# **REGULAR MONTLY MEETING** Mayor and Council Borough of Harrington Park, New Jersey May 18, 2015

# (PAH) Call Meeting to Order

Time: 7:02pm

Mayor's Announcement:

In compliance with Chapter 231, Public Law 1975, adequate notice of the SCHEDULED meeting was made. It is posted on the bulletin board in the Municipal Center. Copies have been Emailed to the BERGEN RECORD, SUBURBANITE and THE NORTHERN VALLEY PRESS. A copy has been filed with the Borough Clerk, and copies have been mailed to individuals requesting the same.

## (ALB) Roll Call:

	PRESENT	ABSENT
Council		
NAPOLITANO(AN)	х	
EVANELLA (GE)	х	
RUTIGLIANO(MRUT)	7:06pm	
RYAN (MR)		х
PEDERSEN(JP)	х	
CHUNG (JC)	х	

## Also present:

Ms. Ann H. Bistritz, Borough Clerk/Admin. (ALB) Mr. John R. Dineen, Borough Attorney (JRD) Mr. Kunjesh Trivedi, Certified Financial Officer (KJT) Chief Albert Maalouf, Harrington Park Police Department (AM) Chief Douglas Roem, Harrington Park Vol. Fire Department (DR) Mr. Mark Kiernan, Superintendent, DPW

# (ALB) Flag Salute

# **MEETING PROCEDURE:**

- **1.** Call Meeting to Order (Mayor)
- 2. Mayor's Announcement (Mayor)
- **3.** Roll Call (Borough Clerk)
- 4. Flag Salute (Borough Clerk)
- 5. Minute Approval(s) (Mayor & Borough Clerk)
- 6. Correspondence (Act. Borough Clerk)
- 7. Reports of Committees (Council Members)
- 8. Old Business
- 9. New Business
- 10. Mayor's Report-Remarks, Announcements, Proclamations

#### **11. Public Discussion-Open-Motion**

- 12. Public Discussion-Close-Motion
- **13. Ordinance (s)**
- 14. Ordinance (s) Second Reading
- 15. Closed Session-Motion-Second
- 16. Adjournment

#### (PAH) Suspend the Regular Order of Business

Motion GE Second JP Vote AIF

#### **(PAH)** Proclamation

### Certificate of Commendation

#### Lt. David Haenelt, Englewood Fire Department

PAH thanked everyone who was present which included several neighbors from Ehret Avenue, HP Volunteer Fire Department and Englewood Fire Department. PAH explained the circumstances that included Lt. Haenelt driving to the airport while off duty to attend training. He passed a burning home in Englewood and helped the residents' and their pets to safety. Once Englewood's fire department responded, he left the scene to make the flight for his class.

Fire Chief (Englewood) stated that Lt. Haenelt is 100% committed to his job as a firefighter. PAH added that so many times negative aspects of employees or volunteers come to light. However, he has always been a proponent of emphasizing the positive aspect of municipal employees and volunteers that go beyond the regular course of business.

PAH Thanked the Lt. Haenelt's family for all their sacrifices and positive support. The Bucceroni family thanked Lt. Haenelt for his service to Englewood, but also how caring he is as a Harrington Park neighbor. He was quite helpful during this past winter while Mr. Bucceroni was recovering from an accident.

#### Certificate of Commendation

WHEREAS, on April 21, 2015, at 7:15am, Harrington Park resident and Off-Duty Englewood Firefighter *Lt. David Haenelt* was on his way to the airport for fire training in Indianapolis; and

WHEREAS, *Lt. David Haenelt* spotted flames from a home on West Street in Englewood, New Jersey, and

**WHEREAS**, *Lt. Haenelt* immediately rushed to the home and helped seven people and their dog to evacuate the building; and

WHEREAS, *David Haenelt's* actions allowed time for the Englewood Fire Department and first responders to fight the fire and help the residents with their injuries; and

**WHEREAS**, the blaze was under control by 7:45am and *Lt. David Haenelt* was able to make his flight to attend fire training.

**NOW**, **THEREFORE**, let it be known that *Lt. David Haenelt* has played such an important role in saving the lives of area residents, and their pet.

**BE IT FURTHER UNDERSTOOD,** that the Mayor and Council extend our thanks and appreciation for his concern and actions as an

Off-Duty Firefighter for the City of Englewood and joins the many residents of Harrington Park

that extend their caring for fellow residents beyond the scope of their job and community.

## (JP) Mr. Kunjesh Trivedi-Capital Budget Discussion

KTJ would like to present a Bond Ordinance for Capital Improvements and Equipment at the June Meeting. He has asked Department heads to present their requests.

Mark Kiernan, DPW Superintendent requested a new small mason dump truck to be used for snow plowing, electronic pick up and general use. Right now when it snows, he is short one vehicle for the amount of drivers. He currently depends of Norwood to borough a truck (if one is available). In the past, we hired two outside companies to plow, so it was not an issue. However, about 5 years ago, Council chose to eliminate one of the outsourced plowers, which creates a problem for the department. The vehicle is approximately \$66,000. (State contract price).

PAH added that MK keeps the equipment for his department a very long time. He still is using a truck that is almost 30 years old.

ALB explained the paving information which covers two NJDOT grants for 2015 and 2016.

Fire Chief Doug Roem requested the following gear to replace existing items that are no longer considered up to code:

Helmets (many taped together), Turn out gear (not enough for entire department), Pants and Boots (sizing issues and new technology), Masks (cheaper to buy new than repair old), and a variety of electronic gear and lighting (new technology and replace items that are unusable).

Chief Roem explained that our Department has grown in size and we are fortunate to be one of the only towns that can have a full response crew at any time.

Truck repair parts were also requested. The ladder truck is almost 30 years old and parts are becoming scarce. He would like council to consider bonding for another truck to replace this one-\$850,000.

Much of the equipment the Fire Department owns is in good shape but has become outdated and obsolete. The Department is capped at 60 members and currently has 47.

DR reminded Council that the organization is volunteer. Two members are flying out to Colorado to attend CSX evacuation training on their own time. DR hates to turn away those that want to volunteer for the Department. Training by the County is free.

PAH thanked those representing the Fire Department for all they do. DR thanked Council for their support.

Chief Maalouf requested funds to repair the Police Building exterior and sprinkler system. Funds also requested for either body cameras (preferred) or car cameras. AM is waiting for a directive from the State. Discussion followed explaining the differences and why body cameras were preferred. Even though body cameras would have to be turned on the officer, they are beneficial when police have to

enter areas when not in the vicinity of their vehicle. Whichever was decided, the Chief would follow the Attorney General's guidelines.

Police Accreditation - JIF will refund \$25000 of the entire cost (\$50,000.) Over the next years there will be a deduction in the Borough's insurance policy. AM described the process. KJT budgeted \$10,000 to start the process this year. It is a labor intensive program and all training is computer traced and recorded.

Mr. Trivedi reviewed the amount that the Council can bond for which is up to \$28,000,000.

Fixed Asset inventory for 2014 has been completed

Corrective Action Plan for 2014 Audit will be presented at the June meeting Estimated Tax Bills will be mailed out in July to enable continuity in paying our commitments. After the County determines exact rate, adjusted bills will be sent out for the November payment. It would cost about \$1500 but it would save additional paperwork and time. This is a practice that is followed by more than half the municipalities in New Jersey.

User Friendly Budget has been posted in the required time.

Patricia Duggan, Carlton Lane

Council should consider community service for school children to clean up our parks rather than the DPW.

Rev. Diane Rhodes (in audience) agreed-she gets many phone calls for community service.

JC will contact Teens for Tomorrow

MRUT has spoken to Ms. Nitzberg at the school and requested the same and was denied.

#### (PAH) Return to the Regular Order of Business

Motion GE Second JP Vote AIF

(PAH) Consent Minute Approval April 13, 2015 April 20, 2015 Motion JP Second MRUT Discussion NONE Vote AIF

(PAH) Consent Correspondence

Consent Correspondence be accepted and become a part of this meeting without Discussion

Motion JP Second GE Vote AIF

## (PAH) Consent Agenda-Resolutions

All matters listed under this section are considered to be routine by the Borough Council and will be enacted by one motion as listed below. There will not be separate discussion of these items. Should discussion be desired, that item will be removed from the Consent Agenda and will be considered separately under New or Old Business on the Agenda.

Addendums

- (AN) New Fireman-Dirk Skogerson A
- (GE) Road Closing for Our Lady of Victories Church B Municipal Consent Advanced Limo LLC C
- (JP) Opposition to User Friendly Budget D Payment of Claims E Refund of Employee Flexible Spending Funds F Refund Tax Overpayment of Taxes due to HOMESTEAD REBATE CREDIT G Refund Tax Overpayment of Taxes due to DOUBLE PAYMENT H

Motion JP Second GE Discussion NO DISUSSION Roll Call Vote AIF

## **Individual Committee Reports**

(AN) Planning Bd., Bd. of Adjustment, Construction, Fire, Ambulance

(GE) Police, Municipal Court, Personnel
 496 calls, 206 traffic details
 State Initiative on Distracted Drivers-83 summons were written
 Unreimburseable Over time YTD-\$6200. O & E \$15900

# (MRUT) DPW, Recycling, Building & Grounds, Sanitation/Recycling

## (MR) Board of Health, Environmental Commission

- (JP) Finance, Exec. & Admin., Grants Audit and Corrective Action Plan will be held for June 2015 discussion
- (JC) Recreation Commission, Liaison to Board of Education, Public Information

#### (PAH) Mayor Hoelscher

#### (ALB) Ann H. Bistritz, Clerk/Admin.

## **Old Business**

## (GE) Findings of Traffic Study-Highland Avenue

Chief Maalouf distributed Officer Miller's traffic study and recommendation to Council members. It addresses the inquiry into the amount of traffic on Highland Avenue, how the road way was monitored, over the course of approximately two weeks, particularly in the morning 7am-9am and the afternoon 4pm-6pm. Recommendations include further investigation by Officer Miller to determine an answer specific to this particular location. Police Departments from neighboring towns with similar problems were contacted, but the Harrington Park situation was determined to be unique. Officer Miller suggests the adoption of a traffic ordinance that would restrict traffic and allow for enforcement. No turn signs can be posted with appropriate restrictions such as no turn during particular times but without enforcement capability this may be a limited solution. With just signage placed at the corners, only a deterrent from some of the traffic may be the result, but not a solution to the problem. However, this visual deterrent may quell some of the traffic issues.

Discussion followed regarding what is local traffic and if this is really a solution to an ongoing problem. JP would like to see something happen; it could only help the situation. Even though Livingston is a County road, the signs should be posted and then we can see what is determined later.

Commercial traffic needs to have a weight limit which is higher than busses or landscape trucks/trailers.

Chief will have a final answer in June.

Glen Avenue will have signs posted for NO PARKIING 7:30am-8:45am and 2:30pm-3:30pm. Cars are blocking the width of the road making it difficult for vehicles to maneuver.

#### **Crossing Guard Corner of Lynn Street and Harriot Avenue**

Several years ago, Council removed the crossing guard by OLV Church. This effort to save money, has on occasion left children and parents crossing the busy road unattended. Normally, this officer would not leave the position unless there was a life-threatening incident that needed more than one officer to handle. AM is requesting that he be able to hire additional substitutes since the current ones have limited availability, and hire 1 full time crossing guard for the location by OLV Church (Harriot Avenue).

JC stated that Harriot Avenue is a very busy street, and the additional crossing guard would be beneficial.

JC inquired into a request by a George Street Resident. Earlier this year he requested consideration of a speed bump to reduce the speed of the traffic on George Street. He has offered his property to locate the speed machine. Chief Maalouf responded that in the past, the speed machine had been utilized and calculated the majority of vehicles driving no more than 30 miles an hour. The road is 25mph, he would not have his officers write a ticket for going 30mph in the area, if contested, it most likely would be over ruled by the judge. AM offered the resident to ride with him or another officer and help- them track the vehicles as they drive down the road. On streets such as George, cars may appear to be going faster than they actually are.

## New Business

ALB- informed MRUT that she has sent copies of requested information regarding recycling (DPW Report) to the Green Team and Environmental Commission.

JC announced that the Recreation Fishing Contest is scheduled for June 21 from 12-2pm at Pondside Park.

# **ORDINANCES AND RESOLUTIONS**

# (PAH) Mayor's Report

Spoke at the CSX Rally in Teaneck on May 17, 2015.

There was a variety of speakers with different views which included everything from constructing pipelines to laying down on the tracks to stop the train traffic. There has been a significant reduction of speed as the trains travel through the Borough. The residents may hear the train horn more, due to the slower speed, but safety trumps noise, at this time. There are now CSX security vehicles in our area daily, checking the quality of the tracks and watching the trains.

Memorial Day Parade is May 25, 2015 at 9:30pm.

May 7, 2015 attended the 100<sup>th</sup> Anniversary of the NJLM and the Retirement of William Dressel who has worked with the organization for over 40 years.

May 20, 2015 Riverside Cooperative will supply the bid results for the 2015 road paving program.

May 21, 2015 is the JIF Executive Board Meeting.

<u>Meeting Open to Public</u> Motion GE Second JP Vote AIF

Meeting Closed to Public Motion GE Second JP Vote AIF

Closed Session Time: 8:38PM Motion Second Vote

## **RESOLUTION**

**WHEREAS,** N.J.S.A. 10:4-12 permits a public body to conduct business in Closed Session during a public meeting; and

**WHEREAS**, the Mayor and Council deem it necessary to discuss certain matters in Closed Session as permitted by the aforesaid statute.

- 1. Potential Litigation Road Improvements
- 2. Potential Litigation-COAH

**BE IT FURTHER RESOLVED** that discussion of the aforementioned subjects may be made public at such time as disclosure of the discussion will not detrimentally affect the interest and Borough as to said discussion.

Return to Open Session Time: 8:42 Motion GE Second JP Vote AIF

Vote on Addendum I LAFAYETTE ROAD AND RUGEN DRIVE SIDEWALK IMPROVEMENTS NJDOT DISCRETIONARY AID PROGRAM Motion MRUT Second GE Discussion NO DISCUSSION Roll Call Vote AIF

Adjournment-Time: 8:45pm Motion: GE Second: JP Vote: AIF

> Addendum A RESOLUTION

## Membership Approval Harrington Park Volunteer Fire Department

Therefore Be It Resolved that the Mayor and Council of Harrington Park approves the admittance of Dirk Skogerson, Harrington Park, New Jersey as an active member in the Harrington Park Volunteer Fire Department and shall also be approved for membership in the New Jersey's State Fireman's Association.

# Addendum B RESOLUTION

**Therefore Be it Resolved,** that Our Lady of Victories Church may close sections of Carman Road, The Parkway and Lynn Street during 12:30pm and 1:15pm, June 7, 2015 for the purpose of a Eucharistic Procession for the Feast of Corpus Christi. Coordinate for the activity with the Chief of Police and DPW Superintendent will be assisted by Councilman Evanella.

## Addendum C <u>RESOLUTION</u> Advanced Limo LLC

**BE IT RESOLVED** by the Mayor and Council of the Borough of Harrington Park that it authorizes the Borough Clerk to write a letter of Municipal Consent for the calendar year 2015 for Advanced Limo LLC, 17 Harrington Court, Harrington Park, New Jersey, Danny Jin Chung, President, to procure Livery N.J. plates through the NJ Department of Motor Vehicles.

**BE IT FURTHER RESOLVED** the applicant has submitted the necessary documents and copies of current insurance to conform with the rules and regulations governing such vehicles in the Borough of Harrington Park.

**BE IT FURTHER RESOLVED** this Municipal Consent covers the following Vehicle Identification Numbers for <u>Advanced Limo LLC. for the Year 2015:</u> 2009 Acura MDX 2HNYD28479H508379 2010 Lexus LS460 JTHCL5EF4A5007986

#### Addendum D RESOLUTION OPPOSING THE MUNICIPAL "USER-FRIENDLY" BUDGET

**WHEREAS**, the Municipal "User-Friendly" Budget was explained to elected officials of Bergen County towns by one of their auditing firms at the April 14, 2015 Bergen County League of Municipalities (BCLOM) Mayors Breakfast; and

**WHEREAS**, all those in attendance saw no benefit to themselves or anyone else from the extra work and expense involved in these added requirements; and

**WHEREAS**, certain aspects of these requirements were in fact perceived to be detrimental to the interests of municipalities and their taxpayers; and

**WHEREAS**, no funding source was identified to cover the cost of the additional work to comply with these additional requirements; and

**WHEREAS**, this State's constitution requires the State to pay for State mandated programs and services; and

**WHEREAS**, the deadlines currently in effect are unrealistic and unattainable partly because the State system itself is not yet 100% operational;

**NOW THEREFORE BE IT RESOLVED** that the Borough of Harrington Park agrees with the position of the Bergen County League of Municipalities and opposes the concept and the implementation of the Municipal "User-Friendly" Budget.

**BE IT FURTHER RESOLVED** that copies of this resolution be sent to all Bergen County State Legislators, the Governor's Office, the Local Finance Board, the Division of Local Government Services, the New Jersey State League of Municipalities and every Bergen County Municipality.

#### Addendum E

**WHEREAS**, claims have been submitted to the Borough of Harrington Park in the following amounts under various funds of the town:

Current Appropriations (2015)	\$2	2,237,210.07
Current Appropriations (2014)	\$	9,003.54
General Capital Fund	\$	231,049.99
Animal Trust	\$	42.60
Miscellaneous Trust	\$	10,216.64
Open Space Trust Fund	\$	5,000.00

### Total \$2,492,522.84

**WHEREAS**, above claims have been listed and summarized in the attached Bills List Report, and the corresponding vouchers have been reviewed and approved by the department head, Borough Council, and the chief financial officer; and

**WHEREAS**, the Chief Financial Officer has determined that the funds have been properly appropriated for such purposes and are available in the Borough of Harrington Park and that the claims specified on the schedule attached hereto, following examination and approval by the Council and Chief Financial Officer and Department Head be paid and checks issued accordingly; and

**WHEREAS**, claims have already been paid in the following amounts for the purpose specified below:

Payroll- Salaries/Wages	05-01-2015	\$ 112,051.04	
Payroll- Salaries/Wages	05-15-2015	\$ 97,296.11	
Health Benefits – Active	May 2015	\$ 37,958.07	
PERS (Public Employee Retirement System)	04-21-2015	\$ 327,421.00	

 PFRS (Police and Fire Retirement System)
 04-21-2015
 \$ 139,886.00

 TOTAL
 \$ 714,612.22

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Harrington Park that the claims totaling **\$3,207,135.06** be approved and ratified respectively.

## Addendum F Refund of Flexible Spending Account Funds

**WHEREAS,** P.L. 2011 c. 78 requires that local unit employers provide their employees with two (2) plan benefits authorized by Section 125 of the Internal Revenue Code, more particularly a Premium Option Plan ("POP") and a Flexible Spending Account ("FSA"); and

**WHEREAS,** offers the benefit plan from Choice Strategies and the Chief Financial Officer has certified that adequate funds are available for this purpose; and

**WHEREAS**, Mr. Russell Carpanini, DPW, has enrolled in the FSA, offered by the Borough of Harrington Park in 2014; and

**WHEREAS**, due to the inability of Mr. Carpanini to be provided reimbursement by Choice Strategies the CFO recommends the refund of monies withheld from his paycheck.

**WHEREAS,** the procedure for Mr. Carpanini's refund shall follow the guidelines of the Borough's payroll company in conjunction with the recommendations of Mr. Higgins, Municipal Auditor

**Therefore Be it Resolved** that the Mayor and Council refund \$2499.90 to Mr. Russell Carpanini, and adjust his payroll documentation accordingly.

<u>Addendum G</u>					
<u>Refur</u>	Refund Tax Overpayment of Taxes due to HOMESTEAD REBATE CREDIT				
BLOCK	LOT	OLFR HOM	EOWNER	ADDRESS	
AMOL	INT				
205	12	BOGOSIAN,	DESIREE	5 AMELIA CRT	\$1000.00
501.03	8	CE105 STEIN	METZ, MILDRED	20 BLANCH,105	\$505.31
501.03	8	CE207 GREG	ORY, JAMES & E	LAINE20 BLANCH,207	\$262.22
604	14	GALE, JOHN	C & JUDY	61 ARCADIA	\$500.00
711	4	PASI, JAMES		160 SPRING ST	\$1000.00
727	12	DEGF	ROSA, ANTONIA	61 RIKER AVE	\$500.00

727	13	GORMLEY, MARY T 63 GUY STR	\$1000.00
1015	10	REDMOND, PETER & FRAN. 25 OLD JUG CI	r\$480.85
1017	13	SIMMONS, WILLIAM & MA. 37 KOHRING C	CIR S\$940.91
1309	3	GORMAN, JAMES & LOUISE 17 GILES RD	\$800.99

WHEREAS, the above homeowners are entitled to a refund of property tax for overpayment due to HOMESTEAD REBATE on second quarter 2015 taxes. NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Harrington Park that the Chief Financial Officer shall issue refunds in the total amount of \$6990.28 for overpayment of the 2015 property taxes.

# Addendum H Refund Tax Overpayment of Taxes due to DOUBLE PAYMENT

BLOCK	LOT QTR	HOMEOWNER	ADDRESS	AMOUNT
305	5 2 <sup>ND</sup> 20	SYMONS, LANCE & LAURA	72 RUGEN DR	\$4121.57
401	21 2 <sup>ND</sup> 20	BODINE JR., WILLIAM & LOUISE	94 RIVERVIEW DR	\$4360.78
411	4 1 <sup>ST</sup> 202	O'REILLY, EILEEN 15	120 MARTIN DR	\$3464.90
418	8 3 <sup>RD</sup> 20	FINGEROTH, ADAM & CHRISTINE 14	38 MANOR RD	\$3694.75
909	5 1 <sup>st</sup> 202	PARMA, JEFFREY & SHIRLEY L5	277 HARRIOT AVE	\$1942.81

**WHEREAS**, the above homeowners are entitled to a refund of property tax for overpayment due to double payment by Title Company and Corelogic on second quarter 2015 taxes.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Harrington Park that the Chief Financial Officer shall issue refunds in the total amount of \$17,584.81 for overpayment of the 2015 property taxes.

# <u>Addendum I</u> <u>RESOLUTION</u> <u>AWARD OF CONTRACT</u>

Be it resolved by the Mayor and Council of the Borough of Harrington Park, Bergen County, New Jersey upon the recommendation of Neglia Engineering Associates that the Contract for:

# LAFAYETTE ROAD AND RUGEN DRIVE SIDEWALK IMPROVEMENTS NJDOT DISCRETIONARY AID PROGRAM

be awarded to DIAMOND CONSTRUCTION for the bid amount of Forty-three thousand five hundred seventy two dollars and eighty cents (\$43,572.80) being the lowest of four (4) bids submitted. This Resolution is to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available. Account number C-0455215691002

# AA Correspondence

4/21/15 JIF/MEL Annual Report 4/22/15 Foreclosure Notice 23 Stella Court 4/23/15 Planning Board Resolution for Major Soil Movement 324 Lynn Street Audits received from LVH for review of Council in Month of May 4/27/15 **Zoning Ordinance Closter** Minor Soil (Neglia) 239 Lynn Street NJLM Bulletin March 2015 COI T Mobile NVOT BOE Meeting May 12 2015 NJBA Correspondence regarding COAH NJ 4/29/15 Open Space Trust Fund hearing for County projects 4/30/15 NJDEP Retrofitting correspondence for Municipal Diesel Vehicles. Loss Control report for OBG DARE America will no longer have the DARE NJ Division. 5/1/15 Franklin Borough supports Transparent Tax Act 2015. 5/4/15 Public Notice for Dercole Farms Application for May 12 2015-Planning Board. COI Coach USA Keenan and Doris commended Mr. Mark Kiernan for his participation and cooperation for one of their legal cases. Keenan and Doris case dismissal for ongoing JIF litigation regarding a resident of the Borough. 5/5/15 Board of Chosen Freeholders public hearing for the Needs of Seniors in Bergen County May 6, 2015.

Tax Appeal Information received for 76 Kline Street 5/6/15 Neglia Engineering May 2015 report **BCUA Recycling Update 2015** 5/7/15 Final inspection Neglia NJDOT for Lynn Street Paving 5/8/15 Letter from Assemblywoman Schepisi thanking MC for their support of bill 2319 5/11/15 Public Notice 60 Glen Avenue E BOA Minor Soil (Neglia) 55 First St. 5/13/15 ANJEC Correspondence regarding features available to their members. 5/14/15 Road Opening 345 Lynn Street PSEG Public Notice PSEG for base rate increase. 5/15/15 County Planning-106 Schaalenburgh Application. Vacant Land Analysis for COAH (Neglia).