

## Mayor and Council Conference Meeting – April 10, 2018

The Conference Meeting of the Mayor and Council of the Borough of North Caldwell was held on Tuesday, April 10, 2018 at the Borough Hall, Gould Avenue and began at 7:31pm.

Roll Call indicated the following present:

Council Members: Council President Santomauro, Councilman Astorino, Councilman Chiaia, Councilman Kessler, Councilman Raymond, Councilman Rees

Also, present were David M. Paris, Borough Attorney; Frank Zichelli, Borough Engineer; Mark Deuer, Police Chief; John D'Ascensio, Fire Chief; Tami Michelotti, Acting Borough Clerk.

Absent: Mayor Alessi

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

Council President Santomauro asked David Paris to lead those present in the salute to the American flag.

### **Citizens to Be Heard**

No one from the public came forward.

### **Items for Discussion**

#### **Local Emergency Planning Council (LEPC) Appointments**

Fire Chief D'Ascensio stated that the appointment of a Local Emergency Planning Council is a requirement of the New Jersey Office of Emergency Management. He added that a minimum of one meeting per year is required and that frequent meetings are not anticipated since local hazards are minimal. He suggested that meetings should precede major storms which are already done informally.

Council President Santomauro stated that Mayor Alessi provided a suggested list of council appointments for review by the Council and Chief D'Ascensio. Chief D'Ascensio stated that once the LEPC is formed, the Essex County Office of Emergency Management would schedule a presentation.

Chief D'Ascensio reminded the Council to submit responses to the North Caldwell Fire Department annual dinner.

#### **Review of Resolution R-47-17 re: Assessor's Tax Appeals, Answers, Counterclaims, Appeals and Cross Appeals in Tax Matters**

Mr. Zichelli stated that he and Mr. Paris would meet to discuss this matter and tabled further discussion at this time.

#### **Disabled Veteran Designation Retraction**

Mr. Zichelli stated that resolutions R-44-18 and R-45-18 were adopted at the February 28, 2018 meeting to designate resident Douglas Contreras with disabled veteran status. This designation would allow Mr. Contreras to be exempt from paying property taxes and to receive a refund of taxes paid recently. Mr. Zichelli stated that the disabled veteran status was erroneously granted and was brought to the Borough's attention by Mr. Contreras. Mr. Zichelli added that Mr. Contreras returned the check for the refund of taxes paid. He stated that resolutions reversing the refund of taxes and exemption from payment of property taxes would be prepared for the next meeting.

#### **Cyber Security Plan Proposals**

Mr. Zichelli stated that the New Jersey Water Quality Accountability Act requires public water systems that have an internet-connected control system to have a cyber security plan. He added that two proposals were received: Suburban Consulting Engineers, Inc. for \$4,000 and Mott MacDonald for \$7,500. Mr. Zichelli recommended engaging Suburban Consulting Engineering, Inc. which provided a lower cost proposal. The Council agreed to award the plan preparation to Suburban Consulting. A resolution would be prepared for the next Council meeting.

#### **Hendricks Report – Walker Subdivision**

Mr. Zichelli stated that the subdivision of the Walker Property was reviewed by Hendricks for the sale of a five (5) lot subdivision. He stated that Hendricks priced the land as both improved and unimproved and estimated an approximate \$1 million difference. Mr. Zichelli

stated that the cost to improve the land would be approximately \$400,000. He estimated that the land improvements would take nine (9) months to one year to complete.

Mr. Zichelli stated that the next step would be to engage Hendricks to prepare bid specs for the work which would cost \$3,000. He confirmed that the \$400,000 estimate includes some of the smaller costs like the bid spec preparation. He noted that the estimate does not include construction oversight and daily site management costs. Mr. Zichelli added that the cost for a part-time construction supervisor would be approximately \$25,000-30,000. The Council thanked Mr. Zichelli for his input and oversight of the project.

Councilman Rees noted the significantly higher profit on the sale of improved land vs. the unimproved land. Council President Santomauro added that the sale price could potentially rise if the real estate market rises. Mr. Paris noted that the Planning Board reviewed the site plan and was impressed as were neighbors who attended the meeting. He stated that there were no objections and comments noted the plans as well-conceived.

Councilman Astorino asked for confirmation that plans for the open space were not yet finalized. Mr. Paris noted that Green Acres funding would limit the uses for the land. Council President Santomauro noted that Green Acres designation would prevent indoor activities on the property, allowing the existing structure to be used for storage only. Councilman Chiaia noted that the Walker home could be used for community meetings or Boy Scout/Girl Scout meetings, for example, if Green Acres funding was not requested.

### **Solid Waste Collection Bids**

Mr. Zichelli stated that the bid opening for a Solid Waste Collection contract was held on April 5, 2018 which resulted in only one bid from the Borough's existing contractor, Suburban Disposal. He presented the bid proposals offered by Suburban including a 60-month agreement of \$46,000 per month which exceeds the current cost per month by over \$20,000.

Mr. Zichelli stated that he discussed the bid proposal with John Roselle from Suburban indicated that the bid would likely be rejected and that the Borough would re-bid the service contract. Mr. Zichelli added that the Borough currently requires the contractor to pay the Essex County Utilities Authority for the tipping fee which is a burden for small companies. He suggested that the bid specs be modified to have the Borough pay the tipping fee directly to entice more bidders at a better bid price. Council President Santomauro asked for other suggestions that could entice bidders, noting that she is reluctant to change the side-yard collection service and frequency of collection already provided to residents. Mr. Zichelli noted that a change to curb-side collection would not result in a significant cost savings.

Mr. Zichelli stated that required public notice of a re-bid will result in the need for three (3) months of temporary collection service. The topic would be further discussed in Executive Session for the purpose of contract negotiation. Mr. Paris stated that a resolution would be prepared for the rejection of the bid.

### **137 Gould Avenue**

Mr. Zichelli stated that bids are due on April 16, 2018 for the rental of Borough property at 137 Gould Avenue. He added that two bids had already been received.

### **Fireman's Field Banner Applications**

Councilman Kessler stated that three banner applications were submitted for review and approval. The Council had no issue with the banner applications. A resolution was prepared for approval at same meeting.

### **Swim Team Head Coach and Assistant Coach**

Councilman Kessler stated that two (2) Swim Team coaches were planning to return for the 2018 Municipal Pool season for which a \$50 salary increase was recommended. Council President Santomauro noted that increases should not be guaranteed to each seasonal employee every year. The Council approved the increase for the 2018 season.

### **NCRF Donation of Safety Net for Magnusson Field**

Mr. Zichelli stated that the North Caldwell Recreation Foundation would like to construct a four (4) foot fence with a ten (10) foot net along the parking lot of Magnusson Field to help keep balls in play and out of the parking lot.

Councilman Raymond commended the DPW for a great job laying the gravel at Magnusson to make a parking lot where there was previously unsafe roadside parking. He also noted that the fence and netting would create a barrier between the field and the parking lot to eliminate children running into the parking lot for stray balls.

## Mayor and Council Conference Meeting – April 10, 2018

Mr. Zichelli stated that a resolution authorizing the installation of the fence and net would follow at same meeting. Council President Santomauro expressed appreciation to the North Caldwell Recreation Foundation for the donation.

### **Action to be Taken**

Raffle License Application R-6-18 Notre Dame 50/50 Raffle on May 10, 2018 was moved by Councilman Raymond, seconded by Councilman Kessler. The application was approved unanimously with six votes.

Raffle License Application R-7-18 Notre Dame Purse Bingo on May 10, 2018 was moved by Councilman Raymond, seconded by Councilman Kessler. The application was approved unanimously with six votes.

Resolution R-79-18 A Resolution Approving the Payment of Bills was read. Motion was made by Councilman Astorino, seconded by Councilman Kessler. Said motion was carried unanimously with six votes.

Resolution R-80-18 A Resolution Authorizing the Redemption of Tax Title was read. Motion was made by Councilman Astorino, seconded by Councilman Kessler. Said motion was carried unanimously with six votes.

Resolution R-81-18 A Resolution Authorizing an Agreement Between the Borough of North Caldwell and Suburban Consulting Engineers, Inc. to Prepare Cyber Security Plan was read. Motion was made by Councilman Raymond, seconded by Councilman Astorino. Said motion was carried unanimously with six votes.

Resolution R-82-18 A Resolution Authorizing the Hiring of Seasonal Employees for the 2018 Baseball/Softball Season – Umpires and Officials was read. Motion was made by Councilman Kessler, seconded by Councilman Raymond. Said motion was carried unanimously with six votes.

Resolution R-83-18 A Resolution Approving Fireman's Field Banners was read. Motion was made by Councilman Kessler, seconded by Councilman Raymond. Said motion was carried unanimously with six votes.

Resolution R-85-18 A Resolution Authorizing the Installation of a Safety Net at Magnusson Field in the Borough of North Caldwell was read. Motion was made by Councilman Kessler, seconded by Councilman Raymond. Said motion was carried unanimously with six votes.

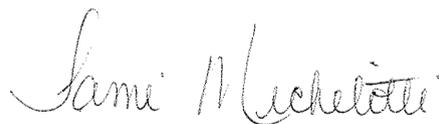
### **Executive Session**

Resolution R-84-18 Authorization for Executive Session for Certain Specified Purposes: A. Contract Negotiations – RPM, Pulte; B. Litigation – COAH Declaratory Judgement, COAH Fee Challenge; C. Personnel – Separation Pay. Motion was made by Council President Santomauro, seconded by Councilman Raymond. Said motion was carried unanimously with six votes.

The public meeting was reopened at 9:46pm.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Council President Santomauro seconded by Councilman Chiaia that this meeting be adjourned at 9:46pm. This motion was carried unanimously.

Respectfully submitted,



Tami Michelotti

Acting Borough Clerk