

1. Special Meeting Agenda

Documents:

[10.6.25 SPECIAL MEETING.PDF](#)

2. Resolution(S)

2.I. 216-25

Documents:

[216-25 AUTHORIZING AWARD OF PROFESSIONAL SERVICES
AGREEMENT FOR AFFORDABLE HOUSING PLANNER-HEYER GRUEL -
2025.PDF](#)
[216-25 EXHIBITS.PDF](#)

2.II. 218-25

Documents:

[218-25 EXECUTIVE SESSION.PDF](#)

SPECIAL MEETING AGENDA
Township of West Orange
66 Main Street – 4:00 p.m.
Monday, October 6, 2025-Meeting No. 21

This is to inform the general public that this meeting is being held in compliance with Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975. The notice for this meeting was emailed to the Star Ledger and the West Orange Chronicle on **October 2, 2025.**

Statement of Decorum

In all matters not provided for in subsection 3-15.1 and except upon consent of the Council President, each person addressing the Council pursuant to this subsection shall be required to limit his or her remarks to five (5) minutes and shall at no time engage in any personally offensive or abusive remarks. The chair shall call any speaker to order who violates any provision of this rule. (1972 Code § 3-15.2)

Roll Call – Councilwoman Casalino, Councilwoman Rudin, Councilwoman Scarpa, Council President Krakoviak, Mayor McCartney

Pledge of Allegiance

1. Public Comment

2. *Resolutions

- a. **216-25** Resolution Awarding Heyer Gruel & Associates A Professional Services Contract for Affordable Housing Planner (Legal-Gengaro)
- b. **217-25** Resolution Authorizing an Executive Session to Discuss Contract Negotiations, Specifically Resolution Awarding Professional Services Contract For Affordable Housing Planner To Heyer Gruel& Associates

3. Adjournment

**The Council President may at his/her discretion modify with consent the order of business at any meeting of the Council if he/she deems it necessary and appropriate.
(1972 Code § 3-8; Ord. No. 726-84; Ord. No. 1157-93; Ord. No. 2128-07 § II)**

Please click the link below to join the webinar:

ZOOM LINK:

<https://us02web.zoom.us/j/83697374860?pwd=5JjFbnVkoA7LWZT12XMzrjB9BIULgX.1>

Webinar ID: 836 9737 4860

Passcode: 216479

Dial in: 646 931 3860

Public Comment – In Person Only

Next Meeting Date(s): Thursday, October 16, 2025

The agenda is subject to change.

**RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT FOR
AFFORDABLE HOUSING PLANNER TO HEYER GRUEL & ASSOCIATES**

WHEREAS, the Township of West Orange (the “Township”) administers an affordable housing program for qualified based on income eligibility consistent with the regulations promulgated by the Council on Affordable Housing and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et. seq. and N.J.A.C. 5:97, et. seq.; and

WHEREAS, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, the New Jersey Department of Community Affairs (“DCA”) issued its report entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)*, therein setting forth the present need and prospective need for all New Jersey municipalities for the Fourth-Round housing cycle; and

WHEREAS, the present need obligation of the Township has been calculated at 409 affordable units, and its prospective need obligation has been calculated as 660 affordable units; and

WHEREAS, Heyer, Gruel & Associates (“Heyer”) submitted a Proposal for Professional Services in response to a Request for Qualifications (the “RFQ”) for an Agreement for Fair Share Housing Planner (the “Contract”); and

WHEREAS, on May 13, 2025, Heyer submitted a proposal to complete a draft of the Housing Element & Fair Share plan on behalf of the Township in an amount not to exceed \$43,500 (the “Proposal”). A copy of the Proposal is attached herein as Exhibit “**A**,” and

WHEREAS, due to the required amendments to the Housing Element & Fair Share Plan, presented to the Planner by the Planning Board, Heyer did not complete the Proposal within the original Not to Exceed clause; and

WHEREAS, the Township seeks to retain Heyer to complete the Housing Element and Fair Share Plan in accordance with the proposed Contract annexed hereto as Exhibit “**B**”

WHEREAS, the proposed Contract, annexed hereto as Exhibit “**B,**” in an amount not to exceed an additional \$23,000 based on the following pricing: Principals \$175 per hour; Principal Planners \$165 per hour; Senior Planners \$150 per hour; Associate Planners \$135 per hour; and Administrative Agents \$110 per hour.

NOW, BE IT HEREBY RESOLVED, by the Township Council of the Township of West Orange that the Township authorizes the award and execution of the Contract with Heyer, annexed hereto as Exhibit “**B**” to expire on December 31, 2025; and be it further

RESOLVED that a copy of this resolution shall be available in the Clerk’s office in accordance with applicable law.

Karen J. Carnevale, R.M.C.
Township Clerk

Joe Krakoviak
Council President

Adopted: October 6, 2025

I hereby certify funds are available from:_____
Account No./Amount

John Ditinyak, Chief Financial Officer

RESOLUTION TO HOLD A CLOSED SESSION

WHEREAS, the Open Public Meetings Act (N.J.S.A. 10:4. et seq.) provides for the exclusion of the public meetings of the governing body during the discussion of certain matters; and

WHEREAS, prior to the exclusion of the public from a meeting of the Township Council it is required that the Council adopt a Resolution stating the general nature of the subject to be discussed and stating as precisely as possible the time when the minutes of the discussion conducted in closed session can be disclosed to the public; and

WHEREAS, this body is about to consider a matter which falls within the purview of N.J.S.A. 10-4-12, and can properly exclude the public from such discussions; now, therefore, be it

BE IT RESOLVED, that the Township Council of the Township of West Orange, now assembled in public session at its regular meeting of **October 6, 2025** enter into a closed session to consider the following matter(s).

- () 1. Discussion of any material, the disclosure of which constitutes an invasion of individual privacy.
- () 2. A collective bargaining agreement or the terms of provisions of same.
- () 3. Techniques or tactic utilized to protect the safety and property of the public provided that their disclosure could impair such protection.
- () 4. An investigation of violations or possible violations of the laws of the State of New Jersey and/or the Township of West Orange Administrative Code.
- (X) 5. Pending or anticipated litigation or contract negotiation in which this body is or maybe a party.
- () 6. A matter falling within the attorney-client privilege to the extent that confidentiality is required in order for the attorney to exercise his ethical duties to this body.
- () 7. Personnel matters.
- () 8. Discussion of any matter which by express provision of Federal law or State statute or rule of Court shall be rendered confidential.
- () 9. Discussion of any matter in which the release of information would impair a right to receive funds from the Government of the United Sates.
- () 10. Discussion of any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

() 11. Deliberations occurring after a public hearing that may result in imposition of a civil penalty or suspension or loss of a license or permit.

More specifically, the Council may discuss in closed session the following topic(s):

216-25 Resolution Awarding Professional Services Contract For Affordable Housing Planner To Heyer Gruel& Associates

(the general subject matter(s) of discussion shall be indicated by a check mark in the appropriate box and shall be more specifically referred to thereafter to the extent such additional disclosure can be made without compromising the need for confidentiality giving rise to the closed session.

IT IS FURTHER RESOLVED that the minutes of said discussion shall be made public as soon as the matter under discussion is no longer of a confidential or sensitive nature such that the public interest will no longer be served by such confidentiality.

The foregoing resolution was duly adopted by the Township Council of the Township of West Orange at a public meeting held on **October 6, 2025.**

Motion:

Second:

Vote

Aye:

Opposed:

Karen J. Carnevale, R.M.C.
Municipal Clerk

Joe Krakoviak
Council President

Adopted: October 6, 2025