

## Mayor and Council Conference and Regular Meeting – August 16, 2022

The Conference and Regular Meeting of the Mayor and Council of the Borough of North Caldwell was held on Tuesday, August 16, 2022. The meeting began at 6:39pm at Borough Hall and was held simultaneously via tele/video-conference.

Mayor Alessi called the meeting to order announcing that notice was provided in accordance with the requirements of Chapter 231, P.L. 1975. He provided a statement regarding the conduct of the teleconference which would allow members of the public to participate and be heard during public comment.

Roll Call indicated the following:

Present: Mayor Joseph H. Alessi, Councilman Matthew Atlas, Councilman Robert Kessler, Councilman Arthur Rees and Councilman Kenneth Tilton.

Absent: Council President Frank Astorino, Councilman Anthony Floria-Callori.

Also present were: Kevin O'Sullivan, Borough Administrator; Mark Semeraro, Borough Counsel; Mark Deuer, Police Chief; and Tami Michelotti, Borough Clerk.

Mayor Alessi asked Ms. Emily Goldberg representing Moms Demand Action to lead the Pledge of Allegiance.

### **Mayor's Report**

Mayor Alessi asked the public to consider organ donation and noted that a Borough resident was in need of a kidney transplant. He provided contact information for living donor organizations. Mayor Alessi stated that the Council meeting schedule would return to two meetings per month as of September. He announced the dates and times for upcoming events in town including the North Caldwell Recreation Foundation's 5K and Color Run and the Town Picnic.

Mayor Alessi presented a proclamation to the local Moms Demand Action for Gun Safety organization for National Gun Violence Awareness month.

### **Citizens to be Heard**

Elliot Sommer - 143 Four Seasons Drive

Mr. Sommer thanked the Council for the installation of additional signage on Hilltop Drive to reduced speeding. Additional safety measures including multi-way stop signs, a pedestrian crosswalks, and sidewalk installation were discussed.

Mr. Sommer asked about the reduced assessment of Green Brook Country Club that resulted from the recent Borough-wide revaluation. Mayor Alessi noted that golf courses have been valued lower recently and that the initial appraisal for Green Brook Country Club was verified by an independent assessor. Mr. Semeraro noted that the valuation was not based on the potential development of the country club property. Councilman Rees noted that the decrease in valuation was attributed to the buildings on the property. Mr. Semeraro reviewed the revaluation process and the property tax appeal process as set by the Board of Taxation.

Jane Selzer – 41 Four Seasons Drive

Ms. Selzer, Chair of the Four Seasons Traffic Committee, stated concern for the proposed installation of a sidewalk on White Rock Road given the topography. She requested a crosswalk across White Rock Road instead. Mr. O'Sullivan noted that the police chiefs of North Caldwell and Verona had a meeting on site the next day to discuss a crosswalk, additional signage and the median. Mayor Alessi stated that he discussed the need for safety measures on White Rock Road and at Elm Road and Mountain Avenue with Caldwell's Mayor Kelley and with Essex County Chief of Staff Philip Alagia. Councilman Rees suggested that Elm Road be made into an eastbound one-way street.

Mr. Elliot Sommer requested that the Four Seasons snow removal reimbursement be reviewed for accuracy of the calculations of linear feet. Mr. O'Sullivan offered to meet with Mr. Sommer for further review.

Mort Bunis – 129 Four Seasons Drive

Mr. Bunis thanked the Borough leadership for their interest in issues brought by public.

Bunny Jenkins – 73 Mountain Avenue

Mrs. Jenkins was present on behalf of the Historic Commission. She requested Council approval to present new residents with a welcome packet of Borough information and welcome give of local honey. She asked if signs could be placed on historic homes in town. Mrs. Jenkins stated that the commission relaunched their meetings recently and planned to fund the welcome kits with the budget allocation set aside for the commission each year.

Paul Scagnelli – 7 Stony Brook Drive

Mr. Scagnelli asked if the four (4) home development on Grandview Avenue implemented stormwater drainage measures as required by the developer's agreement. Mr. O'Sullivan confirmed that the pre-construction stormwater prevention requirements were complete and functional.

Mr. Scagnelli asked that utility companies be requested to replace aging utility poles. Mr. O'Sullivan noted that this task was already in progress on some streets and that he would have Borough officials evaluate poles and he would contact utilities to coordinate improved pole replacement.

Mr. Scagnelli stated that he noticed an increase in airplane and helicopter flights over North Caldwell. Mr. O'Sullivan noted that he spoke with the County Airport site manager recently and learned that tarmac upgrades in progress have temporarily changed flight patterns. He would follow up the estimated timeframe for completion of the upgrades.

#### **Items for Discussion**

Morris County Municipal Joint Insurance Fund Renewal - Mr. O'Sullivan stated that a resolution would be prepared for the Council's consideration at the next meeting for a renewed membership in the JIF for a three (3) year term. He stated that the cost increased by 1%.

Affordable Housing Administrative Agent – Mr. O'Sullivan reviewed the proposed contract submitted by the Borough's current agent which would be considered by resolution later in the meeting.

Police Dispatch: Service Agreement, Salary Amendment – Mr. O'Sullivan stated that the Caldwell Borough Council was considering the proposed shared services agreement and that a resolution was prepared for North Caldwell Council consideration later in the meeting. The proposed agreement would take effect on January 1, 2023. The proposed salary increase for dispatchers would be presented for a public hearing later in the meeting.

NJDOT Road Paving: Curbing, Paving, Bid Results – Mr. O'Sullivan reviewed the NJDOT grant award and the bid results for the road improvement projects on Tanglewood Road, Glenview Road and Park Avenue. He noted that some associated drainage repairs would be funded by the stormwater drainage bond ordinance. Mr. O'Sullivan added that other curbing and paving projects were underway as well.

Leaf Collection Interlocal Agreement - Mr. O'Sullivan recommended the continuation of a shared services agreement with Fairfield for leaf collection. He confirmed that Fairfield is offering the shared services with no rate increase.

Smull Avenue Speed Tables - Mr. O'Sullivan reviewed the amended plans for installation of speed tables and associated signage on Smull Avenue. He reviewed the speed table locations and stopping distances from intersections and residential driveways. He confirmed that notice would be sent to all Smull Avenue residents prior to installation. Councilman Rees asked about the feasibility of installing multi-way stop signs instead of the speed tables. Mr. O'Sullivan stated that the Borough Engineer confirmed that the warrants for the stop signs are not met at these locations.

Hilltop Drive/Sagamore Drive Intersections - Mr. O'Sullivan stated that the installation of stop signs on Hilltop Drive and Sagamore Drive was under review by the Borough Engineer.

Stormwater Mapping and Stormwater Utility Feasibility Study Updates - Mr. O'Sullivan stated that stormwater facility mapping was near completion which is a precursor to the stormwater feasibility study

Firemen's Field Improvement Update, Donor Recognition - Mr. O'Sullivan updated the Council on completed steps and the timeline for designing and installing a turf field at Firemen's Field. He noted that Soil Conservation permits would be required and that suitable vendors were in the Sourcewell Coop. The goal was to complete the field in time for the Spring 2023 Opening Day. Councilman Kessler noted that recognition for donations to the field improvements would be memorialized by resolution later in the meeting.

Municipal Pool Improvement Update - Mr. O'Sullivan stated that bid specifications were complete for the pool improvements project and bids would be received in early September.

Walker's Property Update/Maintenance Bond - Mr. O'Sullivan reviewed the need to modify the NJDEP permit applications. He stated that downstream property owners requested to review the proposed plans. Mr. O'Sullivan added that the maintenance bond posted by T. R. Weniger was due to be released; he confirmed that all work was done satisfactorily.

Municipal Alliance Youth Leadership Grant - Mr. O'Sullivan stated that the Municipal Alliance Coordinator was working to secure an additional grant for youth leadership projects.

Use of Borough Property Request - Ms. Michelotti presented a request from Anita Cimera to use the Walker's Park property for holiday photography sessions for her clients. Mr. Semeraro stated that there is currently no process for permitting business use of the property and that an ordinance is first required to establish the process.

Recreation Department Administrative Assistant Position - Councilman Kessler announced the resignation of Recreation Department Administrative Assistant Eileen Capstraw as of September 2, 2022. He stated that he would meet with the Personnel Committee to fill the position.

Recreation Fall Programs: Vendor Agreements - Councilman Kessler reviewed the proposed contracts for Fall Recreation programs for which a resolution would be prepared for the next meeting.

Senior Olympics Registration – Mayor Alessi welcomed senior citizen participants for the Senior Olympics but stated that the 2022 Municipal Budget did not allocate funding to offset the registration fees.

### **Approval of Minutes**

Councilman Kessler moved to accept the Conference Meeting and Executive Session Minutes of July 19, 2022 (without release of Executive Session minutes), seconded by Mayor Alessi. Councilman Atlas and Councilman Tilton abstained. Said motion was carried with three (3) affirmative votes and two abstentions.

### **Committee Reports/Action to be Taken**

#### **Legal and Ordinance**

Ordinance O-12-2022 – Councilman Atlas moved to open the public hearing for Ordinance O-12-2022 An Ordinance Amending Salaries of Dispatchers. No one from the public came forward.

Councilman Atlas moved to close the public hearing and adopt for Ordinance O-12-2022 An Ordinance Amending Salaries of Dispatchers. Said motion was seconded by Councilman Tilton and was carried unanimously with four (4) affirmative votes.

Councilman Atlas made a motion to table Resolution R-143-2022 A Resolution Authorizing the Renewal of Membership in the Morris County Municipal Joint Insurance Fund to the next meeting. The motion was seconded by Councilman Rees and was carried unanimously with four (4) affirmative votes.

The following resolutions were read by and moved by Councilman Atlas as a Consent Agenda:

- \* Resolution R-144-2022 A Resolution of the Council of the Borough of North Caldwell Appointing Community Grants, Planning and Housing (CGP&H) as the Borough's Administrative Agent Pursuant to the Fair Housing Act
- \* Resolution R-145-2022 A Resolution Authorizing the Execution of a Shared Services Agreement with the Borough of Caldwell for Shared Police Dispatch/Enhanced 9-1-1 Services
- \* Resolution R-146-2022 A Resolution Authorizing and Interlocal Service Agreement with the Township of Fairfield for the Composting of Leaves
- \* Resolution R-147-2022 A Resolution Authorizing the Release of the T. R. Weniger, Inc. Maintenance Bond No. 100514769
- \* Resolution R-148-2022 A Resolution Authorizing the Borough of North Caldwell to Enter Into a Cooperative Pricing Agreement
- \* Raffle RA-4-2022 Partners for Health 50/50 Raffle at Green Brook Country Club
- \* Raffle RA-5-2022 West Essex Cheerleading Booster Club 50/50 Raffle at West Essex Regional Schools

Said motion was seconded by Councilman Rees and was carried unanimously with four (4) affirmative votes.

### **Personnel and Technology**

Committee Updates – Councilman Atlas stated that discussions continue to find a cellular communications improvement solution.

Resolution R-149-2022 A Resolution Amending 2022 Police Dispatcher Salaries was read and moved by Councilman Atlas, seconded by Councilman Tilton. Said motion was carried unanimously with four (4) affirmative votes.

### **Finance**

Councilman Tilton presented the Tax Collector's Report for July 2022.

Resolution R-150-2022 A Resolution Approving the Payment of Bills was read and moved by Councilman Atlas, seconded by Councilman Rees. Said motion was carried unanimously with four (4) affirmative votes.

### **Public Safety**

Councilman Tilton presented the Police Department Public Safety and Detective Bureau Reports for July 2022 during which 360 calls were received by Dispatch and 39 summonses were issued. He noted that

ALPR cameras donated by the North Caldwell Police Foundation have been beneficial to stop car thefts and burglaries and to apprehend offenders.

Councilman Tilton presented the Fire Department Public Safety Report for July 2022 during which the department responded to 16 calls of which five (5) were for mutual aid. He reminded all residents of the upcoming 100<sup>th</sup> Anniversary celebration planned for September 24, 2022. He warned the public of fraudulent spam messages.

Resolution R-151-2022 A Resolution Approving the Governor's Council on Alcoholism and Drug Abuse – New Jersey Department of Human Services/Division on Mental Health and Addiction Services Youth Leadership Grant was read and moved by Councilman Tilton. Said motion was seconded by Councilman Kessler and approved unanimously with four (4) affirmative votes.

#### **Public Works**

Councilman Rees presented the Public Works Director's monthly report for July. He noted that repairs were made to a storm pipe on Oak Ridge, swales from Canterbury Drive to Highland Drive were cleared and hydrants were replaced prior to street paving. He added that the DPW assisted the NCFD with the fire gong installation and renovated the server room for HVAC installation.

Councilman Rees presented the Animal Control report for July during which there were three (3) calls which incurred no overtime fees.

Councilman Rees presented the Construction Permit Activity Report for July during which 39 permits were issued.

#### **Recreation**

Councilman Kessler presented the Recreation Director's Report for August/September 2022. He noted that Summer Fun Camp had concluded a successful season, the swim team was competing in a higher division this year and that the town pool has 596 memberships. He announced upcoming events including the start of the fall recreation soccer season in early September, the return of Seniors Club meetings on September 14 and the North Caldwell Recreation Foundation 5K and Color Run on September 10 which would be followed by the Annual Town Picnic.

The following resolutions were read by and moved by Councilman Kessler as a Consent Agenda, seconded by Councilman Atlas:

- \* Resolution R-152-2022 A Resolution Permitting the North Caldwell Recreation Foundation to Fundraise and Post Memorial Plaques, Monuments, and Banners for the Contributors for Improvements to Firemen's Field in the Borough of North Caldwell
- \* Resolution R-153-2022 A Resolution Authorizing the Mayor and Council to Execute Agreements for Extraordinary Unspecifiable Services Agreements
- \* Resolution R-154-2022 A Resolution Authorizing the Hiring of Additional Part-Time Seasonal Employees for the 2022 Municipal Pool Season
- \* Resolution R-155-2022 A Resolution Authorizing the Hiring of Additional Part-Time Seasonal Employees for the 2022 Summer Fun Camp Season

Said motion was carried unanimously with four (4) affirmative votes.

#### **Executive Session**

Resolution R-156-2022 A Resolution Authorizing the Mayor and Council of the Borough of North Caldwell to Hold a Closed Session Meeting for Certain Specified Purposes:

- A. Personnel: (1) Retiree Health Benefits, (2) Leave of Absence Request, (3) NCPD, (4) Recreation Administrative Assistant;
  - B. Potential Litigation: (1) Hidden Ridge, (2) Pulte Homes, (3) Falcon Point;
  - C. Contract Negotiations: (1) Essex Fells Water, (2) Caldwell Sewer, (3) Green Brook Country Club
- was read. Motion was made by Councilman Atlas, seconded by Councilman Tilton. Said motion was carried unanimously with four (4) affirmative votes.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Rees, seconded by the Council, that this meeting be adjourned at 9:52pm. Said motion was carried unanimously with four (4) affirmative votes.

Respectfully submitted,



Tami Michelotti, RMC  
Borough Clerk