

Conference Meeting January 10, 2017

The Conference Meeting of the Mayor and Council of the Borough of North Caldwell was held on Tuesday, January 10, 2017 at the Borough Hall, Gould Avenue and began at 7:32pm.

Roll Call indicated the following present:

Mayor Alessi

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

Absent: Councilman Rees

Also, present were David M. Paris, Esq., Borough Attorney, Mel Levine, Borough Administrator, Mark Deuer, Police Chief, Frank Zichelli, Borough Engineer and Nancy A. Bretzger, Borough Clerk

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

Mayor Alessi asked Councilman Raymond to lead those present in the salute to the American flag.

Citizens to Be Heard

Mayor Alessi opened the floor to the public. No one came forward.

Items for Discussion

Walker's Pond – Frank Zichelli, Borough Engineer explained the memo that he had prepared and distributed to the Mayor & Council. He stated that the memo lists the next steps that need to be taken in regards to the Walker property since the Borough now has purchased the property. He stated that he has reported the contamination to the State DEP. He said that he has started up communications with Amy S. Greene, spoke regarding the memo that he prepared regarding the next steps since the borough has purchased the property.

He has started up communications with Amy S. Greene, Inc. to pick up where they left off in 2014. He said that they are now working on the Confirmed Discharge Notification form.

Mr. Zichelli explained that the Borough can make application for a Hazardous Discharge Site Remediation Fund Grant which provides a 75% grant for remediation of known discharge of a hazardous substance. The estimated cost to make application for this grant is \$2,500.00.

Mr. Zichelli stated that Amy S. Greene, Inc. has performed much of the preliminary work required for preparation of the bid specifications and pond restoration. He would like to keep the consultant and have her pair up with another consultant that has the resources to specify sediment sampling, analysis and disposal of contaminated material. The estimated cost for engineering and bidding is \$25,000.00. The estimated cost for pond restoration is \$500,000.00. The Council discussed this and told Mr. Zichelli that they would go with his suggestion and retain Amy S. Greene, Inc. for this step.

The last step is the subdivision of the back 6.8+/- acres along Meadow Lane. There are 3 approaches to subdividing the property (1) subdivide the

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acreage from the rest of the property and sell as is (2) subdivide the acreage into 5 building lots and sell the parcel with Planning Board and other approvals (3) subdivide the acreage into 5 building lots, gain all other approvals, construct utilities and roadway and sell lots individually. Mr. Zichelli feels that the best choice is number 2.

David M. Paris, Borough Attorney explained that he has spoken with Mr. Dusinger, the Planning Board Attorney and that the Mayor & Council does not need Planning Board approval to do the subdivision, that this is just a Planning Board review.

Mr. Zichelli then stated that once the tenant in the home has moved out around March 1, 2017 he would like to assess the condition of the house to determine if it should be demolished or repaired. He would like to demolish the existing in-ground pool and clear the brush, overgrowth and selected trees from along Mountain Avenue and the edge of the pond. He feels most of this work can be done in house.

Action to Be Taken

Resolution R-24-17 – Resolution Approval to Pay Bills in the amount of \$2,365,366.55 was read. Motion was made by Councilman Astorino, seconded by Council President Santomauro. Said motion was carried unanimously.

Resolution R-25-17 – Resolution for Transfer of Funds in the amount of \$23,500.00 was read. Motion was made by Councilman Astorino, seconded by Council President Santomauro. Said motion was carried unanimously.

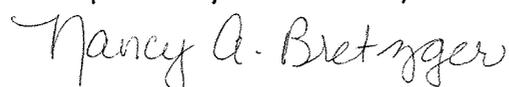
Executive Session

Resolution R-26-17 - Authorization for Executive Session for Certain Specified Purposes: A. Litigation (1) COAH Declaratory Judgment B. Contract Negotiations – (1) Caldwell Sewer Utility (2) Traffic Signal Cost Sharing Agreement C. Personnel (1) Part Time Administrative Assistant/Deputy Clerk was read. Motion was made by Council President Santomauro, seconded by Councilman Chiaia. Said motion was carried unanimously.

Re-opened to Public Meeting at 8:06pm

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 8:07pm. This motion was carried unanimously.

Respectfully submitted,



Nancy A. Bretzger, Borough Clerk