

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE SESSION MINUTES  
AGENDA MEETING – JANUARY 19, 2006**

PRESENT: Chairman Rick Proctor, Vice Chairman Alexander Mirabella, Freeholders Angel G. Estrada, Chester Holmes, Bette Jane Kowalski, Adrian O. Mapp, Deborah P. Scanlon, and Daniel P. Sullivan. Freeholder Nancy Ward was absent.

County Manager George W. Devaney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert E. Barry, Esq., Clerk of the Board Nicole L. Tedeschi

ALSO PRESENT: Robert Varady, Esq., Rich Bauch, Esq.,  
Vikki Durbin, Charles Sigmund, Ryan Garner & Michael Brennan

The following items were discussed:

1. Fanelli v. the County of Union: Trial was supposed to start on Wednesday, January 18, 2006 with arguments on motions. Fanelli requested a settlement of \$500,000 up front with approximately 325-350,000 in as back pay and the balance deemed compensatory damages which she would receive tax free. In addition, we would pay \$70,000 per year for 7 years. She will be required to apply for a disability pension which will give her 40% of her salary and, if approved, we get a dollar for dollar credit against the \$70,000 per year. Upon retirement in approximately 7 years, she will be required to apply for health benefits through the State plan. In the event she is ineligible for health benefits, the county will pay \$6,000 per year until such time as she becomes Medicare eligible.

In addition, QCA's third party carrier, will contribute \$375,000 - Mr. Varady is asking for \$450,000. The Judge is trying to assist in getting a combined \$100,000 from Coregis Insurance and two other carriers, as of now they are at \$60,000, for a total potential contribution of \$435,000. { Minutes redacted under Attorney-Client privileged communication pursuant to N.J.S.A. 47:1A-1. }

Plaintiff's counsel is claiming fees of \$1 million. High settlement would be \$2 million and the low end of the settlement would be \$1.7 million (minus \$435,000 from insurance companies). If the insurance companies do not come with at least \$435,000, we still settle the case and continue the law suit against the insurance companies. Board supports.

2. Saint Patrick's Day Parade: The Board supports funding in the amount of \$4,000.
3. Espinosa v. County of Union: The Board has been updated on the status of the case.
4. Murphy v. County of Union and Roberts v. County of Union: 6 defense counsels in both cases. Roberts has an offer of settlement for \$250,000. County Counsel is asking for the Board's support of settling both cases for up to \$300,000, with permission given to the County Manager to settle up to \$325,000. The Board supports.

{Minutes redacted under Attorney-Client privileged communication pursuant to N.J.S.A. 47:1A-1. Minutes redacted under Attorney-Client privileged communication pursuant to N.J.S.A. 47:1A-1.}

5. Hazelwood Cemetery: The property is adjacent to Milton Lake Park, in Clark. The property is 14 acres. The Cemetery Board would like to see the property remain open space or fields. The County's appraisals came in at \$7.75 million. The County is awaiting the second appraisal and expect it will come in at \$7 million to \$7.5 million. The Board supports negotiating up to \$7 million.
6. Court House Dome Renovations: Discussions relative to the renovations of the Union County Court House Dome ensued.
7. Deer Management Program: A discussion relative to the deer management program in Scotch Plains ensued.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE SESSION MINUTES  
AGENDA MEETING – FEBRUARY 9, 2006**

PRESENT: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski Freeholders Angel G. Estrada, Chester Holmes, Adrian O. Mapp, Rick Proctor, Deborah P. Scanlon, and Daniel P. Sullivan. Freeholder Nancy Ward was absent.

County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert E. Barry, Esq., Clerk of the Board Nicole L. Tedeschi

ALSO PRESENT: Joseph Salemme, Labor Negotiations; Director Larry Caroselli, Department of Finance; Mr. Rich Bousch, Schneck, Price

The following items were discussed:

1. Union Negotiations: 2 Prosecutors Groups, 2 Corrections Groups and 2 County Police Groups included in a 5 year deal where the current officers would get benefits for life upon retirement with the following salary increases: 4% increase for 2005, 0% increase for 2006, 0% for 2007, 5% for 2008 and 5% for 2009. It is not unusual for law enforcement unions to settle higher than other unions in the agency. A small increase in uniform allowance was included. These negotiations will affect current officers and officers hired during the course of the current contract. This does not affect future hires. More information will be provided to the Board.
2. Fanelli v. County of Union: Fanelli will receive an upfront payment of \$500,000; \$300,000 is back payment and the balance represents suffering. She must apply for disability. Counsel was able to obtain additional contribution from the insurance companies. The settlement does not include attorney's fees, which will be substantial, although the motion has not been filed yet.

3. Figueroa v. County of Union: Officer Figueroa was allegedly discriminated against and was the subject of retaliation as a result of testimony she gave in a matter. Settlement request is \$60,000 which includes attorney's fees.
4. Murphy v. County of Union: Mr. Murphy accepted a \$50,000 settlement offer but Roberts' rejections throws both matters into question..
5. Roberts v. County of Union: Mr. Roberts will not be accepting the settlement offer.
6. Hazelwood Properties: We expect the cemetery board to accept a purchase price of \$6.25 million. The Board will vote next week.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE MINUTES  
THURSDAY, FEBRUARY 16, 2006**

Present: Chairman Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Deborah P. Scanlon, Freeholder Daniel P. Sullivan. Freeholder Nancy Ward was absent. Also present are the County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert Barry, Clerk of the Board Nicole L. Tedeschi.

Also present: Chuck Sigmund, Director of Parks, Recreation & Facilities, Vikki Durbin, Trust Fund Administrator, Mike Brennan, Deputy Trust Fund Administrator, Ryan Garner, Director of Intergovernmental Relations, Sebastian D'Elia, OPI Director, Joseph Salemme, Labor Negotiations

The following items were discussed:

1. Sevelle Property / Ponderosa Farm: A discussion relative to the potential plans for the Sevelle Property ensued. The comments of the public were considered. The Board discussed the legal implications of not going forward with the Green Meadows Farms at the Sevelle site. The MOU implies good faith negotiations on our part to move forward to a lease agreement, but is not a contract and there is no contract. Depending on his expenditures to date, there is concern for liability on the part of the County to Mr. Keyes. The Board is not comfortable moving forward at this time and will involve members of the community, Scotch Plains and County-wide residents, in future consideration for projects on this site. We want to be good neighbors, but we have needs to meet the community county-wide. There has clearly been a break down in communication on behalf of the Mayor and Council in Scotch Plains.
2. Early Retirement Package: The Board supports offering an early retirement incentive package as a way to divert layoffs. Approximately 50 people are eligible.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE MINUTES  
THURSDAY, MARCH 23, 2006**

Present: Chairman Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Deborah P. Scanlon, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward. Freeholder Rick Proctor was absent. Also present are the County Manager George W. Devaney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert Barry, Clerk of the Board Nicole L. Tedeschi.

Also present: Chuck Sigmund, Director of Parks, Recreation & Facilities, Al Faella, Director of Economic Development, Jeff Sias, County Engineer, and Vikki Durbin and Michael Brennan, Trust Fund; and Joseph Salemme, Labor Negotiator, Rich Baum, Schenck, Price, Smith & King and Lawrence Caroselli.

The following items were discussed:

3. Corrections Officers' Contract Negotiations: A discussion relative to the negotiations of the corrections officers' contract were discussed and the Board supports the recommendations.
4. Early Retirement Program: The County Manager would like to put a resolution on the agenda for next week to offer an Early Retirement Program to the employees of Union County. This is the next step in applying to the State for permission to offer the program. The Board requests additional information.
5. Parks Security System: A presentation was made to the Board relative to the proposed parks CCTV (Closed Circuit TV) security system by CCMS. Various closed circuit systems/options, with their advantages and disadvantages, were discussed. To outfit 18 parks facilities, the cost estimates are approximately \$1.5 million. This project would go out to bid. CCMS is researching the county's needs to write the specs for the bid.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE MINUTES  
THURSDAY, APRIL 6, 2006 – AGENDA MEETING**

Present: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Deborah P. Scanlon, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward. Also present are the County Manager George W. Devaney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert Barry, and Clerk of the Board Nicole L. Tedeschi.

Also Present: Rich Bausch, Esq., Joe Salemme, Labor Negotiator, Lawrence Caroselli, Director of Finance, Seb D'Elia, Director, Office of Public Information, Frank Guzzo, Director of Human Services

The following items were discussed:

6. Corrections Officers' Contract Negotiations: Negotiations of the corrections officers' contract were discussed. Questions that arose after the last executive session were addressed and items were discussed in further detail. The increases in benefits and savings to the county were detailed.
7. Juvenile Detention Center: A discussion relative to an investigation/audit of the JDC ensued.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE MINUTES  
THURSDAY, APRIL 27, 2006 – REGULAR MEETING**

Present: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Deborah P. Scanlon, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward. Also present are the County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert Barry, Clerk of the Board Nicole L. Tedeschi and Sebastian D'Elia, Public Information Officer.

The following items were discussed:

1. Clark Interchange on the Parkway  
Present: Jeff Sias, County Engineer, G. Bruce Connor, New Jersey Highway Authority, Russ Spacuto, consultant for the NJHA  
  
Mr. Connor made a presentation relative to the Clark interchange on the Garden State Parkway and the improvements that will be made to address safety concerns and alleviate traffic congestion. The project will cost the State between \$3 million - \$4 million. The Board concurs with Alternative 2 Concept Plan presented by the Highway Authority as a means of addressing aforementioned problems. Construction would start by the fall of 2007 and will take approximately 9 months for construction. No requirement for a contract of any kind with the State but a Resolution of support was requested.
2. Procedure for Accepting Soil in the Houdaille Quarry:  
Present: Frank Capese, Esq.

Inappropriate dumping of soil procedures have been occurring at the Houdaille Quarry and an internal investigation has been commissioned to determine the level of wrongdoing. Environmental Testing will be conducted at the Quarry to assess the condition of the soil. Also, our facility operates as a Type 2 facility and needs to be permitted.

3. Nurses Union at Runnells Hospital:

Present: Joe Sharp, Administrator, Runnells Hospital, Joe Salemme, Labor Negotiator, Michael Drummond, Finance, Runnells hospital, Lawrence Caroselli, Director of Finance.

In the past, we have given the nurses a market adjustment and we have been in negotiations on the current contract for over a year. Comparisons statewide were discussed. The Union is asking for a 7% increase for 2005, 8% for 2006 and 9% for 2007. Mr. Salemme is requesting an increase of 3.71% for 2005, 3.96% for 2006 and effective 9/1/06 an increase of 3.31% and effective 1/1/07 an increase of 3.96%. The Board supports the recommendation.

4. Potential Land Acquisition in Garwood:

Present: Victoria Durbin Drake, Trust Fund Administrator and Michael Brennan, Deputy Administrator.

Garwood has a parcel of land that is approximately 2 acres that is adjacent to a retention basin in Cranford and a parcel in Westfield. Although our policy is not to purchase parcels less than 5 acres, Garwood is a small municipality and would benefit from this purchase. The appraisals are between \$1.3 million and \$1.6 million, but these appraisals are one year old. We may have to get new appraisals. The Board authorizes the County Manager to negotiate up to \$1.5 million.

5. Sale of County Properties: The pending sales of County-owned houses were discussed as well as the status of the leases of other County-owned houses.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE MINUTES  
THURSDAY, MAY 18, 2006 – AGENDA MEETING**

Present: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Deborah P. Scanlon, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward. Freeholder Chestser Holmes was absent. Also present are the County Manager George W. Devanney, County Counsel Robert Barry, and Clerk of the Board Nicole L. Tedeschi.

The following items were discussed:

1. Amendment to the ERIP Program

Present: Joe Salemme, Labor Negotiator; Joe Sharp, Runnells Hospital

Amend eligibility for veterans who have 20 years of service credit and are 60 years of age. Also, a retiree who has a working spouse can retire, go on their spouse's benefits and when the spouse retires, if that spouse will not have health benefits for life, allow our retiree to convert and take advantage of this retirement package.

2. HPAE Contract Negotiations

Present: Joe Salemme, Labor Negotiator; Joe Sharp, Runnells Hospital

A discussion relative to the nurses' contract negotiations at Runnells ensued. The negotiations will help with recruitment, which will ease the transition with nurses who are interested in the early retirement plan.

3. Potential Land Acquisitions

Present: Vikki Durbin, Trust Fund Administrator, Michael Brennan, Deputy Administrator

a) Rahway is requesting financial help from the Trust Fund in purchasing a piece of property which will be a part of the Rahway Water Greenway. The City has \$90,000 in Green Acres money and is asking the Board for \$135,000 in grant money to purchase the property. The Board supports.

b) Update on status of negotiations on potential acquisition in Garwood.

4. Discussion between Freeholders and County Counsel on matter falling within Attorney-Client privilege relative to the Open Public Meetings Act.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE MINUTES  
THURSDAY, JUNE 8, 2006**

PRESENT: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Deborah P. Scanlon, Freeholder Daniel P. Sullivan, and Freeholder Nancy Ward. Also present are the County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert Barry, Finance Director, Lawrence M. Caroselli, Robert Cassognolia, and Deputy Clerk of the Board Annie Croom.

The following items were discussed:

1. PROPOSED 12 HOUR SHIFTS FOR COUNTY POLICE

Present: Joseph Salemme, Labor Negotiator updated the Board on the following Labor Union: PBA 73 & 73A; and PBA 250 & 250A Net Cost effective January 1, 2005 – December 31, 2009. According to Chief Vaniska's memo an analysis of this years overtime expenditure was conducted, it has been determined that the County Police can reduce its overtime by 31% with the implementation of twelve

(12) hours patrol shifts. This 31% represent \$175,000 overtime dollars, factored at 2004 contractual salary figures.

Director Salemme informed the Board if they have any questions on the proposed schedule change, Chief Vaniska will be here next week to answer any question that the might have.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE MINUTES  
THURSDAY, JULY 13, 2006 – AGENDA MEETING**

Present: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward. Freeholder Deborah P. Scanlon and Freeholder Chester Holmes were absent. Also present are the County Manager George W. Devanney, County Counsel Robert Barry, and Clerk of the Board Nicole L. DiRado

The following items were discussed:

1. Contract Negotiations Relative to the Union County Improvement Authority and the NJ PGA

Guest: Jonathan Williams, Esq. and Kevin Cansella, DeCotiis, Fitzpatrick and Gluck, Legal Counsel to the UCIA

Memorandum of Understanding has been drafted between UCIA and NJ PGA: The NJ PGA has design plans for a club house, a 12-month facility with heating stalls for training at Galloping Hill Golf Course, among other improvements. The project has been revived to a degree. There are some differences in opinion with respect to which entity should be allocating funds, and the County does not believe it should. At this point, the MOU says that the County supports the project moving forward at no cost to the County. The PGA will also pay rent. The Board would like negotiations to continue and an information packet will be forwarded.

2. Contract Negotiations Relative to the Union County Improvement Authority with respect to the Linden Theatre Project

Guest: Jonathan Williams, Esq. and Kevin Cansella, DeCotiis, Fitzpatrick and Gluck, Counsel to the UCIA

The UCIA is requesting a guarantee of additional bonds to pay for additional expenses owed to the contractor and architect in the amount of approximately \$1,250,000 for a fountain, lighting, and sound system changes. Although the UCIA is requesting an authorization for up to an additional \$1,450,000 of the Local Finance Board, the change orders are closer to \$1,250,000. The Board has requested additional information before the introduction of the Ordinance.

3. Contract Negotiations: Teamsters Local 102 Secondary Supervisors  
Guest: Joseph Salemme, Labor Negotiator

A discussion relative to the negotiations with the Teamsters Local 102 contract for January 1, 2005 through December 31, 2007 ensued. This contract affects 12 – 13 people. They are the main supervisors in the Division of Welfare. Additional information attached.

4. Contract Negotiations: FOP 103 Sheriff's Superior Officers  
Guest: Joseph Salemme, Labor Negotiator

A discussion relative to the negotiations with the FOP 103 Sheriff's Superior Officers contract for January 1, 2005 through December 31, 2009. Additional information attached.

Joe Salemme recommends to allow retirees to be bought out of the county's health insurance policy and be insured under a spouse's policy, and if they need to come back to the policy. He also recommends a buyout of \$1,800 for someone with single coverage. These would be included in future contract negotiations.

5. Contract Negotiations: PBA 73 County Police & PBA 73A County Police Superiors  
Guest: Joseph Salemme, Labor Negotiator

A discussion relative to the negotiations with the PBA 73 County Police & PBA 73A County Police Superiors contracts from January 1, 2005 through December 31, 2009. The PBAs agreed to have officers work an additional 45 minutes per day which would add an additional 6,850 man hours per year, which represents the equivalent of 3.33 additional positions to the force. This is a cost effective way of putting additional officers on the streets and it should cut down on overtime significantly. Please see attachment

6. Ongoing Litigation: Nwaka v. Union County: A participant in SLAP program did not fulfill the requirements. As a result of his actions, he was returned to Court and was sentenced to Jail. Now he is suing the County.

7. Attorney Client Privilege: Families First: Gang Counseling Initiative: A discussion relative to legal issues and policy as to whether or not County may provide an incentive to get kids to attend the counseling sessions took place and how to legally pay them or provide the incentive.

8. Potential Land Acquisition: Schwartz Farm, Clark, New Jersey  
Guests: Vikki Durbin, Trust Fund Administrator, Michael Brennan, Deputy Trust Fund Administrator, Charles Sigmund, Director of Parks, Recreation & Facilities

The Schwartz Farm property is approximately 4.2 acres which would give the County access to the Clark reservoir. Our appraisals came back at \$2.2 million and \$3.6 million.

In preliminary discussions with owner, owner claimed value of approximately \$6.0 million. The County Manager requests permission to negotiate up to \$3.6 million. The Board supports.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE MINUTES  
THURSDAY, JULY 20, 2006 – AGENDA MEETING**

Present: Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Deborah P. Scanlon, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward. Chairman Mirabella was absent. Also present are the County Manager George W. Devanney, County Counsel Robert Barry, and Clerk of the Board Nicole L. DiRado.

The following items were discussed:

1. Contract Negotiations: UCIA – Linden Theatre Park Redevelopment Project  
Guests: Lawrence Caroselli, Director, Department of Finance  
Jonathan Williams, Esq., DeCotiis, Fitzpatrick & Gluck

The original budget for this project was for slightly over \$4 million. Since then, the project has come in under budget. \$2.9 million was allocated at the beginning of the project based on preliminary figures. Subsequent to that time, many change orders have occurred, which improved the quality of the project, which were paid for by the City of Linden. Additionally, site problems also arose and Linden has paid for those projects because it is their contractor who underestimated the problems. Once the project progressed, corrective drainage had to be installed. The amount of the supplemental ordinance is in the amount of \$1.425 million. Any unused money will be returned to the bond holders. \$800,000 is owed to the contractor and \$200,000 is owed to the engineer. There was a discussion as to the County Guarantee and the Deficiency Agreement and the County's obligations therein. The Board approves the introduction of the Bond Ordinances as they relate to the Linden Theatre Project.

Mr. Williams states that more regular updates regarding the status of UCIA projects will be made to the Board.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE SESSION MINUTES  
AGENDA MEETING – AUGUST 10, 2006**

PRESENT: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Deborah P. Scanlon, and Freeholder Nancy Ward. Freeholder Daniel P. Sullivan was absent.

County Manager George W. Devanney, County Counsel Robert E. Barry, Esq., Clerk of the Board Nicole L. DiRado were also present.

The following items were discussed:

1. Potential Litigation: In the matter of Union County Correction Officer Frank DiGirolamo  
Guests: Denise Esmerado, Esq., Rutterman & Glickman

There is a potential for litigation in the matter of Union County Correction Officer Frank DiGirolamo resulting from a disciplinary action wherein the County may have exposure. Counsel recommends a settlement of \$23,000 to dispose of this case; approximately half of this settlement represents back pay. He is no longer an employee with the County.

{Minutes redacted under Attorney-Client privileged communication in a matter involving on-going litigation pursuant to N.J.S.A. 47:1A-1.}

The Board supports the recommendation.

2. On going litigation: Okoli v. County of Union, et als

1. This case involves a slip and fall on a stairway in the Court House. Summary Judgment was denied. Okoli slipped on a stairwell in freshly painted hallway and asserts that the county did not take the proper precaution on securing the hallway. Okoli is willing to settle for \$15,000. The arbitrator said this case is worth \$30,000. {Minutes redacted under Attorney-Client privileged communication in a matter involving on-going litigation pursuant to N.J.S.A. 47:1A-1.}

The Board supports County Counsel's recommendation.

3. Potential Land Acquisition: Schwartz Farm, Clark, NJ  
Guests: Victoria Durbin, Trust Fund Administrator

An update as to negotiations on the Schwartz Farm was given. The County offered \$2.5 million on the property and was rejected. Our highest appraisal was for \$3.6 million and the property owner's was \$5.8 million. The differences in the appraisals will be discussed with the owner and see if an agreement can be reached.

4. Potential Land Acquisition: Property across from Phil Rizzutto Park, Union, NJ  
Guests: Victoria Durbin, Trust Fund Administrator

The Kean Family is interested in selling the property across from Rizzutto Park, which is approximately three acres. When the potential for purchase presented itself several years ago, the County had appraisals prepared. At that time, the County's appraisals came between \$1.1 million - \$1.2 million. Kean's appraisal was at \$1.8 million. The County Manager asked the Board for support in updating the appraisals on the property. The Board supports.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE SESSION MINUTES  
AGENDA MEETING – SEPTEMBER 7, 2006**

PRESENT: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Deborah P. Scanlon, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward. Freeholder Rick Proctor was absent.

County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert E. Barry, Esq., and Clerk of the Board Nicole L. DiRado were also present.

The following item was discussed:

1. Contract Negotiations: PBA Local 108 – Sheriff's Officers  
Guest: Joseph Salemme, Labor Negotiator

A discussion relative to the contract negotiations with the PBA Local 108 ensued. Items discussed include benefits, officer training stipend, and contractual increases. Please see the attached.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE SESSION MINUTES  
AGENDA MEETING – OCTOBER 5, 2006**

PRESENT: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Deborah P. Scanlon, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward.

County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert E. Barry, Esq., and Clerk of the Board Nicole L. DiRado were also present.

The following item was discussed:

1. Contract Negotiations: Union County Union County Assistant Prosecutors' Association  
Guests: Theodore Romankow, Prosecutor; Assistant Prosecutor Henry Jaeger, Joseph Salemme, Labor Negotiator, Lawrence Caroselli, Director of Finance,

A discussion relative to the negotiations with the Union County Assistant Prosecutors' Association ensued. Prosecutor Romankow explained that he has lost several valuable employees to the private sector and possible candidates to other higher-paying departments. Joe Salemme explained that we cannot adjust their salary in one year's time; it has to be adjusted over time. At this point in the negotiations, the Assistant Prosecutors owe the County a counter-proposal. The County has made some concessions for vacation day carry-overs and payment of membership dues. Finally, Mr. Salemme explained where the Assistant Prosecutor's are getting their information relative to how their salaries compare with other counties; for example, Union County's salary mean is lower because a lot of people have retired recently and younger attorneys making less

money are hired. Joe Salemmme states that we may need to get to the point of mediation. The Prosecutor has encouraged them to get an actuary if they are serious about asking for health benefits for life. Additional information attached.

2. Contract Negotiations: Union County Supervisors' Association (Departments of Parks & Recreation and Public Works)  
Guest: Joseph Salemmme, Labor Negotiator, Lawrence Caroselli, Director of Finance

This contract affects 20 people. Salemmme is looking for authorization to negotiate but he does not have any proposal at this time. The Council 8 employees that they supervise are only a few hundred dollars below them. {Minutes redacted under Attorney-Client privileged communication on a matter involving on-going contractual negotiations pursuant to N.J.S.A. 47:1A-1.}

The Board supports Mr. Salemmme's proposal.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE SESSION MINUTES  
AGENDA MEETING – NOVEMBER 9, 2006**

PRESENT: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Deborah P. Scanlon, and Freeholder Daniel P. Sullivan. Freeholder Nancy Ward was absent.

County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert E. Barry, Esq., and Clerk of the Board Nicole L. DiRado were also present.

The following item was discussed:

3. Contract Negotiations: Teamsters Local 102 Primary Supervisors  
Guests: Salemmme, Labor Negotiator,

A discussion relative to the negotiations with Teamsters Local 102 Primary Supervisors ensued. This contract affects 52 mid-level managers in Social Services making between mid-\$75,000 and low-\$80,000. The negotiations are similar in pattern to the contracts between other non-PBA contracts including Council 8 including the eye plan, enhanced dental plan, Direct Access health coverage, an increase in the health insurance premium contribution and an adjustment to the prescription plan. Over three years, this contract represents an average of 2.8% - 3%. The Board supports the recommendation.

4. Contract Negotiations: The Louis Berger Group  
Guest: Al Faella, Director, Department of Economic Department; Steve Merman, Director, Division of Community Development & Planning

The terms of the contract in the proposed resolution with the Louis Berger Group were discussed. The Board pulled the resolution from consideration at the Regular Meeting

because County funds, as opposed to State funds, were being used to finance the resolution.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE MINUTES  
NOVEMBER 30, 2006**

PRESENT: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Deborah P. Scanlon, Freeholder Daniel P. Sullivan, and Freeholder Nancy Ward. Also present are the County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert Barry, Attorney Frank Capece, Directory of Labor Management Relations Joseph Salemme, and Deputy Clerk of the Board Annie Croom.

The following items were discussed:

1. Frank Capece updated the Board in the matter entitled: **Michael Scarlata - the Board agreed to the settlement of \$6,059.50.**
2. Contract Negotiations: Supervisors' Association

Joseph Salemme updated the Board on the net cost of the Union County Supervisors Association Contract – including the parity adjustment of (\$53,000 over 3 years) January 1, 2005 through December 31, 2007 bringing the salaries of the comparable titles of parks foreman contracts in parity with supervisors.

3. Personnel Matter: County Counsel Barry informed the Board of the resignation of Joseph Ascione, Deputy County Counsel.

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE SESSION MINUTES  
AGENDA MEETING – DECEMBER 14, 2006**

PRESENT: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward. Freeholder Proctor and Freeholder Scanlon were absent.

County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert E. Barry, Esq., and Clerk of the Board Nicole L. DiRado were also present.

The following item was discussed:

1. Ongoing Litigation: Yannuzzi & Sons, Inc. et als., (Debtors)-United States Bankruptcy Court, District of New Jersey:  
Guest: Alex Booth, Esq.

The matter of Yannuzzi dates back to when the County used to be responsible for solid waste violation enforcement. The County has 43 violations against Yannuzzi; each violation carries a fine of \$10,000. However, in totality, Yannuzzi has approximately \$4 million worth of fines charged against them. Yannuzzi is in bankruptcy, but is trying to stay in business. The decision to be made is whether or not the County should accept the proposed settlement, as recommended by the Court, in the amount of \$23,000. If Yannuzzi is permitted to reorganize and remain in business, it appears the maximum the County could recover is \$34,000, and to do so we would certainly incur additional counsel fees. The payments would be made from a pool of funds totaling \$345,000. The Board authorized counsel to accept the proposed settlement.

2. Personnel Matters:

{Minutes redacted relative to a personnel matter exempt pursuant to N.J.S.A. 47:1A-10.}

**UNION COUNTY BOARD OF CHOSEN FREEHOLDERS  
EXECUTIVE SESSION MINUTES  
AGENDA MEETING – DECEMBER 21, 2006**

PRESENT: Chairman Alexander Mirabella, Vice Chair Bette Jane Kowalski, Freeholder Angel G. Estrada, Freeholder Chester Holmes, Freeholder Adrian O. Mapp, Freeholder Rick Proctor, Freeholder Deborah P. Scanlon, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward. County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, County Counsel Robert E. Barry, Esq., and Clerk of the Board Nicole L. DiRado were also present.

The following item was discussed:

1. Potential Land Acquisition: Schwartz Farm, Clark  
Guests: Victoria Durbin Drake, Trust Fund Administrator, Charles Sigmund, Director, Department of Parks and Recreation

The Board previously authorized up to \$3.6 million for the purchase of the Schwartz Farm property. The Schwartz family currently has an offer in from a developer in the amount of \$5 million dollars. The County Manager feels that there are many obstacles that the developer will have to overcome including obtaining approvals from two municipalities and DEP, and the developer may not proceed with the purchase. In which case, the Schwartz family may reconsider our offer. At the time, the Board supports holding off on any further negotiations.

2. Potential Land Acquisition: St. Agnes' Church, Clark:  
Guests: Victoria Durbin Drake, Trust Fund Administrator, Charles Sigmund, Director, Department of Parks and Recreation

Ms. Drake has been approached by the Church to confidentially open discussions with the County, as they are looking to sell a tract of land that is approximately 11 – 13 acres. The

Church will be seeking \$8 million for the property and will most likely need approval from the Newark Archdiocese to sell the land. The property will provide better access to the reservoir than the Schwartz Farm property. Mrs. Drake just wanted to advise the Board that she has been contacted, in the event the Church would like to pursue the opportunity further.