

**UNION COUNTY IMPROVEMENT AUTHORITY**  
**MEETING MINUTES**  
**Wednesday, February 28, 2008**  
**2:00 PM**

Call to Order was made by Vice Chairman Miskiewicz at 2:15 PM.

Pledge of Allegiance was lead by Vice Chairman Miskiewicz.

The Notice of Compliance with the Open Public Meetings Act was read by Ron Zuber.

Vice Chairman Miskiewicz asked for roll call. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent.

A motion was made by Treasurer Cherron Rountree to have Vice Chairman Joseph Miskiewicz serve pro-temp as Chairman seconded by Commissioner John Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent.

Pro-temp Chairman Miskiewicz asked for a motion for approval of Minutes for the January 9, 2008 meeting. On a motion made by Commissioner John Salerno and seconded by Commissioner McGhee roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent.

**RESOLUTIONS**

**RESO 07-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
PROVIDING FOR THE ELECTION OF OFFICERS**

A motion was made by Commissioner McGhee and seconded by Commissioner D'Elia. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent.

**RESO 08-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE RE-ADOPTION AND RE-CONFIRMATION OF THE BY-  
LAWS OF THE UNION COUNTY IMPROVEMENT AUTHORITY**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent.

**RESO 09-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
DESIGNATING THE OFFICIAL NEWSPAPERS FOR THE AUTHORITY AS  
THE *STAR LEDGER* AND *COURIER NEWS***

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent.

**RESO 10-2008**

**RESOLUTION FOR THE UNION COUNTY IMPROVEMENT AUTHORITY  
DESIGNATING CERTAIN FINANCIAL INSTITUTIONS AS OFFICIAL  
DEPOSITORIES FOR THE MONIES OF THE AUTHORITY IN ACCORDANCE  
WITH N.J.S.A. 40A:5-14 FOR THE YEAR 2008**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent.

**RESO 11-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY ESTABLISHING A MEETING SCHEDULE FOR THE PERIOD MARCH 2008 THROUGH THE AUTHORITY'S REORGANIZATION MEETING IN FEBRUARY 2009**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent.

**RESO 12-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY REAPPOINTING THE EXECUTIVE DIRECTOR AS THE AFFIRMATIVE ACTION AND PUBLIC AGENCY COMPLIANCE OFFICER FOR THE AUTHORITY**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent.

**RESO 13-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AND RATIFYING THE EMPLOYMENT OF JENNIFER ERDOS AT THE UNION COUNTY IMPROVEMENT AUTHORITY**

Resolution 13-2008 was discussed in Executive Session and voted on following the close of Executive Session.

**RESO 14-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AND RATIFYING THE EMPLOYMENT OF SEAN FAUGHNAN AT THE UNION COUNTY IMPROVEMENT AUTHORITY**

Resolution 14-2008 was discussed in Executive Session and voted on following the close of Executive Session.

**RESO 15-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
ADOPTING A LIST OF FIRMS QUALIFIED TO PERFORM VARIOUS  
SERVICES TO THE AUTHORITY PURSUANT TO A REQUEST FOR  
QUALIFICATIONS PROCESS**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent

**RESO 16-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
APPOINTING CERTAIN PROFESSIONALS TO THE AUTHORITY**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent

**RESO 17-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
APPROVING CONSTRUCTION CHANGE ORDERS 63 THROUGH 79 TO THE  
CONTRACT WITH TERMINAL CONSTRUCTION CORPORATION FOR  
CONSTRUCTION SERVICES IN CONNECTION WITH THE UNION COUNTY  
COLLEGE ELIZABETH CAMPUS EXPANSION PROJECT**

Commissioner D'Elia asked what some of the larger items on these change orders were for. Tony Forano of Imperial Construction stated that these items pre-dated his employment at Imperial. Gina Bilangi, Esq. of DeCotiis, FitzPatrick, Cole & Wisler, LLP then walked the commissioners generally through the purpose of each change order and summarized the totals.

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent

**RESO 18-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE SETTLEMENT OF A CLAIM MADE BY CHANREE CONSTRUCTION CO. INC. ON BEHALF OF LIGHTON INDUSTRIES, INC. PURSUANT TO THE ARBITRATION PROVISIONS OF THE CONTRACT FOR CONSTRUCTION SERVICES FOR THE UNION COUNTY JUVENILE DETENTION CENTER BY AND BETWEEN THE UNION COUNTY IMPROVEMENT AUTHORITY AND CHANREE CONSTRUCTION CO., INC.**

Resolution 18-2008 was discussed in Executive Session and voted on following the close of Executive Session.

**RESO 19-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH JOSEPH JINGOLI & SON, INC FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE CONSTRUCTION OF THE NEW JUVENILE DETENTION CENTER**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent

**RESO 20-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A PROPOSAL BY PMK GROUP FOR ADDITIONAL TRAFFIC ENGINEERING DESIGN FOR NEW LINDEN FIRE STATION NO. 1, BLOCK 462, LOT 8, LINDEN, NEW JERSEY**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent

**RESO 21-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY APPROVING THE APPRAISAL PREPARED BY VALUE RESEARCH GROUP, LLC FOR THE DUPONT REDEVELOPMENT AREA**

Treasurer Rountree asked for clarity on Resolution 21-2008. Gina Bilangi, Esq. of DeCotiis, FitzPatrick, Cole & Wisler, LLP stated that a copy of the appraisal is at the Authority and values the approximately ninety-eight acres at approximately nine million dollars as of January 1, 2008.

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent

### **RESO 22-2008**

#### **RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ACQUISITION OF BLOCK 586, LOTS 8 AND 9, AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF LINDEN, WHICH PROPERTY IS LOCATED IN THE DUPONT/ISP REDEVELOPMENT AREA**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent

### **RESO 23-2008**

#### **RESOLUTION FOR THE UNION COUNTY IMPROVEMENT AUTHORITY REQUESTING LATE APPROVAL OF THE UNION COUNTY IMPROVEMENT AUTHORITY'S 2008 BUDGET**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent

### **RESO 24-2008**

#### **RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ADOPTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY'S FISCAL YEAR 2008 BUDGET (FROM 1/1/2008 TO 12/31/2008)**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree,

Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent

**RESO 25-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY APPROVING AND AUTHORIZING THE EXECUTION OF A TOLLING AGREEMENT IN LITIGATION SEEKING TO RECOVER COSTS ASSOCIATED WITH THE ENVIRONMENTAL INVESTIGATION AND REMEDIATION OF BLOCK 449, LOTS 1, 2, 9, 10, 11, 12, 13, 14, 15 IN LINDEN, NEW JERSEY IN CONNECTION WITH THE SOUTH WOOD AVENUE REDEVELOPMENT PROJECT**

Resolution 25-2008 was discussed in Executive Session and voted on following the close of Executive Session.

**RESO 26-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING PMK GROUP TO PERFORM SITE MANAGEMENT CONSULTING SERVICES IN CONNECTION WITH THE REMEDIAL INVESTIGATION AND REMEDIATION ACTIVITIES FOR PROPERTIES LOCATED ON BLOCK 449 IN THE SOUTH WOOD AVENUE REDEVELOPMENT AREA, LINDEN, NEW JERSEY**

Resolution 26-2008 was discussed in Executive Session and voted on following the close of Executive Session.

**RESO 27-2008**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE PREPARATION AND SUBMISSION OF AN APPLICATION TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE NEW JERSEY ENVIRONMENTAL INFRASTRUCTURE TRUST FOR THE AUTHORITY'S PARTICIPATION IN THE ENVIRONMENTAL INFRASTRUCTURE TRUST FINANCING PROGRAM**

Resolution 27-2008 was discussed in Executive Session and voted on following the close of Executive Session.

At 2:35 Pro-temps Chairman Miskiewicz asked for a motion to go into Executive Session. A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron

Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent.

At 2:55 Pro-temps Chairman Miskiewicz asked for a motion to come out of Executive Session. A motion was made by Commissioner McGhee and seconded by Secretary Salerno. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent.

Pro-temps Chairman Miskiewicz asked for a motion on the Resolution Nos. 13, 14, 18, 25, 26 and 27 discussed in Executive Session. A motion was made for approval of Resolution Nos. 13, 14, 18, 25, 26 and 27 was made by Secretary Salerno and seconded by Commissioner McGhee. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent. Secretary Salerno made a motion

### **Finance and Budget**

Treasurer Rountree asked for more understanding for what the "Aquatic" payments would be aligned with. Gina Bilangi, Esq of DeCotiis, FitzPatrick, Cole & Wisler, LLP stated that it was the project at Runnells Hospital. Gina Bilangi, Esq. added that the D. Aluminum is one of the Plainfield redevelopment projects, the marketing study was the County retaining the Improvement Authority to review old jails and other underutilized properties.

A motion was made by Treasurer Rountree and seconded by Commissioner McGhee to pay bills shown on the bill list when funds are available. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent

### **Adjournment**

A motion was made by Commissioner McGhee and seconded by Secretary Salerno to adjourn at 3:05 p.m.. Roll call showed Vice Chairman Joseph Miskiewicz, Treasurer Cherron Rountree, Commissioner Sebastian D'Elia, Commissioner Samuel McGhee and Secretary John Salerno in the affirmative. Chairman Anthony Scutari, Commissioner Walter Boright, Commissioner Linda Hines, and Commissioner Carolyn Vollero were absent

**\* Matter to be considered and discussed in executive session as permitted by the exceptions to the Open Public Meetings Act as follows: Contract (C), Litigation (L), Personnel (P).**