

SUPERIOR COURT OF NEW JERSEY BERGEN COUNTY – LAW DIVISION

Docket No. BER-L-006119-15 I/M/O the Application of the Borough of Englewood Cliffs

July 31, 2020

Dear Judge Farrington:

My name is William Woo and I am a Councilman of the Borough of Englewood Cliffs. I am reaching out to inform you that not until the Mayor and Council meeting of June 15, 2020 was I made aware that settlement discussions had been re-started between Mr. Al Wunsch and both 800 Sylvan Avenue, LLC ("800 Sylvan") and Fair Share Housing Center ("FSHC").

To my understanding, neither the Mount Laurel sub-committee or any member of the Mount Laurel sub-committee, nor any council person, has the authority to direct Mr. Al Wunsch to engage in any actions with respect to settlement with 800 Sylvan or FSHC unless first discussed and approved with the Mayor and entire Council. I have informed Mr. Wunsch of the same in an email on July 13, 2020. As a council member of the town, along with the rest of the Mayor and Council, I have a fiduciary duty to our residents and respectfully submit the facts below.

- 1) Your Honor's order dated June 3, 2020 re. Docket No. BER-L-2069-20 indicates that there have been ongoing settlement negotiations in the Normandy Litigation. Prior to the Mayor and Council meeting of June 15, 2020, this was neither shared nor authorized by the Mayor and Council.
- 2) To date, there has been no resolution passed by the Mayor and Council authorizing Mr. Al Wunsch to engage in or re-start settlement discussions with 800 Sylvan or FSHC.
- 3) Furthermore, even in 2019, no such resolution was passed to authorize Mr. Al Wunsch to negotiate with 800 Sylvan and FSHC on a settlement.
- 4) One of the primary reasons for your Honor's order voiding immunity for the Borough of Englewood Cliffs was based on an unlawful act of the Mount Laurel sub-committee and Mr. Al Wunsch to negotiate a Memorandum of Understanding on behalf of the Borough of Englewood Cliffs in 2019.

I hereby enclose recent correspondence sent to 800 Sylvan and FSHC informing them of the same and also amongst councilpersons. Lastly, the reason for my correspondence with your Honor is that these facts above have not been brought to the Court's attention.

Respectfully submitted,


William Woo

From: Josh Bauers <joshbauers@fairsharehousing.org>
Sent: Friday, July 24, 2020 11:38 AM
To: William Woo <wwoo@englewoodcliffsnj.org>
Cc: Joseph Mariniello, Jr. <jmariniello@mariniellolaw.com>
Subject: Re: Settlement Negotiations / Settlement Discussions

Hello Mr. Woo,

Thank you for your email. As I am sure you are aware, I cannot communicate directly with you regarding this matter because you are represented by counsel. I have copied the Borough attorney Mr. Mariniello on my response.

Thanks,

Josh

On Mon, Jul 20, 2020 at 4:41 PM William Woo <wwoo@englewoodcliffsnj.org> wrote:
Mr. Bauers:

My name is William Woo and I am a Councilman of the Borough of Englewood Cliffs. I am reaching out to inform you that not until the meeting of June 15, 2020 was I made aware that settlement discussions had been re-started between Mr. Al Wunsch, 800 Sylvan and/or Fair Share Housing . To my understanding, neither the Mount Laurel sub-committee or any member of the Mount Laurel sub-committee, nor any council person, has the authority to direct Mr. Al Wunsch to engage in any actions with respect to settlement with 800 Sylvan unless first discussed and approved with the Mayor and entire Council. I have informed Mr. Wunsch of the same in an email on 13th July 2020. As a council member of the town, along with the rest of the Mayor and Council, I have a fiduciary duty to our residents and want to make sure you are aware of my position.

William Woo
Councilman

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Joshua D. Bauers
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, New Jersey 08002
P: 856-665-5444
F: 856-663-8182
joshbauers@fairsharehousing.org

From: William Woo <wwoo@englewoodcliffsnj.org>
Sent: Friday, July 17, 2020 4:38 PM
To: gvlamis@normandyrealty.com <gvlamis@normandyrealty.com>
Subject: Settlement Negotiations / Settlement Discussions

Mr. Vlamis:

My name is William Woo and I am a Councilman of the Borough of Englewood Cliffs. I am reaching out to inform you that not until the meeting of June 15, 2020 was I made aware that settlement discussions had been re-started between Mr. Al Wunsch and your company. To my understanding, neither the Mount Laurel sub-committee or any member of the Mount Laurel sub-committee, nor any council person, has the authority to direct Mr. Al Wunsch to engage in any actions with respect to settlement with your company unless first discussed and approved with the Mayor and entire Council. I have informed Mr. Wunsch of the same in an email on 13th July 2020. As a council member of the town, along with the rest of the Mayor and Council, I have a fiduciary duty to our residents and want to make sure you are aware of my position.

William Woo
Councilman

From: William Woo <wwoo@englewoodcliffsnj.org>

Sent: Wednesday, July 22, 2020 3:10 PM

To: Deborah Tsabari <dtsabari@englewoodcliffsnj.org>; Mario M. Kranjac <MKranjac@englewoodcliffsnj.org>; Gloria Oh <goh@englewoodcliffsnj.org>; Jimmy Song <jsong@englewoodcliffsnj.org>; Ramon Ferro <rferro@englewoodcliffsnj.org>; Ed Aversa <EAversa@englewoodcliffsnj.org>; Lisette Duffy <LDuffy@englewoodcliffsnj.org>; Joseph Mariniello Jr. <jm@mariniellolaw.com>; Jeffrey R. Surenian <jrs@surenianlaw.com>; ALBERT WUNSCH III <legalweapon3@msn.com>; Thomas J. Trautner <ttrautner@csglaw.com>

Subject: Re: Fair Share Housing

Councilwoman Tsabari,

No consensus was taken in closed session that we all agreed for Al Wunsch to work on a settlement or to re-start settlement negotiations.

What do you actually mean by "resurrecting something close to our previous settlement agreement"?

Are you looking forward to hundreds of new homes which border will be situated within 200 feet of your home at 106 Hollywood Ave?

William Woo
Councilman

From: Deborah Tsabari <dtsabari@englewoodcliffsnj.org>

Sent: Tuesday, July 21, 2020 9:46 AM

To: William Woo <wwoo@englewoodcliffsnj.org>; Mario M. Kranjac <MKranjac@englewoodcliffsnj.org>; Gloria Oh <goh@englewoodcliffsnj.org>; Jimmy Song <jsong@englewoodcliffsnj.org>; Ramon Ferro <rferro@englewoodcliffsnj.org>; Ed Aversa <EAversa@englewoodcliffsnj.org>; Lisette Duffy <LDuffy@englewoodcliffsnj.org>; Joseph Mariniello Jr. <jm@mariniellolaw.com>; Jeffrey R. Surenian <jrs@surenianlaw.com>; ALBERT WUNSCH III <legalweapon3@msn.com>; Thomas J. Trautner <ttrautner@csglaw.com>

Subject: Fair Share Housing

Good Morning Councilman Woo

It has come to my attention that you sent a letter to Fair Share Housing notifying them that Al Wunsch was not authorized to work on a settlement for the Borough of Englewood Cliffs.

First of all you know that is not true and a consensus was taken in closed session and it was agreed to move forward with the appeal and at the same time have Mr. Wunsch investigate whether we could resurrect something close to our previous settlement agreement.

I am not sure why you feel that it was appropriate to act unilaterally for this Council but that is not acceptable. I will send my own email along with the signatures of the Council majority That did in fact approve Al Wunsch to work on settlement. I will make sure too copy the whole Mayor and Council.

Please forward a copy of your email to the entire Mayor and Council immediately and stop sending emails out regarding decisions made by this Council without the Council majority approval. I am well aware of what you are trying to do and you should be ashamed of yourself.

Regards

Deborah Tsabari, Councilwoman
Borough of Englewood Cliffs
482 Hudson Terrace
Englewood Cliffs, NJ 07632
(201) 569-5252

