



August 2, 2021

## From the Desk of Acting Mayor Mark Goldsack

I'd like to take this opportunity to clarify some points regarding the redevelopment process.

An adopted redevelopment plan is the first step needed to create a plan for particular area. Once a redevelopment plan is adopted (after readings at two Mayor and Council meetings), the Borough must then take the step to affirmatively appoint a redeveloper via a redeveloper agreement. It is at that point the Borough can engage the redeveloper in asking for studies we believe as a governing body would help us make the ultimate site plan determination. The Planning Board must then approve that site plan and can request studies, all of which the appointed redeveloper would pay for.

Studies regarding issues such as flooding and parking within the redevelopment zone are then brought into discussion with the appointed redeveloper. It is at this time that we can collectively assess the most pressing infrastructure needs in an area and holistically address them instead of creating a system of temporary patchwork fixes that may not best serve the community in the long run.

Additionally, at Monday's meeting there was some confusion about the framework of a PILOT. Whereas a municipality such as ours typically receives 30% of conventional taxes paid on a property, the Borough would receive 95% of the taxes with a PILOT. The land itself remains conventionally taxed, with the typical 3-way split of assessed land value being shared amongst the Borough, schools and county.

This administration will always be open to engaging in discussions with our schools as it relates to the impact these developments may have on our school system. As taxpayers ourselves, most who have or had children in the school system, there will always be a willingness to discuss ways to properly support the school system in the event these projects begin to have an impact.

As always, my colleagues and I welcome the opportunity to answer questions from residents and encourage those wanting to learn more to attend Council meetings whenever possible.

Sincerely,  
- Acting Mayor Mark Goldsack

## Councilman Tom Mullahey tmullahey@rutherfordboronj.com

**Williams Center Update:** Earlier today, the Borough of Rutherford and Bergen County came to a tentative agreement that, if approved by the County Commissioners at their next meeting, would allow the Borough to purchase the Williams Center property from Bergen County for \$1. If the Commissioners approve this agreement, the County would cancel the auction scheduled for August.

The Borough is also currently in the process of negotiating an agreement with a redeveloper who would in turn purchase the property from Rutherford for \$1.

As part of this agreement, the Borough can begin negotiations with this redeveloper to ensure that a theater is included in the future of the Williams Center redevelopment area. Most importantly, the redeveloper has already affirmed their desire to provide a viable and thriving arts center that can benefit our community and local economy. While the specifics of what that arts center looks like are yet to be determined, it is our understanding that the redeveloper's preference is to honor and respect the original beauty of the Newman Theater to the best of their abilities.

Assuming the County accepts the agreement, a vote will be held at the August 9th Mayor and Council meeting to approve this transaction. The Council can then vote to designate a redeveloper and sell the Williams Center to the redeveloper at that same meeting. The official press release from Bergen County is on the following page of this newsletter.

As this is an ongoing negotiation, the redeveloper in question will be publicly named at the August 9th meeting. They have also agreed to attend the meeting to discuss the project and answer questions.

On another note, at last Monday's meeting we continued to update the police ordinances. I'd like to thank Chief Russo and the RPD traffic division for updating these ordinances. Previously we created more parking spaces by updating our ordinances and on Monday we updated many of our fees through this process, bringing them in line with those in other towns. Each ordinance that was on the agenda passed.

Also, I'm happy to say we're one step closer to seeing our new police headquarters become a reality. Last Friday a topping off ceremony was held commemorating the final steel beam being put in place. The project is moving along nicely and expected to be completed by June 2022.

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## Department News

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**Third Quarter Estimated Bill have been mailed.  
Payments are due August 1 with a 10 day grace  
period to August 10 without interest.**



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*JOINT STATEMENT – COUNTY OF BERGEN – BOROUGH OF RUTHERFORD*  
**DEAL WILL TRANSFER OWNERSHIP OF WILLIAMS  
CENTER TO BOROUGH OF RUTHERFORD**

**(HACKENSACK, NJ)** – The County of Bergen and the Borough of Rutherford have reached an agreement on the transfer of the Williams Center from County ownership to the Borough. The County will put forward the resolution to initiate the sale of the property on Wednesday, August 4. The Borough of Rutherford is slated to execute a purchase agreement of the property on Monday, August 9. This action will ensure local control of the property and that the theatre rests in the hands of the local governing body.

Pending both governmental actions, the County will officially cancel the scheduled August 13 auction of the property.

The County of Bergen has owned the Williams Center since acquiring the title of the property in September 1987. The facility has operated under an expired lease agreement to the Center's Board of Trustees for \$1 since 1992. The 642-seat capacity Newman Theatre was shuttered in October 2012 due to safety concerns following damage caused by Superstorm Sandy. The three-screen movie theatre remains open for operation.

**Bergen County Executive James J. Tedesco remarked,** "I am thrilled to be able to transfer control of the Williams Center to the Borough of Rutherford. As a former Mayor, I understand the importance of local control and local issues of importance, and have always sought to work with the Borough and its officials on the future of this facility. I commend the current governing body for their efforts to ensure this property remains a cultural center for Rutherford."

Rutherford's Acting Mayor Mark Goldsack added "I'd like to thank County Executive Tedesco for working with the Borough to develop a solution that will benefit Rutherford residents and South Bergen as a whole. I'd also like to thank Councilman Tom Mullahey for his hard work in seeing this solution come to fruition and dedication to maintaining a center for the arts and culture in Rutherford."



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## Council Reports

### Councilman Matthew Cokeley

mcokeley@rutherfordboronj.com

**Cannabis Ordinance:** On Monday, July 26th, the mayor & council voted to ratify the ordinance which would allow for the first 4 available cannabis license types within the state of NJ:

- Class 1 Cannabis Cultivation License.
- Class 2 Cannabis Manufacturer License.
- Class 3 Cannabis Wholesaler License.
- Class 4 Cannabis Distributor License.

Further, the ordinance restricts Class 1-4 licenses to areas and land east of Rte. 17 as well as prohibiting Class 5 & 6 cannabis license types (Retail & Delivery).

Collectively, we have done exhaustive research during this process to craft an ordinance which will benefit and protect Rutherford for years to come should a state sanctioned company decide to approach us with their operating plans. As stated during Monday's meeting, the Borough of Rutherford will be competing with the other 564 municipalities for businesses such as these and we will continue to execute our due diligence in order to bring the appropriate business into our community.

As always, we are actively pursuing ways to generate revenue for the Borough without raising taxes. This is an opportunity ripe for our area and we look forward beginning the next phase of the process later this year.

I also want to thank my colleagues again for listening to the research, facts and science behind this effort while avoiding the pitfalls of stereotype and stigma surrounding this industry.

A copy of the ordinance can be found in the agenda from Monday's meeting: <https://storage.googleapis.com/static.rutherford-nj.com/borough-clerk/mayor-and-council/agendas/7.12.2021%20Agenda%20Packet.pdf>

**Rutherford FD:** If you or someone you know is interested in becoming a Rutherford Volunteer Firefighter - youth or adult - email [recruitment@rutherfordfd.com](mailto:recruitment@rutherfordfd.com). The Rutherford Fire Department's Junior Firefighter's program is now open to 16 and 17 year old youths.

**Social Services:** Families in need of emergency food please contact the Social Services Director, Genevieve Kacmarcik, at 201-460-3028 or [gkacmarcik@rutherfordboronj.com](mailto:gkacmarcik@rutherfordboronj.com) or me directly at [mcokeley@rutherfordboronj.com](mailto:mcokeley@rutherfordboronj.com) and we can connect you with the Rutherford Food Pantry.

Rutherford Day has been moved to Sat., Oct. 2nd.  
Interested in participating? [Click here](#)



**Every Wednesday**  
with Thursday Rain Dates

**New start time: 6pm-10pm**

**Thank you to our Aug. 4th Sponsors:**

CLEARY | GIACOBBE | ALFIERI | JACOBS LLC



## Summer Concert Series @ Lincoln Park Thursdays 8pm!



**Wednesdays & Saturdays**  
**Through October 30**  
Williams Center Plaza

Wednesdays 11:00 am - 4:30 pm  
Saturdays 8:00 am - 2:00 pm

### Councilwoman Maria Begg-Roberson

[mbegg-roberson@rutherfordboronj.com](mailto:mbegg-roberson@rutherfordboronj.com)

**Rutherford Civil Rights Commission (RCRC)** The Rutherford Civil Rights Commission hosted an event "Titans in the Park" at Lincoln Park on July 14th. It was a fun family event featuring local musicians and dancers and a viewing of the movie, "Remember the Titans."

The RCRC commemorated the 52nd anniversary of the Stonewall Riots. This riot or uprising was a series of spontaneous demonstrations by members of the gay community in response to a police raid that began in the early morning hours of June 28, 1969, at the Stonewall Inn. The RCRC partnered with the Rutherford Pride Alliance and participated in a Stonewall Walk in Rutherford. The RCRC will always stand with the LGBTQ+ community.

**The Rutherford Pride Alliance (RPA)** The Rutherford Pride Alliance launched a scholarship for high school students. The scholarship recipient will be announced on August 15, 2021. A candidate will be selected who is committed to diversity and inclusivity in all of its forms. Thank you to the RPA for their thoughtfulness in promoting inclusivity, tolerance, and diversity in the Borough of Rutherford!

**Rutherford Green Team** Thank you to the Rutherford Green team for continuously offering educational events and opportunities to ensure that residents in Rutherford are engaging in environmentally sound practices. Rutherford residents were able to participate in a Styrofoam drive and kept a truckload of Styrofoam out of the landfill. And a special note of appreciation to DPW head, Chris Seidler, and his staff who made the event possible! The Green Team also held a composting workshop led by Brian Hanson-Harding, featuring guest speaker, Jennifer Zenquis, who spoke about bokashi composting.

# The Rutherford Report



The Borough of  
**RUTHERFORD**  
New Jersey

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## Councilwoman Stephanie McGowan

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### Recreation Liaison:

Reminder- don't forget to set up your Rec Desk account today at

<https://rutherfordnj.recdesk.com/community/home>.

With the fall offerings right around the corner, such as theatrical dance classes and Improv, families are now encouraged to register through Rec Desk to participate. Please contact the Recreation Department if you require assistance in setting up your account.

Information regarding **Free Rutgers Safety Coaching Training** will be distributed shortly. We encourage all new volunteers and coaches to register in August for this most valuable clinic.

**Summer camp** has been a wonderful success this year. It has been wonderful to have our youngest residents have fun outside, while all campers are getting in the spirit of mirroring our US athlete's success in Tokyo as they participate in our Camp Olympics! Thanks to the incredible Camp Directors and Counselors for making our summer camp a huge success.



Recent drone photos of the new RPD Headquarters