

The Regular Meeting of the Mayor and Council of the Borough of North Caldwell was held on Tuesday, September 27, 2022. The meeting began at 6:32pm 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 Astorino, Councilman Matthew Atlas, Councilman Anthony Floria-Callori, Councilman Robert Kessler, Councilman Arthur Rees and Councilman Kenneth Tilton.

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

Mayor Alessi asked Fire Chief Tim Peterson to lead the Pledge of Allegiance.

#### **Mayor’s Report**

Mayor Alessi shared wishes for a Happy Rosh Hashanah. He announced the annual hydrant flushing scheduled for Monday through Thursday evenings from 7:00pm thru 11:00pm for the next four (4) weeks.

Mayor Alessi presented a proclamation commemorating the 100<sup>th</sup> anniversary of the North Caldwell Fire Department. Fire Chief Tim Peterson and Fire Association President Scott Stellfox were in attendance to receive the proclamation.

#### **Citizens to be Heard**

Peggy Caprio – 21 Squire Hill Road

Ms. Caprio presented her concerns for the safety of students entering and departing the rear entrance to the West Essex Regional School campus. She noted the vehicular traffic making turns and backing up and illegal parking that creates safety issues. Mrs. Caprio communicated examples of vehicles driving through the stop sign at Squire Hill Road and Sunset Drive, parking in front of fire hydrants, vehicles blocking residents’ driveways and property damage to properties. She added that the neighborhood was not designed to accommodate the level of traffic in recent years.

Jennifer Giunta - 26 Sunset Drive and Sheila Fant – 18 Squire Hill Road

Ms. Giunta and Ms. Fant echoed the safety concerns presented by Mrs. Caprio and presented recommendations to increase safety including: 1- restricting access to the dead-end of Sunset Drive during student drop-off and pick-up times, 2- installing “no parking/standing” signs at the dead-end and at/near the intersection of Squire Hill Road and Sunset Drive, 3- assigning police officers to patrol the area to enforce speed limits, stop sign acknowledgement, parking and idling rules. Ms. Giunta presented video footage exemplifying some of the infractions and safety concerns.

Chief Deuer acknowledged the need for safety measures but noted the insufficient staff to patrol the location daily. He agreed to provide traffic cones to be placed at the dead-end intersection by officers and residents. The NCPD would monitor the situation and make a recommendation regarding potential ordinance amendments to prohibit stopping and standing at the intersection at a later date.

Paul Scagnelli – 7 Stony Brook Drive

Mr. Scagnelli suggested the installation of sidewalks to keep student pedestrians out of the roadway. Ms. Caprio indicated that measures were needed to stop vehicular recklessness.

Brian McCabe - 362 Central Avenue

Mr. McCabe suggested that painted crosswalks and designated walking lanes be installed in the neighborhood. Chief Deuer noted that the streets in the area are not wide enough to accommodate the walking lanes.

John Chiaia – 34 Grandview Place

Mr. Chiaia suggested that a traffic expert be engaged to identify a precise course of action to ensure safety for the Squire Hill/Sunset Drive area. Mr. Chiaia stated that he was present as the Chairman of the Walker’s Pond Conservancy and provided some history on the Borough’s acquisition of the property. He asked the Council to consider actions to make the park more usable while DEP permitting is obtained.

Elliot Sommer – 143 Four Seasons Drive

Mr. Sommer extended his appreciation to Mr. O’Sullivan for coordinating the installation of curb cuts, signage and a crosswalk at Hilltop Drive and White Rock Road. He asked for an update from the Borough Attorney regarding a revised calculation for snow removal charges. Mr. Semeraro advised the Council against revising the calculation to maintain equitable allocation based on mileage and not population.

Council President Astorino and Councilman Rees asked Mr. Semeraro to research if the proposal is permissible.

Mr. Sommer requested an update from the Tax Assessor regarding the revaluation of Green Brook Country Club. Councilman Rees reviewed the Class II and Class IV properties that were assessed during the revaluation and suggested that the country club should have been assessed as a residential zone. Mr. Semeraro stated that the question falls under the purview of the Tax Appeal attorney. Councilman Floria-Callori noted the fact-sensitivity of such a determination which falls with the Tax Appeal Counsel. Mr. O'Sullivan stated that Tax Appeal Counsel Frank Zinna would report back to the Council with his findings.

Paul Scagnelli - 7 Stony Brook Drive

Mr. Scagnelli requested information on the quarterly water quality reports regarding Essex Fells water contamination. Mayor Alessi provided an update on the Essex Fells wells that were decommissioned. Mr. O'Sullivan reviewed the basis for the quarterly communications which are based on running annual averages. He noted the compliance with DEP vs. EPA standards.

Mr. Scagnelli described the increase in flight patterns over the Borough in recent months. Mr. O'Sullivan noted that flight patterns had recently changed due to a paving project near the airport.

Linda McCabe – 362 Central Avenue

Ms. McCabe stated her concern with water quality and asked if the Borough could purchase water from Passaic Valley. Mr. O'Sullivan stated that Passaic Valley water was the sole source of water quality until Essex Fells' wells had filtration systems installed. Mr. Semeraro reviewed the mandatory reporting requirements.

### **Approval of Minutes**

Councilman Kessler moved to accept the Conference and Regular Meeting and Executive Session Minutes of August 16, 2022 (without release of Executive Session minutes), seconded by Councilman Atlas. Council President Astorino abstained. Said motion was carried with five (5) affirmative votes and one abstention.

### **Committee Reports**

#### **Legal and Ordinance**

**Ordinance O-13-2022:** Councilman Atlas made a motion to introduced Ordinance O-13-2022 An Ordinance of the Borough of North Caldwell, County of Essex, State of New Jersey Amending the Annual Compensation of Certain Officers and Employees of the Borough of North Caldwell. He announced that the public hearing is scheduled for October 25, 2022 at 6:30pm. The motion was seconded by Councilman Tilton. Said motion was carried unanimously with six (6) affirmative votes.

Resolution R-165-2022 A Resolution Awarding a Contract to Shaw Industries, Inc., d/b/a Shaw Sports Turf for the Purchase, Delivery and Installation of a New Synthetic Turf System on Firemen's Field through the Sourcewell Purchasing Cooperative Contract No. 0060518-SII was read. Mayor Alessi and Councilman Atlas thanked the North Caldwell Recreation Foundation and the Cordovano family for their donations toward the turf field. Motion was made by Councilman Atlas, seconded by Councilman Kessler. Said motion was carried unanimously with six (6) affirmative votes.

Resolution R-166-2022 A Resolution Authorizing the Execution of an Agreement between the Borough of North Caldwell and the State of New Jersey Department of Community Affairs, Division of Housing and Community Resources Regarding the Low Income Household Water Assistance Program (LIHWAP) was read. Motion was made by Councilman Atlas, seconded by Council President Astorino. Said motion was carried unanimously with six (6) affirmative votes.

Councilman Atlas noted that Raffle License RA-6-2022 was resubmitted as Bingo License BA-1-2022 to the Legalized Games of Chance Control Commission to reflect the Purse Bingo application where all details of the event remain the same.

#### **Personnel and Technology**

Committee Updates - Councilman Floria-Callori provided an update on the status of locating a cellular service provider for improved cellular service. He added that an online tool was released by the North Caldwell Police Department to request overnight parking. He added that a stormwater drainage reporting tool would be released soon.

Resolution R-167-2022 A Resolution Authorizing Employment of Police Department Probationary Patrolman was read. A motion was made by Councilman Floria-Callori, seconded by Councilman Tilton. Said motion was carried unanimously with six (6) affirmative votes.

### **Finance**

Revaluation of Green Brook Country Club – Councilman Rees noted that the topic was discussed in full during the Citizens to be Heard portion of the meeting.

Council President Astorino presented the Tax Collector's Report for August 2022.

Resolution R-168-2022 A Resolution Approving the Payment of Bills was read. Motion was made by Council President Astorino, seconded by Councilman Atlas. Said motion was carried unanimously with six (6) affirmative votes.

### **Public Safety**

Councilman Tilton presented the Police Department Public Safety and Detective Bureau Reports for August 2022. He highlighted over 600 calls received by Dispatch and 15 tickets issued. He noted that motor vehicle burglaries decreased and commended the NCPD for the arrest of six (6) motor vehicle burglary suspects.

Councilman Tilton presented the Fire Department Public Safety Report for August 2022 during which there were 23 calls of which three (3) were mutual aid to Fairfield. He thanked the community for celebrating the Fire Department's 100<sup>th</sup> anniversary celebration.

### **Public Works**

Animal control – Councilman Rees reviewed two call for Animal Control for which \$375.00 in fees were collected. The West Orange Animal Shelter was not utilized during the month of August.

Councilman Rees offered the Construction Permit Activity Report for August 2022 during which 34 permits were issued totaling 274 to date.

Councilman Rees offered the Department of Public Works monthly summary. He noted a new catch basin installed on Fairview Drive, water leak testing was completed, and road paving on Wind Ridge Drive, Rose Avenue, Fairview Drive, Vale Place and Angela Court with spot paving on Spruce Road, Birch Avenue, Pine Place and Hamilton Drive East. Councilman Rees noted that the DPW assisted with the NCFD fire gong restoration and the demolition of Firemen's Field. Councilman Rees anticipating discussing decorative street lights at the next meeting.

### **Recreation**

Councilman Kessler offered the Recreation Director's Report for September/October 2022. He expressed appreciation to the North Caldwell Recreation Foundation and the event sponsors for the success of the 5K and Color Run. He reviewed the month's events including the Annual Town Picnic, West Essex Cowboys pep rally and the resumption of Seniors luncheon meetings.

Councilman Kessler announced that recreation soccer was under way for 300 kindergarten through sixth grade participants. He stated that after school programs, recreation field hockey and men's softball had begun for the fall season. He noted the Cub Scouts open house at Walker's Pond that day and that their annual campout was scheduled for October 1 on Mountain Avenue field. Councilman Kessler announced the Annual Newcomers' Night event that would be held virtually on November 1<sup>st</sup>. He thanked the DPW for repairing the staircase at Mountain Avenue field.

Firemen's Field Update – Councilman Kessler provided an update on the Firemen's Field improvements and noted that the DPW was clearing the site and work was underway to open the field in the spring.

Councilman Atlas made a motion to table Resolution R-170-2022 A Resolution Authorizing the Execution of an Agreement with the Caldwell Sewerage Utility for Treatment and Disposal of Sanitary Sewage and Resolution R-171-2022 A Resolution Authorizing the Execution of an Agreement with the Borough of Essex Fells for Wholesale Water Supply. Said motion was seconded by Councilman Kessler and passed unanimously with six (6) affirmative votes.

### **Executive Session**

Resolution R-169-2022 A Resolution Authorizing the Mayor and Council of the Borough of North Caldwell to Hold a Closed Session Meeting for Certain Specified Purposes:

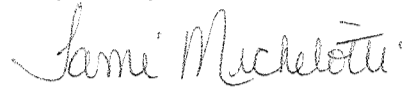
- A. Potential Contract Negotiations: (1) Special Counsel;
- B. Contract Negotiations: (1) Green Brook Country Club, (2) Essex Fells Water, (3) Caldwell Sewer Utility Contract;
- C. Personnel: (1) NCPD;

D. Potential Litigation: (1) Hidden Ridge  
was read. Motion was made by Council President Astorino, seconded by Councilman Atlas. Said motion was carried unanimously with six (6) affirmative votes.

The meeting was re-opened to Public at 9:34pm.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Atlas, seconded by the Council, that this meeting be adjourned at 9:34pm. Said motion was carried unanimously with six (6) affirmative votes.

Respectfully submitted,



Tami Michelotti, RMC  
Borough Clerk