

Mayor and Council Conference Meeting – September 13, 2021

The Conference Meeting of the Mayor and Council of the Borough of North Caldwell was held on Wednesday, September 13, 2021. The meeting began at 6:32pm 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. 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 Attorney; Rich Mondelli, CFO; and Tami Michelotti, Borough Clerk.

Mayor Alessi asked Kevin O’Sullivan to lead the Pledge of Allegiance.

Citizens to be Heard

Alex Albu – 40 Ferndale Road

Mr. Albu asked the Council if discussions were held with the North Caldwell Board of Education regarding subscription bussing since the last Council meeting. Mayor Alessi noted that the Board of Education continued to search for a bussing provider. Councilman Atlas noted that further questions should be directed to the North Caldwell Board of Education. Councilman Floria-Callori reviewed actions taken by the Borough Council to ensure safer streets including speed table installation on Beachmont Terrace, flashing stop signage and pursuit of a sidewalk on Smull Avenue. Councilman Tilton noted the Council’s commitment to working with the Board of Education and was hopeful for the implementation of a solution for the next school year.

Items for Discussion

In-Person Meeting Schedule

Mr. O’Sullivan provided an update on outfitting the council chambers with audio/visual equipment to allow for live-streaming and remote participation during in-person council and board meetings. He noted that the equipment purchase and installation would be performed in-house to reduce costs. He added that hardware delays and high costs prevented the Borough from contracting a third-party solution. Council President Astorino asked for confirmation to allow council members to participate remotely in the future should they not be able to attend in person under OPMA.

Road Paving Projects – NJDOT Proposal, 2021 Road Paving Program

Mr. O’Sullivan reviewed the road paving projects recently completed and those that were anticipated to be completed from both Borough budget allocations and the annual NJDOT grant. He noted that DOT projects require topographical surveys and engineer-signed/sealed plans which are covered by the grant.

Drainage Projects – Ida Response, Funding

Mr. O’Sullivan reviewed the drainage projects completed by the DPW including preparation for each storm. He noted that Hurricane Ida caused much erosion in drainage ditches and passages which led to settling of debris which altered the path of water. He added that new areas were affected by stormwater which was being assessed by DPW. Mr. O’Sullivan noted that larger projects beyond the scope and ability of the Borough’s internal resources require design and bidding. He reviewed the current funding available and future funding options including a stormwater utility. Councilman Rees noted the need to consult Essex County for consideration of repairs to the Glenview Road culvert and stormwater flows from the dog park.

Walker’s Pond and Property

Mr. O’Sullivan reviewed the Walker’s property design proposal submitted by Borough Engineer Paul Ferriero including the permitting and bidding for site improvements. He stated that a resolution awarding a contract would be prepared for the next meeting. Mr. O’Sullivan noted that water quality maintenance and phragmites treatment contracts were still active.

Municipal Pool – End of Season Report, Future Improvements, Funding

Councilman Kessler reviewed completed and future improvements including pump house repairs, a new pool liner, new decking and accessories, updates to the restrooms, and the resurfacing of the pool interior. He anticipated having plans in place to secure financing in February of 2022 and execute bidding of the projects in the spring with construction in the fall of 2021. Councilman Kessler noted that this season’s profit indicate the pool’s favorable position and sustainability.

Land Use Initiatives Update

Council President Astorino reviewed the need to focus on economics, time frames and accountability for some of the upcoming land use projects in town. He added that these initiatives would be part of the Five-Year Plan proposals from each committee.

Enterprise Fleet Management Proposal

Mr. O’Sullivan reviewed the fleet management proposal from Enterprise Fleet. Mr. Semeraro suggested publicly noticing the intent to enter into a contract with Enterprise prior to authorizing the contract.

White Rock Maintenance Bond Release Request

Mr. O’Sullivan stated that a request was received from RPM to release the two cash maintenance bonds posted for landscaping. He noted that the landscaping was installed, has survived and is approved for bond release. He added that a resolution would be prepared for the next meeting.

Pickle Ball Court Conversion/Registration Fees

Councilman Kessler reviewed a recommendation from the Recreation Department to start a pilot pickle ball program that would allow the Borough to gauge interest in the sport. The pilot program would be \$35.00 per family with play permitted into the early winter. He noted that pickle ball lines would be painted on tennis court #6.

Action to be Taken

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

- Resolution R-167-2021 A Resolution Authorizing the Award of a Professional Services Contract Between the Borough of North Caldwell and Ferriero Engineering, Inc. for Engineering and Surveying Services for Tanglewood Road, Glenview Road and Park Avenue Road Improvements
- Resolution R-183-2021 A Resolution Approving the Payment of Bills
- Resolution R-184-2021 A Resolution Authorizing Redemption and Cancellation of Tax Title Certificate #19-04 - Block 1400, Lot 3
- Resolution R-185-2021 A Resolution Amending R-150-2021 Regarding the Contract between the Borough of North Caldwell and Michelle Inga, Assistant Manager of the Municipal Pool for the 2021 Season
- Resolution R-186-2021 A Resolution Authorizing the Hiring of Part-Time Seasonal Employees for the 2021 Pool Season – Gate Monitor/Snack Bar Attendant
- Resolution R-188-2021 A Resolution Fixing Fees Pertaining to Recreation Programs – Pickle Ball
- Raffle License RA-3-2021 North Caldwell Police Foundation 50/50 Raffle

Councilman Tilton abstained from voting on Raffle License RA-3-2021. Said motion was carried unanimously with six affirmative votes with the exception of RA-3-2021 which was carried with five affirmative votes and one abstention.

Resolution R-182-2021 A Resolution Appointing Travis Ruffo as Police Sergeant was read. Motion was made by Councilman Tilton, seconded by Councilman Atlas. Said motion was carried unanimously with six affirmative votes.

Executive Session

Resolution R-187-2021 A Resolution Authorizing the Mayor and Council of the Borough of North Caldwell to Hold a Closed Session Meeting for Certain Specified Purposes :


- A. Potential Contract Negotiations: (1) Stormwater Infrastructure, (2) Telecommunications - VCOMM, (3) Municipal Court Joint Agreement, (4) Hilltop Conservation Easement, (5) Sanitary Sewer Repairs;
- B. Potential Litigation: (1) Hidden Ridge Performance Bond, (2) Little Falls Flooding, (3) Park Place Gabion Wall;
- C. Attorney/Client Privilege: (1) Salary Ordinance;
- D. Personnel: (1) Recreation Department, (2) Volunteers’ Code of Conduct, (3) Borough Clerk

was read. Motion was made by Council President Astorino, seconded by Councilman Atlas. Said motion was carried unanimously with six affirmative votes.

The meeting was re-opened to Public at 9:26pm.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Council President Astorino, seconded by Councilman Atlas, that this meeting be adjourned at 9:26pm.

Respectfully submitted,


Tami Michelotti
Borough Clerk