



North Caldwell Community News

Much has happened since our last newsletter, and the Mayor and Council want to share it with you!

1. **Online Water Bill Payment.** Did you know...you no longer have to bring your meter reader card to Borough Hall? We're happy to advise that your water meter reading can be entered online and you may pay your bill online too. For this option go to the northcaldwell.org website and click on the "Online Water Utility Payments" option under the "Quick Links" menu to the left on the homepage. When you get there, you can view all of your readings, invoices, and make a payment. Water meter readings can be entered online under the "Water Meter Submission" Quick Link. Online payments for taxes and sewer utilities are coming soon!

2. **Free Leaf Pick-up.** Did you know...the North Caldwell DPW will begin leaf collection on or about October 15, 2019? Collections typically are made on Mondays and Tuesdays. If your bags are not collected by Tuesday they may remain at the curb as collection will resume on a later day of the week. All leaves must be placed in paper bags at the curb line. Please do not place the bags in the street. We're happy to offer this no-charge collection service to our residents.

3. **Bond Debt.** Did you know...North Caldwell successfully took advantage of historically low interest rates on October 10 when it consolidated existing debt with a bond sale? The low bid for our \$7 million 10-year bond was a 1.81% fixed rate!! Thank you to our CFO, Richard Mondelli for a job well done!!

4. **Green Brook Country Club Potential Development.** Did you know...the Country Club has agreed to limit development on its 99.5 acres in North Caldwell to 99 market townhouse units (with no more than three bedrooms), 160 senior-restricted units (55 years old and over), one senior assisted living facility, and the existing clubhouse for food and beverage open to the public? The development will only occur if the Club fails to sustain itself economically. However, if the property is to be developed, North Caldwell will also get a deed to 12 acres of buildable land for Borough use. As the majority of the development is senior housing, it will fit well with existing school capacity and allow our long-term residents another local option to downsize from their homes and remain in North Caldwell. If developed, then this new neighborhood has also been planned to account for the Borough's COAH obligations.

5. **Walker's Pond on Mountain Avenue.** Did you know...Walker's Park is an approximately 17 acre site located on Mountain Avenue at its intersection with East Greenbrook Road? We intend to dredge the pond, install a gravel walking path around the pond, benches, a gazebo, and additional parking so residents of all ages can walk, ice skate, and generally enjoy the natural beauty of the park. If not for the work of the Mayor and Council over many years, the property would have been sold to developers. And thanks to the generosity of the Walker family, North Caldwell was able to acquire the park for less than market value. It is anticipated that the NJDEP will issue the permits to allow NC to make these improvements this coming new year.

SEE MAP ON PAGE 2 FOR OPEN SPACE TAX REFERENDUM INFORMATION

6. New Open Space Tax: Referendum on the November 5, 2019 ballot.



This map has been prepared for the public to better visualize and understand the Walker's Pond Park property referenced in the Referendum Question on the November 5 ballot. This map represents the potential layout of Walker's Pond Park and the five lot subdivision behind it if they were sold by the Borough for residential use. The existing tree line and building restrictions are presented to delineate the natural wooded buffer to remain in perpetuity.

If you vote 'YES' to the Open Space Tax: The town does not have to sell the five lots and it will be more likely that those five residential lots remain open space. There will be a new Open Space Tax assessed at an estimated \$101 per year for a home of \$675,000 average assessed value. The Open Space Tax is anticipated to raise \$2.5 million in principal over 15 years and will be used primarily to retire the Borough's \$2.575 million acquisition bond debt. After 15 years the Open Space Tax will automatically end.

If you vote 'NO' to the Open Space Tax: The town may sell the five lots. The sale of these 5 lots would raise an estimated \$2.1 million to \$2.7 million, which would reduce the \$2.575 million acquisition cost bond debt. The tax revenue from the five new homes would provide an on-going revenue source for the future maintenance of Walker Park. The addition of the five new homes to the Borough's total assessed value will translate into a real estate tax reduction for the rest of the Borough residents. The town would own an 11-acre park essentially tax-free. There should be no need to increase taxes for the preservation of the Walker Park.

It is anticipated that there will be additional costs for pond dredging and reconstruction, a future gazebo, a walking path, three footbridges and potential refurbishment of the Walker home as a public meeting facility. It should be noted that neither the sale of the five residential lots nor the Open Space Tax is intended to fund such improvements.

7. Town Pool Utility Update. Did you know...the town pool is a self-funded utility which generates its revenue from membership fees paid by members? Record numbers joined the town pool this past summer! 2019 was the first year of the new zero-entry children's pool. We'd like to thank the pool staff for another great season which is the main reason for the enthusiasm in membership. The North Caldwell pool is a great way to locally enjoy beautiful summer weather with the companionship of your friends, neighbors, and their families.

8. Liberty Park. Did you know...there was a Grand Opening ceremony with a ribbon cutting for Liberty Park followed by a well-attended town picnic at our beautiful town pool on September 7, 2019? The new Liberty Turf Field is open and we are already adding lines for an additional sport, grades 3-6 travel soccer. There is a walking path around the field and residents of all ages are welcome.

9. Stop solicitors at your door. Did you know...the Mayor and Council have enacted an anti-solicitation ordinance? If you register on-line at "No solicit registry", residents can provide their address at northcaldwell.org to be placed on a list preventing solicitors from soliciting their homes. Also, a form can be printed which states "No Solicitors" and displayed by your door.

10. Side/Rear-yard Trash Collection Service. Did you know...you do not have to put your trash at the curb on collection day? North Caldwell pays the trash collector to get your cans from the side or rear yard. This service is a relatively unique luxury for residents of North Caldwell. As a result, our town appears more tidy on trash collection days and it is safer for our residents not to cart cans back and forth long distances and up hills, especially on snow or ice.

11. First Responder Shout-out. Did you know...North Caldwell has welcomed two new firemen, a new police officer, and promoted two officers to the rank of Sergeant and one sergeant to the rank of Captain? Congratulations to new firemen Nicholas Verrengia and Charles Tynan, new police officer Tyler Johnson, new Sergeant Suzanne DePoe, new Sergeant Paul O'Neill, and new Captain Karl Strodthoff. We wish Captain Bill Texas well on his retirement. The Mayor and Council thank and appreciate all of our first responders!! Please note that state-wide car thefts are on the rise – please do not leave your key FOB and valuables in your car.

12. In Memoriam. Condolences to the Matarazzo family on the passing of Mayor Emeritus James Matarazzo. We take this moment to recognize Mayor Matarazzo for his 30+ years of service and how he followed in the footsteps of his father, who also served as our Borough's Mayor. Jim tragically passed doing one of the things he loved doing most – selling his fruit and vegetables at a local farmer's market. At this time it is also appropriate for the Borough to express its sincere thanks to Michael Matarazzo, whose Matarazzo Landscaping Co. has generously maintained the landscaping around Borough Hall without charge.

As always, please contact Mayor Alessi, any Council member, or the staff at Borough Hall with any questions or concerns.

Your North Caldwell Mayor and Council,

Mayor Joseph H. Alessi

Council President Cynthia Santomauro

Council members John F. Chiaia, Frank Astorino, Arthur Rees, Joshua Raymond and Robert Kessler

Upcoming Community Events

Leaf Collection Commences:

October 15

Recreation Basketball Registration Begins:

October 16

Bulk Metal Collections: (Fourth Monday of each month)

October 28, November 25, December 23

Newcomers' Night:

Monday, October 28 at 7:00 p.m.

Halloween Party for 5th and 6th Graders:

Tuesday, October 29, 6:30 p.m. – 8:30 p.m.

General Election Day:

Tuesday, November 5, 6:00 a.m. – 8:00 p.m.

Notre Dame Church

Municipal Alliance Program:

"Hidden in Plain Sight"

Thursday, November 14 at 7:00 p.m.

Firemen's Community Center

Annual Food Drive:

Collecting through Monday, November 18

Drop off at Borough Hall

Joy, Peace, and Goodwill Holiday Celebration:

Sunday, December 8 at 4:30 p.m.

at Borough Hall parking lot

Annual Toy Drive:

Collecting through Friday, December 13

Drop off at Borough Hall

Mayor and Council Meetings:

Regular Meeting – Tuesday, October 29 at 7:30 p.m.

Conference Meeting – Tuesday, November 12 at 7:30 p.m.

Regular Meeting – Tuesday, November 26 at 7:30 p.m.

Combined Conference and Regular Meeting – Tuesday, December 17 at 6:30 p.m.