

## Mayor and Council Conference Meeting – February 11, 2020

The Regular Meeting of the Mayor and Council of the Borough of North Caldwell was held on Tuesday, February 11, 2020. The meeting began at 7:31pm at Borough Hall.

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 Mr. Alan Genitempo to lead the Pledge of Allegiance.

Roll Call indicated the following:

Present: Mayor Alessi, Council President Santomauro, Councilman Chiaia, Councilman Astorino, Councilman Kessler, Councilman Rees and Councilman Tilton.

Also present were: Alan Genitempo, Esq., Acting Borough Attorney; Kevin O'Sullivan, Borough Administrator; Paul Ferriero, Borough Engineer; Karl Strodthoff, Police Captain; and Tami Michelotti, Borough Clerk.

### **Executive Session**

Resolution R-43-2020 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) Riparian Zone Mitigation Plan, (2) Pulte Homes, was read. Motion was made by Council President Santomauro, seconded by Councilman Chiaia. Said motion was carried unanimously with six votes.

The meeting returned to public session at 7:53pm on a motion from Council President Santomauro, seconded by Councilman Kessler. Said motion was carried unanimously with six votes.

### **Citizens to be Heard**

#### **Paul Scagnelli – 7 Stony Brook Drive**

Mr. Scagnelli asked for an update regarding the performance bond reduction requested by Pulte Homes and asked that repairs to detention basin 2 be considered to eliminate erosion in the wetlands. Mr. Ferriero explained that negotiations were still ongoing but that no line item would be reduced to less than 30%. He explained the water filtration and release process from detention basin 2 that was designed and construction according to NJDEP standards.

#### **Bernie Doyle – 31 Glenview Road**

Mr. Doyle stated that a 60-foot dead tree remains in the buffer zone that should be removed by Pulte. Mr. O'Sullivan stated that he would examine the tree and notify Pulte to remove the tree.

#### **Paul Holland – 43 Ferndale Road**

Mr. Holland asked the Governing Body to enforce the Developer's Agreement with Pulte Homes to restore the Hilltop residents' damage from development.

### **Items for Discussion**

#### **Flood Damage Prevention Ordinance**

Mr. Ferriero stated that FEMA recently adopted new flood plain maps which require municipalities to adopt an updated flood prevention ordinance. He added that the ordinance must be adopted to be included in FEMA's flood insurance program and offered that the ordinance would be ready for introduction at the next regular meeting and adoption in time for FEMA's April 2, 2020 deadline.

Mr. Ferriero added that a draft ordinance was issued by FEMA in November 2019, adapted for North Caldwell, and was found to be satisfactory by FEMA representatives. He noted differences from the old ordinance including the requirement for development permits if developing in a flood plain.

#### **Stormwater Management Ordinance**

Mr. Ferriero explained his suggested revisions to the Borough's Stormwater Management Ordinance. He noted that the Borough adopted NJDEP requirements issued in 2004. He explained that more stringent criteria for major developments, defined as disturbance of more than one acre OR creation of ¼ acre or more of impervious surface, are suggested.

Mr. Ferriero added that the current ordinance is applicable to developments that require preliminary or final site plan review. The revised ordinance will apply to both residential and non-residential developments as well as sites that do not require site approval. He also recommended that the Governing Body adopt an amendment to broaden the drywell ordinance.

#### **Tree Ordinance**

Council President Santomauro summarized suggested revisions to the Tree Ordinance that resulted from meetings with representatives from the Borough Council, Planning Board and the community. She

noted that permit issuance for tree removal, exemptions, drainage, and enforcement were among the considerations. She offered that the ordinance would be introduced at the next meeting.

**Five- Year Plan**

Mayor Alessi asked each Councilperson to meet with their respective departments to review and update their five-year plans and identify areas of improvement.

**Voting Machines**

Ms. Michelotti announced Essex County's plan to introduce new voting machines for the 2020 Primary Election. She described the increased security that the new voting methods offer as well as the potential increase in voter lines as the new method is implemented for the first time. She offered to hold multiple training sessions for the public prior to the election.

**Borough Facilities Energy Audit**

Mr. O'Sullivan stated that the projects identified recent bond ordinance for municipal building improvements may be eligible for reduced-cost implementation and/or energy savings. He recommended that a thorough audit be conducted to identify projects that would qualify for State funding.

**Fuel Bid**

Mr. O'Sullivan stated that the Borough receives fuel through an extended contract from 2018 with Sunoco in Fairfield. He offered to update the standard bid for 2020. Councilman Tilton suggested a fleet card credit purchase system which Mr. O'Sullivan would explore.

**Borough Website**

Mr. O'Sullivan stated that Sergeant Credico had prepared a revised website for the Borough which would offer increased storage, meet required ADA compliance, and more robust functionality for users. The Council offered suggestions and revisions and requested a new Borough logo.

**Pool Party Application**

Councilman Kessler offered a revised application for private pool parties for the Council's review which would increase the fee.

**LEAD Program Parade**

Councilman Kessler announced that the Gould School 5<sup>th</sup> graders who are offered LEAD training from the NCPD would participate in the West Essex Memorial Day parade wearing shirts created and funded by the Municipal Alliance.

**Action to be Taken**

Resolution R-41-2020 A Resolution Approving the Payment of Bills was read. Motion was made by Councilman Astorino, seconded by Councilman Chiaia. Said motion was carried unanimously with six votes.

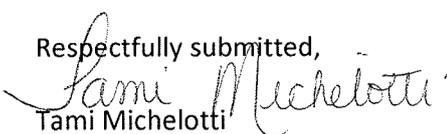
Resolution R-42-2020 A Resolution Appointing Eileen Capstraw as Recreation Department Administrative Assistant was read. Motion was made by Councilman Tilton, seconded by Councilman Chiaia. Said motion was carried unanimously with six votes. Councilman Kessler stated that Eileen has been temporarily fulfilling the position since August of 2019 and was a dedicated employee.

**Executive Session (continued)**

Resolution R-43-2020 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 – (3) Borough Attorney; B. Anticipated Contract Negotiations – 620 Mountain Avenue, Birchwood Road; C. Litigation – COAH was read. Motion was made by Council President Santomauro, seconded by Councilman Chiaia. Said motion was carried unanimously with six votes.

The meeting was re-opened to Public at 10:17pm.

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 the Council, that this meeting be adjourned at 10:17pm. This motion was carried unanimously.

Respectfully submitted,  
  
Tami Michelotti  
Borough Clerk