

Mayor and Council Special Meeting – January 6, 2022

The Special Meeting of the Mayor and Council of the Borough of North Caldwell was held on Thursday, January 6, 2022. The meeting began at 6:08pm 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.

Citizens to be Heard

No one from the public came forward at this time.

Items for Discussion

Council President Astorino stated that the Council was in the process of creating five-year plans for each Borough department. He noted that most of the plans from five years ago had been completed. He reviewed the state of the economy and the opportunities and challenges that lie before the Borough.

Councilman Astorino noted that most infrastructure improvement projects are costly but that the focus should be on controlled development and safety. The Gould Avenue Recreation Complex, stormwater drainage and cellular service improvements were discussed. The Council requested monthly updates on the Walker's Pond and property improvements.

Councilman Tilton presented the Police Department's need for more officers, a more efficient vehicle replacement process, building improvements and expansion of the Dispatch Department and the server rooms. He noted the Fire Department's need for extrication tools, thermal imaging cameras, upgraded lighting and ventilation equipment, renovations at the fire station, two (2) new fire trucks, replacement of air tanks and additional building improvements.

Councilman Astorino requested that all Council members prioritize their committee projects into "vital", "important" and "nice to have" categories.

Councilman Rees reviewed the need for a water meter replacement project to allow for remote readings and higher accuracy for billing. He presented critical drainage improvement projects and reviewed recently completed improvements. He noted the need for additional DPW storage facilities.

Councilman Floria-Callori reviewed the progress made on improving cellular service and upgrading the Borough website for integration among department platforms

Councilman Kessler reviewed the Walker's Pond and Property improvement goals and options for the structure on the property.

Mayor Alessi stated that drainage and a new headquarters for the Police Department were his top priorities, followed by Walker's Pond and Property improvements and cellular service improvements.

Councilman Atlas presented the forthcoming negotiations of shared services agreements, trash removal contracts, water meter replacement, affordable housing obligations and stormwater utility creation. He noted the need to identify the scope and cost of each project prior to establishing a priority list. Councilman Floria-Callori noted that some projects are time-sensitive. Councilman Rees noted that revenue-generating projects could affect prioritization.

Council President Astorino opened the meeting to public comment seeing that some meeting participants asked to be recognized.

Ted Roth – 17 Wind Ridge Drive

Mr. Roth requested that drainage improvements take highest priority, followed by recreation improvements. He suggested requesting assistance from Essex County for some projects.

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Jon Rapkin – 35 Willowbrook Drive

Mr. Rapkin requested an estimated time for the prioritization results. Council President Astorino stated that regulatory considerations would be a factor in timelines.

Councilman Floria-Callori suggested that improvements to the Gould Recreation Complex be addressed by a non-binding referendum vote. Mr. Ferriero noted that repairs to the pool were vital and time-sensitive for opening this season.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Kessler, seconded by Councilman Atlas, that this meeting be adjourned at 8:18pm. Said motion was carried unanimously with six affirmative votes.

Respectfully submitted,



Tami Michelotti, RMC
Borough Clerk