

Mayor and Council Conference Meeting – January 12, 2021

The Conference Meeting of the Mayor and Council of the Borough of North Caldwell was held on Tuesday, January 12, 2021. The meeting began at 7:30pm via teleconference 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.

Roll Call indicated the following:

Present: Mayor Alessi, Council President Astorino, Councilman Atlas, Councilman Floria-Callori, Councilman Kessler, Councilman Rees and Councilman Tilton.

Also present were: Kevin O'Sullivan, Borough Administrator; Irene Asbury, Esq., Borough Attorney; Mark Deuer, Police Chief; Paul Ferriero, Borough Engineer; and Tami Michelotti, Borough Clerk.

Mayor Alessi asked Council President Astorino to lead the Pledge of Allegiance.

Citizens to be Heard

No one from the public came forward.

Items for Discussion

Stormwater Control Ordinance

Mr. Ferriero provided an overview of the proposed ordinance amendment which required adoption by March 3, 2021. He highlighted changes to the NJDEP framework and to State regulations which include mandatory green infrastructure stipulations, clarification of stormwater management rules for both municipal and private projects, and standards for waivers. He stated that the Borough ordinance would be amended to incorporate the State changes by reference to allow for consistency. Mr. Ferriero noted that he was also working on updating the Borough's Stormwater Management Plan.

RPM Performance Bond

Mr. O'Sullivan stated that Mr. Ferriero was performing a construction review for the performance bond release. Action was planned for the next Council meeting.

Falcon Point Deed of Dedication / Performance Bond

Mr. O'Sullivan stated that the deed of dedication for Falcon Point Drive was being reviewed by the Borough Attorney and the performance bond return request was being reviewed by the Borough Engineer. Action was planned for the next Council meeting.

Walkers Pond Change Order

Mr. Ferriero reviewed the need for repairs on the concrete dam at Walker's Pond for which a change order was required. He noted that a reduction in material to be disposed of would offset the cost of the repair, resulting in a zero-cost change. Mr. Ferriero noted that the mitigation planting in the spring is the largest remaining portion of the project.

Zen Fi ROW Request

Ms. Asbury reviewed the request from ZenFi (formerly known as Cross River) for a right-of-way access agreement. She noted that the NJ Board of Public Utilities approved the installation work to be done in the ROW and the Borough's requirement to grant access to the existing poles for the running of wires. She offered to bring the Council's remaining questions to ZenFi for clarification of pole locations, timelines, project scope, term length, ongoing maintenance, access to additional parties and liability insurance before the next meeting.

West Greenbrook/Central/Grandview Triangle

Mr. O'Sullivan stated that a letter was sent to County Executive DiVincenzo requesting a review of the triangle intersection and consideration of safety improvement implementation. He noted that documentation of recent motor vehicle accidents was included with the letter.

NCPD Dispatcher

Chief Deuer stated that a NCPD dispatcher position is vacant due to a resignation. He stated that interviews were held and a certified dispatcher was found for the position. A resolution appointing a new dispatcher was prepared for consideration later in the meeting.

Pickle Ball Courts

Councilman Kessler reviewed the repairs needed on the tennis courts including cracks caused by water drainage issues underneath the courts. He described the opportunity to convert one tennis court into

two pickle ball courts which has been requested by residents. Mr. O’Sullivan provided a review of a credit owed to the Borough by the contractor for cracks that formed within the first year after the most recent resurfacing project. Councilman Kessler noted that the subsurface drainage issues would require correction first. The Council discussed potential costs associated with the repairs, resurfacing and alterations. Councilman Floria-Callori noted that a survey would soon be conducted by the North Caldwell Recreation Foundation to quantify the public’s interest in recreation improvements.

Action to be Taken

The following resolutions were read by and moved by Council President Astorino as a Consent Agenda, seconded by Councilman Kessler. The motion was carried unanimously with six affirmative votes.

- Resolution R-33-2021 A Resolution Approving the Payment of Bills
- Resolution R-34-2021 A Resolution Authorizing the Employment of Police Department Dispatcher

Executive Session

Resolution R-35-2021 A Resolution Authorizing the Mayor and Council of the Borough of North Caldwell to Hold a Closed Session Meeting for Certain Specified Purposes: A. Personnel: (1) NCPD; B. Contract Negotiations: (1) Pulte Homes – Bond Reduction, Hydrogeological Study, (2) Green Brook Country Club, (3) Essex Fells Joint Municipal Court, (4) Essex Fells Dispatch Agreement, (5) Essex Fells Wholesale Water; C. Potential Litigation/Contract Negotiations/Attorney-Client Communication – (1) Hidden Ridge Maintenance Bond Review; (2) Beachmont Terrace Multi-Way Stop Sign; D. Attorney-Client Privilege – (1) Cannabis Legislation 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 9:59pm.

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 9:59 pm. This motion was carried unanimously.

Respectfully submitted,



Tami Michelotti
Borough Clerk