

## Mayor and Council Conference Meeting – June 9, 2021

The Conference Meeting of the Mayor and Council of the Borough of North Caldwell was held on Wednesday, June 9, 2021. The meeting began at 6:30pm 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; 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**

John Chiaia – 34 Grandview Place

Mr. Chiaia, Chairperson of Walker's Pond Conservancy, thanked the DPW for completing the guardrail installation at the pond dam. He also expressed appreciation to Mr. O'Sullivan and Mr. Ferriero for their efforts toward obtaining DEP permitting for a gazebo, walking trails, benches and a bandstand. He announced the ribbon cutting ceremony to be held on June 19, 2021 at 11:00am and thanked Mayor Alessi for the opportunity to work on the project.

Mr. O'Sullivan added that the site was approved for passive use by the Borough's insurance carrier as the property is no longer under construction. He noted that the DPW installed a safety barrier near the dam wall. Councilman Kessler noted that the public now has the opportunity to use the property for passive recreation.

### **Items for Discussion**

#### **Bond Ordinance BO-2-2021**

Councilman Atlas reviewed an error in the public advertisement of the bond ordinance introduction. He noted that it would be re-noticed with a new public hearing scheduled for June 22, 2021.

#### **Cannabis Ordinance**

Councilman Atlas reviewed the classes of cannabis permitting allowed by the State of New Jersey. He explained that delivery to Borough residences cannot be prohibited and stated his favor for allowing retail cannabis permitting in town. He noted the August 22, 2021 deadline to adopt which permits would be allowable in the Borough. Mr. Semeraro added that any current Borough ordinances would become null and void which would require a repeal of the cannabis ordinance in Section 10 of the Borough Code. Councilman Atlas stated that all permitting types could be prohibited while feedback is gathered from the public. He announced that an ordinance would be introduced at the next meeting with a public hearing in July.

#### **Plenary Retail Distribution License Public Bid**

Mr. O'Sullivan announced that the notice to bidders is live with bids due on July 7. He anticipated an update at the July Council meeting.

#### **Public Comment Sequence**

Councilman Rees suggested adding an opportunity for public comment after the Items for Discussion portion of conference meetings. The Council discussed how to balance meeting efficiency and public input on discussions.

#### **Council Compensation**

Councilman Rees proposed ceasing salaries for council members after the current terms expire. The Council discussed the potential effects on pension and benefits eligibility. It was also noted that the compensation helps to offset conference and continuing education fees. Mr. Semeraro noted that changes to compensation would likely affect eligibility in the state pension system. He added that any revisions would require a revision to the Borough ordinance. Legal and Ordinance Chair, Councilman Atlas, asked that Mr. Semeraro draft the ordinance revision to cease compensation effective with the end of each current Councilperson's term.

**Website Redesign**

Mr. O’Sullivan presented a Statement of Work from CivicPlus for the anticipated website redesign. He noted that the agreement would be ready for execution at the next meeting.

**Road Paving Projects**

Mr. O’Sullivan stated that the Capital Budget Bond Ordinance Bo-2-2021 will fund the repaving and curb work for Old Farm Road, Hamilton Drive North, Glenview Road and Tanglewood Road as well as access driveways for the Borough Hall complex.

**Borough Vehicle Procurement**

Mr. O’Sullivan stated that a fleet leasing solution was under review for procurement of DPW trucks and a Fire Department command vehicle.

**Beachmont Terrace Speed Calming**

Mr. O’Sullivan stated that speed humps would be funded from the capital bond ordinance and would be installed on Beachmont Terrace prior to the new school year. He added that a concept plan would be developed and neighborhood residents would be notified prior to the installation.

**Walker’s Pond Ribbon Cutting Ceremony**

Mayor Alessi noted that the ceremony details were addressed by Mr. Chiaia earlier in the meeting.

**Community Pool Membership / Community Pool Concession Stand**

Councilman Kessler updated the Council on pool membership which rose to 1,246 members to date as compared to approximately 800 members in 2020. He stated that the healthy membership could justify an expansion in services such as extended hours of service for seniors and opening of the concession stand for snacks and beverages. He noted that food services would be provided by Sunrise Kitchens with app-based ordering and delivery.

**Summer Camp and Swim Team Staff**

Councilman Kessler presented the proposed summer camp staff contracts, salaries and wages for review by the Council. A resolution would be offered at the next meeting.

**Gould Avenue Recreation Complex Concept Plan & Budget Analysis**

Councilman Kessler reviewed a concept plan for the Gould complex drafted by Borough Engineer Paul Ferriero. He noted that the complex was evaluated with the exception of the recently installed Liberty Turf Field. He presented the proposed improvements, most notably being the expansion of the current pool house into a recreation center. Councilman Kessler asked that each council member provide recommendations and a priority list for inclusion in a potential referendum vote in November. Councilman Floria-Callori suggested visiting other towns’ complexes for ideas and soliciting input from residents.

**Action to be Taken**

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

- Resolution R-133-2021 A Resolution Approving the Payment of Bills. Councilman Tilton abstained from voting on Resolution R-133-2021 A Resolution Approving the Payment of Bills. Said motion was carried unanimously with five affirmative votes and one abstention.
- Resolution R-134-2021 A Resolution Authorizing and Directing the Tax Collector of the Borough of North Caldwell to Prepare and Mail Third Quarter 2021 Estimated Tax Bills. Said motion was carried unanimously with six affirmative votes.
- Resolution R-135-2021 A Resolution Authorizing the Hiring of Additional Seasonal Employees – Baseball/Softball Umpires. Said motion was carried unanimously with six affirmative votes.

**Executive Session**

Councilman Kessler made a motion to add the discussion of the Cal Ripken League under Attorney/Client Privilege category in Executive Session. The motion was seconded by Councilman Atlas. Said motion was carried unanimously with six affirmative votes.

Resolution R-136-2021 A Resolution Authorizing the Mayor and Council of the Borough of North Caldwell to Hold a Closed Session Meeting for Certain Specified Purposes:

- A. Contract Negotiations: (1) Cell Tower Lease, (2) Essex Fells Water Supply, (3) Police Dispatch, (4) Hidden Ridge Performance Bond, (5) Culvert/Drainage Repairs;
- B. Anticipated Contract Negotiations: (1) Gould Avenue and Mountain Avenue Intersection Safety;

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C. Personnel: (1) Finance Department

D. Attorney/Client Privilege: (1) Cal Ripken League

was read. Motion was made by Councilman Atlas, 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 Council President Astorino, seconded by the Council, that this meeting be adjourned at 9:09pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Tami Michelotti".

Tami Michelotti  
Borough Clerk