overview of the changes to the parking plan due to the proposed amendments to the plan and responded to questions and concerns regarding parallel parking on Morris Avenue, parking allocation per unit, concerns with frequency of turnover of on-street parking during commuting hours; replacement plan for handicap parking; plan for truck deliveries to the development area.

In response to questions from Councilmember Vartan, City Administrator Michael Rogers advised that there would be no future budgetary costs generated by the project for city services, such as police, fire, and public works.

Key comments and questions from the public were as follows:

David Naidu, West End Avenue and former Councilmember, spoke of his experience with Broad Street West while on Council. Spoke of his opposition to the design of the building and suggested that Subdistrict 4 should be removed from the plan and how it affects density calculations.

John Miano, Park Avenue, shared concerns about not having an appraisal of the property done before sale of property.

Kevin McGoey, Woodland Avenue, shared concerns regarding the estimated annual net revenue calculations, cap rate formula, financial impact on schools.

Peter Kane, Iris Road, asked if any new planning board members have been appointed. In response, Mayor Radest advised that one vacancy exists and that no new appointments have been made.

Bruce Theurkauff, Dunnder Drive, read a prepared statement, hereto attached.

Jonathan Betz, Stacie Court, spoke of impacts of proposed development on him as a landlord and also the impact of the development on downtown businesses.

Guy Haselmann, Ruthven Place, spoke of the design not within character of the town, opposes the design. Shared concerns regarding the miscalculations of the estimated revenue. Questioned who is paying developers. In response Mr. Haselmann was advised that the professionals work for the city and are paid through a developers escrow fund.

Dave Mollin, Woodland Avenue, spoke of the increase in current interest rates and suggested that the financial analysis should reflect same. Shared concerns regarding cap rate.

Catherine Liquori, Kenneth Court, shared concerns with on-street parking and loss of parking spaces in Chestnut Street Lot. Asked Council to pause and hold another town hall meeting.

Leo Paytas, Beechwood Road, supports redevelopment but opposes size and height of the proposed building and concerns with inadequate parking.

Delia Hamlet, Brantwood Drive, asked when the traffic study was done. In response, was advised that the study was done in 2021 using pre-pandemic calculations. Ms. Hamlet asked for an update on the possibility of hybrid meetings. In response, was advised that there are current plans to update the Chamber a/v system which will facilitate hybrid meetings, but the city will await guidance from the state before implementing a hybrid format.

Megan Rende, Warwick Road, encouraged council to postpone vote until the fall. Shared safety concerns regarding proposed parking on Morris Avenue.

Ruth McPherson, New England Avenue, in response to a question regarding the city's affordable housing obligation, Councilmember Vartan explained the a obligation to comply with the agreement with Fair Share Housing by 2025 and explained ramifications of not meeting the obligation by then.

Blake Scalett, New England Avenue, spoke as a clergy advocate for the poor, regarding the housing crisis and the need for more affordable and low income housing in Summit.

Shawn Feeney, Portland Road, questioned participation of the insurance company, funeral home and Memorial Hall in Subdistrict 3. In response, was advised that each of the sites expressed no interest in participating.

Joe Oliver, 121 , shared concerns regarding parallel parking plan during commuter time and peak time for restaurants in the downtown.

James Freeman, Shadyside Avenue, based on challenges to financial analysis, questioned whether building should still be constructed.

Mike McTernan, Blackburn Road and former Councilmember, stated that he was confident that Council wants to do what is best for Summit. Challenged financials, spoke of ongoing issues with parking, proposed parking is not the right option for Summit and building is too big. Suggested doing a cost analysis for what it would cost for a project that conforms with the existing plan. Encouraged council to improve on sharing information with the public and to postpone vote until the fall.

Paul Deehan, Wallace Road and former Planning Board member, shared his concerns regarding density of the building. Expressed support for development but requested lower density, more parking and lower building height. Council encouraged to seek other planner opinions.

Robert Chiuch, Tanglewood Drive, expressed opposition to the project regarding the character not right for Summit and shared concerns regarding deliveries to the site, loading zones and snow removal related to on-street parking as well as environmental concerns.

Phil Vehap, Rotary Drive, referred to a statement on city website pertaining to Historic Preservation I Summit and expressed agreement with the statement and questioned how the design plan fits with the statement. Concerns with reference to Broad Street West area as “blighted,” greenspace allocation.

Eileen Kelly, Woodland Avenue, questioned lot size descriptions in redevelopment plan as compared to Union County descriptions. In response, Ms. Hindenlang explained her source for the descriptions.

Jim Bennett, Fairview Avenue, questioned financials and fiscal impact analysis and encouraged council to postpone the vote.

Rachel Kramer, Elm Street, shared her concerns regarding discrepancies raised at the meeting, bare minimum affordable housing allotment, plans for other subdistricts. In response, Council President Fox referred to the virtual meeting in May 2021 when all subdistricts were discussed.

Cary Hardy, Oak Knoll Road, encouraged council to have a town hall meeting and postpone decision to the fall.

Don Nelson, Plain Street, shared concerns about unknowns with other subdistricts and understanding the full parking plan. In response, City Administrator Rogers commented that there is a proposed parking structure in Subdistrict 1. Mr. Rogers explained the on-street parking eligibility and plans for emergency snow removal.

Karen Hadley, Maple Street, shared concerns with allowance of overnight parking on the street, greenspace allocation, and vacancies once the development ages and financial impact on schools. Questions regarding potential tax appeals in the future.

Mayor Radest advised that the Board of Education conducted a demographic study covering entire city and Board of Education advised that there would be no need for building adjustments in the near future.

Dorrie Gagnon, asked for a townhall meeting, expressed desire of community to see financials for a 72-unit project.

### **PUBLIC COMMENTS**

Clerk Licatase advised of one public comment from Annette Ricciardi of Bedford Road and proceeded to read it into the record, which is hereto attached.

No one else wished to be heard.

**ORDINANCE(S) FOR HEARINGS**

The Council President called for a hearing of the following ordinance(s), which the City Clerk read by title.

<u>Number</u>	<u>Title</u>	<u>Introduction Date</u>
<b><u>SAFETY &amp; HEALTH</u></b>		
22-3260	<b>AN ORDINANCE AMENDING CHAPTER XVI, FIRE PREVENTION AND PROTECTION, OF THE CODE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, TO ADD A NEW SECTION, ENTITLED “KEY LOCK BOX EMERGENCY ACCESS SYSTEM”</b> <i>(Establish Key Lock Box Emergency Access System – Fire Department)</i>	06/1/22 <i>(Wed.)</i>

No one wished to be heard and the hearing was declared closed.

Proof of publication of the introduction of this ordinance, published in the Union County Local Source of June 2, 2022, was made part of the record.

**ORDINANCE(S) FOR FINAL CONSIDERATION**

*The respective Committee Chairman, Committee member, or Councilmember, as indicated for the Committee, introduced the following ordinance(s) which was (were) individually read by title by the City Clerk for final passage and on motion, duly seconded and on roll call, unanimously adopted or adopted by the vote shown, if any:*

<u>Number</u>	<u>Title</u>	<u>Introduction Date</u>
<b><u>SAFETY &amp; HEALTH</u></b>		
22-3260	<b>AN ORDINANCE AMENDING CHAPTER XVI, FIRE PREVENTION AND PROTECTION, OF THE CODE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, TO ADD A NEW SECTION, ENTITLED “KEY LOCK BOX EMERGENCY ACCESS SYSTEM”</b> <i>(Establish Key Lock Box Emergency Access System – Fire Department)</i>	06/1/22 <i>(Wed.)</i>

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Little
<b>SECONDER:</b>	Allen
<b>AYES:</b>	Allen, Fox, Little, Minegar, O'Sullivan, Vartan
<b>ABSENT:</b>	Hairston

## ORDINANCE FOR INTRODUCTION

<u>Number</u>	<u>Title</u>	<u>Introduction Date</u>
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### FINANCE

22-3261	<b>BOND ORDINANCE PROVIDING FOR PHASE III OF THE LOCAL UNIT'S ALLOCABLE SHARE OF THE FLOOD MITIGATION FACILITIES PROJECT OF THE JOINT MEETING OF ESSEX AND UNION COUNTIES, BY AND IN THE CITY OF SUMMIT, IN THE COUNTY OF UNION, STATE OF NEW JERSEY (THE "LOCAL UNIT"); APPROPRIATING \$3,595,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,595,000 BONDS OR NOTES TO FINANCE THE COST THEREOF</b> <i>(Joint Meeting Flood Mitigation Facilities Project - City's Share)</i>	07/5/22
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<b>RESULT:</b>	<b>INTRODUCED [UNANIMOUS]</b>	<b>Next: 7/5/2022 7:30 PM</b>
<b>MOVER:</b>	Vartan	
<b>SECONDER:</b>	Fox	
<b>AYES:</b>	Allen, Fox, Little, Minegar, O'Sullivan, Vartan	
<b>ABSENT:</b>	Hairston	

### CONSENT AGENDA

*Staff reports are attached, as appropriate, when resolution is not self-explanatory. Matters authorizing action, licenses, or granting permission have met all department qualifications.*

Due to the late our of the meeting, the City Solicitor recommended bundling all resolutions and taking a roll call vote. Therefore, with the exception of Resolution No. 40353, a roll call vote was taken as follows.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Minegar
<b>SECONDER:</b>	Allen
<b>AYES:</b>	Allen, Fox, Little, Minegar, O'Sullivan, Vartan
<b>ABSENT:</b>	Hairston

### ADMINISTRATIVE POLICIES & COMMUNITY SERVICES

40323	Authorize Adjusted Franchise Fee Payment to Home Towne Television, Inc. for 2022
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### LAW & LABOR

40324	Renew 2022-2023 Liquor Licenses
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### SAFETY & HEALTH

40325	Confirm Mayor's Appointment - Police Sergeant
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## FINANCE

- 40326 1. Resolution Determining the Form and Other Details of \$28,482,000 General Bonds of 2022, \$4,820,000 Sewer Bonds of 2022, \$96,000 Parking Bonds of 2022 of the City of Summit, in the County of Union, New Jersey, and Providing for Their Sale.
- 40327 2. Resolution Providing for the Combination of Certain Issues of Bonds Into a Single Issue of Sewer Utility Bonds Aggregating \$4,820,000 in Principal Amount
- 40328 3. Resolution Providing for the Combination of Certain Issues of Bonds Into a Single Issue of General Bonds Aggregating \$28,482,000 in Principal Amount
- 40329 4. Approve Assessment Report - Druid Hill Road Improvements
- 40330 5. Authorize Interest Rate - Druid Hill Road Improvements - Assessment #362
- 40331 6. Approve Assessment Report - Downtown Improvements
- 40332 7. Authorize Interest Rate - Downtown Improvements - Assessment #363
- 40333 8. Approve Assessment Report - 2016 Capital Improvements - Colt Road, Edgemont Avenue, Lenox Road, Whittredge Road, Summit Avenue, Elm Street and Maple Street
- 40334 9. Authorize Interest Rate - 2016 Capital Improvements - Colt Road, Edgemont Avenue, Lenox Road, Whittredge Road, Summit Avenue, Elm Street and Maple Street - Assessment #364
- 40335 10. Approve Assessment Report - 2017 Capital Improvements - Dorchester Road, Winchester Road, Tanglewood Drive and Plymouth Road
- 40336 11. Authorize Interest Rate - 2017 Capital Improvements - Dorchester Road, Winchester Road, Tanglewood Drive and Plymouth Road - Assessment #365
- 40337 12. Approve Assessment Report - 2018 Capital Improvements - Wallace Road, Hobart Avenue, Linden Place, Oakland Place, Laurel Avenue and Larned Road
- 40338 13. Authorize Interest Rate - 2018 Capital Improvements - Wallace Road, Hobart Avenue, Linden Place, Oakland Place, Laurel Avenue and Larned Road - Assessment #366
- 40339 14. Authorize Accrued Time Payout - Police Department Employee

## CAPITAL PROJECTS & COMMUNITY SERVICES

- 40340 1. Authorize State Contract Purchase - Mobile Shelving Installation - City Hall Records Improvement Project - \$114,644.00
- 40341 2. Authorize Submission - FY2023 Safe Streets To Transit Program Grant Application and Execute Grant Contract With New Jersey Department Of Transportation - Springfield Avenue Traffic Signal Improvement Project
- 40342 3. Authorize Submission - FY2023 Bikeways Program Grant Application and Execute Grant Contract with New Jersey Department of Transportation - Summit Park Line Project - Phase 2



**CAPITAL PROJECTS & COMMUNITY SERVICES** (cont'd)

- 40343 4. Authorize Submission of NJDOT 2023 Grant Application & Execution for Priority 1 - MA-2023-Division Avenue Improvement Project-Summit City-00180
- 40344 5. Authorize Submission of NJDOT 2023 Grant Application & Execution for Priority 2 - MA-2023-Tulip Street Improvement Project-Summit City-00191
- 40345 6. Authorize Use of Maple Street Road Closure by Robot Revolution
- 40346 7. Authorize Bid Advertisement - Beacon Road Improvement Project 2022

**FINANCE**

- 40347 1. Cancel Outstanding Checks
- 40348 2. Amend Budget - Chapter 159 - Bristol Myers Squibb (BMS) Fire Headquarters Project Grant Award- \$50,000.00
- 40349 3. Cancel 2022 Property Taxes and Refund Overpayment of 2nd Quarter 2022 Property Taxes/ Total Exempt Disabled Veteran
- 40350 4. Authorize Refund - Overpayment of Second Quarter 2022 Taxes
- 40351 5. Authorize Refunds - Department of Community Programs
- 40352 6. Authorize Payment of Bills and Payroll \$1,979,915.06

**RESOLUTION**

*(Resolutions, which were not identified on the agenda as same, do not appear in the minutes in the actual order in which they were addressed at the meeting, but under the proper committee heading after those that were on the agenda. Those with the name of another committee in italics after it indicate the other committee might have had some input.)*

The respective Committee Chairman, Committee member, or Councilmember, as indicated for the Committee, introduced the following resolution(s) and on motion, duly seconded and on roll call, unanimously adopted or adopted by the vote shown, if any:

**CAPITAL PROJECTS & COMMUNITY SERVICES**

- 40353 Approve Temporary Parklet Location at Bank Street & Authorize Installation of Same - Boxwood Coffee

Councilmember Allen advised that she could not support the resolution because of the overabundance of parklets in the downtown and in the vicinity of the proposed parklet.

Councilmember Little expressed her support of the resolution, explaining that other parklets have already been approved for this year and saying no to one when others have been approved would not be fair.

Councilmember Little also advised that there was discussion in the CAP Committee to draft an ordinance which would regulate parklets starting next year.

**RESULT:** APPROVED [5 TO 1]  
**MOVER:** O'Sullivan  
**SECONDER:** Little  
**AYES:** Fox, Little, Minegar, O'Sullivan, Vartan  
**NAYS:** Allen  
**ABSENT:** Hairston

**COUNCIL MEMBERS' COMMENTS/NEW BUSINESS**

Items/issues noted hereunder, if any, reflect those recommending and/or needing action by City department(s) or at a future council meeting which are not already being addressed by a committee.

None

**ADJOURNMENT REGULAR MEETING**

Upon motion of Councilmember Vartan, duly seconded and unanimously approved, the meeting was adjourned at 1:27 am.

Respectfully submitted,

Rosalia M. Licatase  
City Clerk

**MINUTES ATTACHMENTS** *(personal email addresses and mobile numbers have been redacted)*

Comments regarding Broad Street West Redevelopment:

1. B. Theurkauff, Dunnder Drive and Maple Street Property Owner
2. A. Ricciardi, Bedford Road

**COMMON COUNCIL QUESTIONS ON THE WEST BROAD STREET  
DEVELOPMENT PROJECT**

1. Would or will Toll Brothers do the deal if it conformed to current zoning codes with no variances and give that response to you in writing?
2. If so, are they willing to make the same substantial contribution to the fire house?
3. Define substantial. You must know the amount if this was a contributing factor to accepting the deal.
4. Who and how is the profit on this development determined? Does Toll Brothers determine and calculate profit or does the City of Summit have sole discretion in determining profit according to a predetermined formula? Will town have the authority to audit Toll Brothers books with reference to this project and the expense write-offs and bottom-line figures? Are all legitimate expenses defined and a formula for deriving a profit in writing?
5. When does the Pilot program expire? Who is responsible to the Summit taxpayers if the revenue is substantially less than it would have been had this deal been taxed as a standard transaction and the town not a participant in this deal?
6. I believe this property, for tax purposes, should be assessed as it would normally be assessed, prior to initiating a pilot program; just so the City can establish a base line for future comparisons and this should be public knowledge. The assessment has to comply with comparable properties and how they are currently assessed. These comparisons should be transparent to the taxpayers on an annual basis so the development can be judged on its merits.
7. Why does this town want to become a commercial landlord? Who will manage the property? What are their management fees? How are you going to have consistency in management if council members change on an annual basis? Are you going to have 3<sup>rd</sup> party management? Who in the town government is going to be the watchdog over management?
8. Why are we competing with our current retailers in town? Haven't they suffered enough during this Pandemic without having to compete with additional competition?
9. How much parking spaces have or are anticipated to be lost to this project in addition to all the projected changes in town? This project and its call for the town to set aside additional existing outside parking, other restaurants thru-out the town serving on the streets, 15-minute express parking meant only for the restaurant pickup, the loss of additional parking

on Maple Street, as well as the loss of how many parking spaces to the Fire House Construction. Please give us an exact accounting and add that number to the latest parking survey parking space deficiency and give the public a total number of spaces this town is now deficient of.

10. Kindly respond in writing in a timely matter before any plan is accepted with time for the public to respond to you answers at a public meeting to be held similar to the public meeting recently held at the Catholic Church on Morris Avenue with the full council available to respond and time limits extended to 10 minutes for respondents to answer and ask questions. Participants should be allowed follow up responses and not be cut off by the commentator. These questions and answers should be completely printed in the Patch for the Public to have time to digest the information and respond in kind, prior to going forward and holding that public meeting Thank you.

Bruce H Theuerkauf

Owner of 26 Maple Street

Summit, New Jersey

**Contact Information:**

**Mailing Address:** Hill City Realty, LLC  
79 Thornley Drive  
Chatham, NJ 07928

**Public Comment**  
**6/15/22 Council Meeting**

**Licatese, Rosemary**

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**Subject:** FW: 6/15/22 Letter To Council Regarding BSW

**From:** Annette Ricciardi  
**Sent:** Wednesday, June 15, 2022 10:39 AM  
**To:** Licatese, Rosemary <RLicatese@cityofsummit.org>  
**Subject:** 6/15/22 Letter To Council Regarding BSW

June 15, 2022,  
Letter to Council re: BSW

The Council as a whole has shown a complete lack of transparency with regard to how this project will benefit Summit residents as evidenced by the curious sense of urgency to push this through. Who is the puppet master that Council is working for? Funny, I thought it was your constituents who pay tax in this town.

This project is a monstrosity. Your reports, calculations and estimates hide and underestimate the glaring realities of the burden this project will put on resources, traffic, school tax and total real estate taxes.

Anyone that has ever tried to park and shop in town or go anywhere at 8am or 3pm, during school drop offs, pickups and crossings knows how much worse this will get. I suppose Council is completely out of touch with having to take kids to school, pick up something at CVS or worse, Walgreens. Some members of council do not even put in the effort of appearing in person at these meetings. If you can't attend in person, aren't living in town or are away repeatedly, then recuse yourselves. There is a double standard for residents. We can not be heard unless we attend.

The taxpayers are forced to travel elsewhere to other towns without traffic and convenient parking. We do not need more traffic, cars, impassable closed streets and a drain on resources.

The other major issue is that we have a power grid that goes down if the sky spits. Someone at a previous meeting suggested that the building needs a generator. I can't wait to hear what that thing sounds like. So now you're going to provide renters with a new power grid while the taxpayers have to suffer through another storm and losing their freezer contents. The power grid has been pushed under the rug for 20 years. A previous mayor said she couldn't do a thing about it and was leaving for her home in Vermont.

In 2022, we are getting a similar response from the Mayor and Council as you sit mute at every meeting or look away at this major attempt to hide and or disguise your motivations. Even more troubling than the obvious impact of logistics is the nagging sense that those of us in opposition recognize as a hidden agenda which Council is fiercely defending without explanation. I'm sure the Mayor and Council realize at this point, if they stay the course, they will have no future in local politics. From my standpoint, there's nothing more dangerous than a lame duck politician. This is what happens when politicians (because clearly you're not acting as residents) underestimate the intelligence of their constituents.

Let's address the issues we already have before owning new ones.

**Annette Ricciardi**  
**35 Bedford Road**  
**Summit, NJ 07901**