

Mayor and Council Conference Meeting – February 9, 2021

The Conference Meeting of the Mayor and Council of the Borough of North Caldwell was held on Tuesday, February 9, 2021. The meeting began at 7:30pm and was held via tele/video-conference due to the COVID-19 pandemic.

Mayor Alessi called the meeting to order announcing that notice was provided in accordance with the requirements of Chapter 231, P.L. 1975.

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 and Councilman Kenneth Tilton.

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

Mayor Alessi asked Borough Administrator Kevin O'Sullivan to lead the Pledge of Allegiance.

Citizens to be Heard

Tony Prinzo – 2 Hickory Drive

Mr. Prinzo expressed concern regarding speeding on Mountain Avenue and asked for a traffic study.

Councilman Rees asked Chief Deuer to contact Essex County regarding speed limit modification.

Items for Discussion

Falcon Point Deed of Dedication / Performance and Maintenance Bonds

Mr. O'Sullivan confirmed the satisfactory completion of the site inspection and added that a resolution would be presented later in the meeting.

Allen Road Maintenance Bond Release Request

Mr. O'Sullivan reviewed the request to release the bond as the development project was completed.

Zen Fi ROW Request

Mr. Semeraro noted that the progress of the agreement negotiations would be further discussed in Executive Session.

Walker's Pond Update, Change Order

Mr. O'Sullivan announced that concept plan modifications for the next stages of development were in progress by Borough Engineer Paul Ferriero. He noted that the modifications and improvement costs would be reviewed by the Walker's Pond Conservancy for recommendations to the Council.

Mr. O'Sullivan reviewed a no-cost change order for which soil removal credits were applied to the more costly soil material classification.

West Greenbrook /Central / Grandview Triangle

Mr. O'Sullivan stated that a response from Essex County was anticipated. He noted that motor vehicle accident reports from 2019 and 2020 were provided. Chief Deuer suggested placement of blinking yield signs at the triangle in addition to those posted before the triangle.

Budget Appropriation CAP

Mr. Mondelli reviewed the annual action item by which the municipality can increase the cost of living adjustment for appropriations. He noted that the ordinance would be introduced at the next meeting for adoption in March before the budget is introduced.

Snow Removal Appropriation

Mr. Mondelli recommended viewed the transfer of unused funds in the Snow Removal line item of the budget to the trust account. He noted the approved dedication by rider for this purpose.

Munidex Online Payments

Mr. Mondelli announced the option to pay property taxes and sewer bills online by credit card or ACH. He confirmed that the one-year contract for this service is with Munidex.

Capture Point Agreement Addendum

Councilman Kessler presented an alternate recreation program membership tool which would enhance electronic registrations, fee payments and contact tracing capabilities. He noted that more information would be coming.

Municipal Pool Sponsorship

Councilman Kessler reviewed revenue generation concepts for the pool utility, including sponsorships. Mr. Semeraro would research if the sponsorships would require a bid process.

New Recreation Programs and Fees

Councilman Kessler presented proposed fees for upcoming recreation programs and increases in pool memberships. He noted the need to increase part-time seasonal employee wages to comply with minimum wages increases.

Field Usage Fees

Councilman Kessler recommended an amended fee schedule for field use by private organizations and clubs including lighting fees for night use.

Certificate of Occupancy/Continued Occupancy Fees

Mr. O’Sullivan presented a fee increase recommendation from the Construction Code Official for Certificates of Continued Occupancy smoke and carbon monoxide inspections. He noted the suggested increase from \$75.00 to \$100.00 is consistent with other neighboring towns.

Girl Scout Request – Sale on Borough Property (Added on 2/8/2021)

Chief Deuer presented a request by the Girl Scouts to use the Borough Hall parking lot for a contactless, COVID-19 safe distribution of cookies for the scouts’ annual fundraiser. The Council and Administration supported the request and considered a revision to the Borough ordinance by which Administration can evaluate future requests for permission or denial.

Action to be Taken

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

- Resolution R-36-2021 A Resolution Authorizing the Release of the Falcon Custom Homes, LLC Performance Bond No. 38125 was carried unanimously with six affirmative votes.

- Resolution R-44-2021 A Resolution Requiring a Maintenance Bond from Falcon Custom Homes, LLC was carried unanimously with six affirmative votes.
- Resolution R-45-2021 A Resolution Approving the Payment of Bills was carried with five affirmative votes and one abstention from Councilman Tilton.

Executive Session

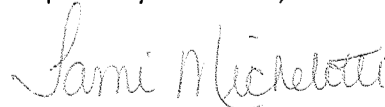
Resolution R-46-2021 A Resolution Authorizing the Mayor and Council of the Borough of North Caldwell to Hold a Closed Session Meeting for Certain Specified Purposes:

- A. Personnel: (1) NCPD;
- B. Contract Negotiations: (1) Pulte Homes – Hydrogeological Study, (2) Essex Fells Joint Municipal Court, (4) Essex Fells Wholesale Water, (5) Dispatch Shared Services (6) Caldwell Sewer;
- C. Potential Litigation/Contract Negotiations/Attorney-Client Communication – (1) Hidden Ridge Maintenance Bond; (2) Lindsley Heights Easement

was read. Motion was made by Council President Astorino, seconded by Councilman Floria-Callori. 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 Floria-Callori, seconded by Councilman Rees, that this meeting be adjourned at 8:47pm. This motion was carried unanimously.

Respectfully submitted,



Tami Michelotti
Borough Clerk