

The Conference Meeting of the Mayor and Council of the Borough of North Caldwell was held on Tuesday, February 8, 2022. The meeting began at 6:30pm 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, Council President Francis Astorino, Councilman Matthew Atlas, Councilman Anthony Floria-Callori, Councilman Robert Kessler, Councilman Arthur Rees, Councilman Kenneth Tilton.

Also present were: Kevin O'Sullivan, Borough Administrator; Mark Semeraro, Borough Counsel; Rich Mondelli, Chief Financial Officer; Paul Ferriero, Borough Engineer; Mark Deuer, Police Chief; and Tami Michelotti, Borough Clerk.

Mayor Alessi asked Council President Astorino to lead the Pledge of Allegiance.

Mayor Alessi welcomed Tax Assessor George Librizzi and asked that Property Revaluation review be taken out of order.

Property Revaluation

Mr. Librizzi reviewed the Essex County-issued order for a borough-wide property revaluation that would be implemented in 2022. He noted that the process was delayed by one year due to the COVID pandemic. Mr. Librizzi stated that residents have the opportunity for an informal hearing by phone or in person with the appraisal company to discuss any discrepancies or questions. Mr. Librizzi confirmed that the revaluation process does not generate more tax revenue but rather eliminates inequities in the apportionment of the existing tax levy.

Mr. Librizzi stated that the appraisers were able to gain access to the interior of approximately two-thirds of the homes in town within three (3) attempts. Councilman Rees requested the distribution of property record cards with revaluation correspondence. Mr. Semeraro confirmed that the appraisal process is guided by State statutes and the New Jersey Assessors Handbook regarding revaluations and tax appeals processes.

Citizens to be Heard

Sean Glasser - 61 Beachmont Terrace

Mr. Glasser requested that speed table signage Beachmont Terrace be removed. Mr. O'Sullivan stated that the signs were helpful to drivers and for DPW snow plowing when the streets were snow-covered. Councilman Atlas reminded all that the removal of the signs was scheduled for consideration in April as decided upon when the signs were installed. Mayor Alessi reiterated the Borough's intent to replace the signs with markers to identify the speed hump location.

Items for Discussion

Public Safety Meeting with BOEs

Councilman Tilton reviewed discussions held with the North Caldwell and West Essex Boards of Education regarding placement of Special Resource Officers and/or Class III officers in the schools.

Beachmont Terrace Speed Tables

This item was previously discussed during Citizens to be Heard.

Sale of Borough Firearms

Mr. Semeraro reviewed a request of members of the North Caldwell Police Department to purchase their firearms that were replaced. Chief Deuer noted that the guns were valued by a firearms vendor at a fair market value of \$95.00 per gun. A resolution authorizing the purchase would be prepared for a future meeting. Councilman Atlas reminded gun owners to secure their firearms safely and responsibly.

Volunteer Firefighter Application

Mayor Alessi announced an application received from Brian Bifalco for the Volunteer Fire Department for which an appointing resolution would be considered at the next meeting.

Stormwater/Drainage Study and Improvements – Bond Ordinance

Mr. O'Sullivan summarized the stormwater projects recently accomplished which were funded through a 2018 bond ordinance. He reviewed necessary future projects including stormwater mapping and a full assessment of the entire stormwater system for which another bond ordinance would be required. Mr. Mondelli offered some budgetary solutions to funding the bond ordinance down-payment and future debt payments.

Water Meter Replacement – Bond Ordinance

Mr. O'Sullivan reviewed a proposed project to replace all water meters within the Borough. He noted the time sensitivity of the project based on co-op pricing which was expected to rise in the coming months. Councilman Atlas noted that the bond ordinance to fund the meter purchase would be repaid through property owner payments for the meters and installation. Mr. O'Sullivan explained the remote reading technology.

Don Farley from 14 Maple Drive expressed concern related to the installation costs and issues that arise when installing the meters.

Dedication of Hilltop Drive, Sagamore Drive, Harvest Lane

Mr. O'Sullivan reviewed the need to take action by ordinance to publically own the rights of way at The Reserve. Ordinance introduction was planned for the next meeting.

Parking and Stop Sign Ordinance Amendment – The Reserve

Mr. O'Sullivan stated that stop signs and no parking signs were needed for the streets at The Reserve which would follow the dedication of roads by ordinance.

COLA Budget CAP Ordinance

Mr. Mondelli reviewed the annual ordinance which would allow the Borough to apply a cost of living increase of 1% more than the State cost of living increase of 2-1/5%.

Walker's Pond/Property Improvements

Mr. O'Sullivan reviewed the revised concept plan prepared by Borough Engineer Paul Ferriero regarding improvements to the Walker's property. Mr. Ferriero explained the wetlands delineation around the pond, the permeable asphalt walking paths around the pond, a viewing platform, two launches, a tree planting with signage, expanded parking and a relocated driveway near the structure, a limit of a quarter acre of new impervious surface to avoid additional stormwater control measure implementation, and removal of parking near the PSEG property that interfered with wetlands. He noted that NJDEP permits would be active for a five (5) year period.

Councilman Floria-Callori suggested the addition of 750 square feet of impervious surface adjacent to the dwelling. Councilman Kessler suggested the addition of exercise stations. Councilman Astorino suggested the additions of benches with commemorative plaques.

Municipal Pool Improvements

Mr. O'Sullivan summarized the pool utility's existing debt and the increasing demands on the utility for pool improvements. He noted the time sensitivity of bonding for the improvements to ensure construction after Labor Day in anticipation of the 2023 pool season. Councilman Kessler stated that the pool utility, based on past and anticipated membership, would be able to support the new debt.

Firemen's Field Improvements

Councilman Kessler reviewed a request to perform improvements to Firemen's Field and an associated donation from a resident and the North Caldwell Recreation Foundation. He noted that estimated costs exceed the donations by approximately \$250,000 or more. The Council agreed to research more accurate design and construction costs to determine funding feasibility.

Tennis Court Improvements

Mr. O'Sullivan reviewed proposed tennis court improvements including additional pickle ball court conversion and improved drainage. The Council discussed the priority of the tennis courts in relationship to other projects that require immediate attention. Councilman Atlas suggested that private funding be researched.

Recreation Basketball Personnel – Scorekeepers, Gym Monitors

Councilman Kessler stated that additional part-time, seasonal employees were needed for the 2021/2022 Recreation Basketball season. He noted that a resolution would be prepared for the Council's consideration at the next meeting.

Recreation Program Fees – Pool Membership, Summer Camp

Councilman Kessler presented an opportunity to welcome Essex Fells into North Caldwell's Summer Fun Camp.

Liberty Field Banners

Councilman Kessler presented a request to hang championship banners at Liberty Park. He offered that the Recreation Department would create a policy for the banners.

Girl Scout Cookie Sale on Borough Property

Chief Deuer presented a request from the Girl Scouts in town for a cookie sale in the Borough Hall/pool parking lot on March 5. He noted that he would coordinate an appropriate location. The Council approved the request for the sale of goods on Borough property.

Action to be Taken

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

- Raffle License RA-1-2022 Kiwanis Tricky Tray
- Raffle License RA-2-2022 Kiwanis 50/50
- Resolution R-44-2022 A Resolution Approving the Payment of Bills

Said motion was carried unanimously with six affirmative votes.

Executive Session

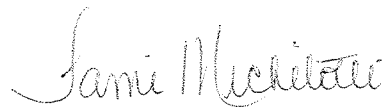
Resolution R-45-2022 A Resolution Authorizing the Mayor and Council of the Borough of North Caldwell to Hold a Closed Session Meeting for Certain Specified Purposes :

- A. Personnel: (1) Tax Collection Department, (2) Recreation Department Assistant;
- B. Potential Litigation: (1) Hidden Ridge, (2) Stormwater Drainage;
- C. Potential Contract Negotiations: (1) Shared Dispatch Services, (2) Joint Municipal Court;
- D. Contract Negotiations: (1) Essex Fells Water; (2) Caldwell Sewer Utility

was read. Councilman Floria-Callori made a motion to add Attorney Client Privilege – Budget to the Resolution R-45-2022 and move the resolution, seconded by Council President Astorino. Said motion was carried unanimously with six 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 Council President Astorino, that this meeting be adjourned at 9:52pm. Said motion was carried unanimously with six affirmative votes.

Respectfully submitted,



Tami Michelotti
Borough Clerk