



**2016
BOROUGH OF DUMONT
RESOLUTION**

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
CORREA	✓			
DI PAOLO	✓			
HAYES	✓			
MORRELL	✓			
RIQUELME	✓			
ZAMECHANSKY			✓	
MAYOR KELLY				
TOTALS	5		1	

Resolution No. 52

Date: FEB. 2, 2016

Page 1 OF 5

Subject: BILLS LIST

Purpose: _____

Account No. _____

Contract No. _____

Dollar Amount: 396,598.20

Prepared By: Catherine Romeo

Offered by: Hayes
Seconded by: Riquelme

Certified as a true copy of a Resolution adopted by the Borough of Dumont on above date at a Regular Meeting by:

Susan Connelly

**Susan Connelly, RMC, Municipal Clerk
Borough of Dumont, Bergen County, New Jersey**

James J. Kelly
James J. Kelly, Mayor

BILLS LIST

BE IT RESOLVED by the Borough Council of the Borough of Dumont, County of Bergen, State of New Jersey, that the proper warrants be drawn and that attached bills, with the exception of those bills not approved by a majority of the Council, be paid providing funds are available in the amount of \$ **396,598.20**

CAPITAL ACCT	121,197.92
CURRENT ACCOUNT	141,873.28
RECREATION TRUST CROWN TROPHY	2,527.00
TRUST ACCOUNT CAMPGAW MOUNTAIN	2,100.00
WIRE TRANSFER CHASE BANK	128,900.00

January 29, 2016
10:17 AM

DUMONT BOROUGH
Check Register By Check Id

Page No: 1

Range of Checking Accts: CAPITAL-INTRCHG to CAPITAL-INTRCHG Range of Check Ids: 3753 to 3756
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
3753	01/27/16	VA0025 VANGUARD ENTERPRISES	5,115.00		3796
3754	01/27/16	STANZ005 STANZIALE CONSTRUCTION	112,206.67		3797
3755	01/28/16	MC100 MCMANIMON, SCOTLAND & BAUMANN	600.00		3805
3756	01/28/16	RE0022 REMINGTON VERNICK & ARANGO	3,276.25		3805

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	0	121,197.92	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	121,197.92	0.00

Range of Checking Accts: MARINERS to MARINERS Range of Check Ids: 57907 to 57964
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
57907	01/27/16	PE390 PETTY CASH	300.00		3798
57908	01/27/16	PE390 PETTY CASH	313.72		3802
57909	01/28/16	ER0023 eRevival LLC	4,280.85		3804
57910	01/29/16	AM014 AMERICANWEAR INC.	522.00		3807
57911	01/29/16	AM793 AMERICAN HOSE & HYDRAULIC CO	54.54		3807
57912	01/29/16	AR018 ARISTA TROPHIES & AWARDS	664.41		3807
57913	01/29/16	AR921 ARTHUR S CAVADIAS	200.00		3807
57914	01/29/16	BE045 BENJAMIN BROS INC.	295.22		3807
57915	01/29/16	BE900 BERYL HORBERT	100.00		3807
57916	01/29/16	B00025 BOROUGH OF HAWORTH	1,850.49		3807
57917	01/29/16	CA0025 CAPITAL ONE COMMERCIAL	187.04		3807
57918	01/29/16	CE0035 CENTURY FUEL EXPRESS	357.78		3807
57919	01/29/16	CE081 CERTIFIED SPEEDOMETER SERV. IN	219.00		3807
57920	01/29/16	CE111 CENTER FOR OCCUPATIONAL MED.	493.00		3807
57921	01/29/16	CI325 CIT TECHNOLOGY	99.87		3807
57922	01/29/16	D0109 D & E UNIFORMS	15.00		3807
57923	01/29/16	DA0002 DAN KRYSYNYIAK	200.00		3807
57924	01/29/16	DA909 DART COMPUTER SERVICES, INC.	1,036.50		3807
57925	01/29/16	DE0025 DE LAGE LANDEN	421.30		3807
57926	01/29/16	DE119 DE LUXE INTERNATIONAL TRUCKS	174.42		3807
57927	01/29/16	DE120 DE MAURO TOWING	175.00		3807
57928	01/29/16	ED0033 ED ROSSI	400.00		3807
57929	01/29/16	EL100 ELLEN ZAMECHANSKY	127.86		3807
57930	01/29/16	FE0024 FELIX RAMOS	100.00		3807
57931	01/29/16	GR001 GREGG F. PASTER & ASSOCIATES	5,900.00		3807
57932	01/29/16	ID227 IDM MEDICAL SUPPLY CO	186.72		3807
57933	01/29/16	IN-591 INTER CITY TIRE	196.07		3807
57934	01/29/16	JA0033 JAMES HOFFMAN	400.00		3807
57935	01/29/16	JA240 JAMES KAINÉ	100.00		3807
57936	01/29/16	JO0021 JOHN MOLINA	200.00		3807
57937	01/29/16	JO249 JOHN DI GIROLAMO	100.00		3807
57938	01/29/16	KE633 KEITH MULLIN	100.00		3807
57939	01/29/16	MA125 MASER CONSULTING P.A. INC.	546.25		3807
57940	01/29/16	MA294 MARGARET ANN MULDER RN	75.00		3807
57941	01/29/16	MC331 MCNERNEY & ASSOC	1,250.00		3807
57942	01/29/16	MU328 MUNICIPAL RECORD SERVICE	354.00		3807
57943	01/29/16	NI0025 NICOLA LEPORE	400.00		3807
57944	01/29/16	NJ325 NJ LABOR LAW POSTER SERVICE	207.75		3807
57945	01/29/16	OF0021 OFFICE CONCEPTS GROUP	67.95		3807
57946	01/29/16	ON0022 ONE CALL CONCEPTS	83.18		3807
57947	01/29/16	OP0023 OPTIMUM	5.34		3807
57948	01/29/16	PA379 PARAMOUNT EXTERMINATING	65.00		3807
57949	01/29/16	PR0020 PRECISION ART SHIELDS	697.00		3807
57950	01/29/16	PU415 PUBLIC SERVICE E&G COMPANY	13,115.09		3807
57951	01/29/16	RA003 RACHLES/MICHELE'S OIL CO	5,892.56		3807
57952	01/29/16	RE0005 READY REFRESH BT NESTLES	109.77		3807
57953	01/29/16	RE0075 RER SUPPLY, LLC,	29,625.75		3807
57954	01/29/16	SH0024 SHARP ELECTRONICS CORP	145.94		3807
57955	01/29/16	SP0022 SPRINT	1,147.00		3807
57956	01/29/16	SU0022 SUBURBAN DISPOSAL INC	61,749.99		3807
57957	01/29/16	TH508 THOMAS MCKEARY	100.00		3807

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
57958	01/29/16	TU0024 TURN OUT UNIFORMS	2,054.58		3807
57959	01/29/16	UN-111 UNITED MOTOR PARTS, INC.	156.65		3807
57960	01/29/16	VE010 VERIZON	54.81		3807
57961	01/29/16	VE900 VERIZON WIRELESS	1,931.82		3807
57962	01/29/16	WE545 W.E. TIMMERMAN CO., INC.	1,307.06		3807
57963	01/29/16	W00012 WORLD OF FOODS	880.00		3807
57964	01/29/16	ZU0025 ZURICH	80.00		3807
<hr/>					
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	58	0	141,873.28	0.00
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
	Total:	<u>58</u>	<u>0</u>	<u>141,873.28</u>	<u>0.00</u>



**2016
BOROUGH OF DUMONT
RESOLUTION**

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
CORREA		✓		
DI PAOLO	✓			
HAYES	✓			
MORRELL	✓			
RIQUELME	✓			
ZAMECHANSKY	✓			
MAYOR KELLY				
TOTALS	5	1		

Resolution No. 53 (REVISED)
Date: February 2, 2016
Page: 1 of 4
Subject: 50 Washington Avenue
Purpose: Designation as Area in Need of Redevelopment
Dollar Amount: _____
Prepared By: Gregg Paster, Esq.

Offered by: Hayes
Seconded by: Morrell

Certified as a true copy of a Resolution adopted by the Borough of Dumont on above date at a Regular Meeting by: Susan Connelly

**Susan Connelly, RMC, Municipal Clerk
Borough of Dumont, Bergen County, New Jersey**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH
OF DUMONT IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY,
DESIGNATING BLOCK 1215 LOT 12 COMMONLY KNOWN AS THE
"BOROUGH HALL PROPERTY" AS AN AREA IN NEED OF
REDEVELOPMENT**

WHEREAS, by Resolution dated February 17, 2015 and pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Borough Council of the Borough of Dumont directed the Planning Board of the Borough of Dumont to conduct a preliminary investigation and public hearing to determine whether all or part of the area ("the Study Area" or alternatively, the "Borough Hall Property"), known and designated on the Tax Map of the Borough of Dumont as Block 1215, Lot 12, located at 50

Washington Avenue within the municipality is an "area in need of redevelopment" pursuant to the criteria contained in N.J.S.A. 40A:12A-6; and

WHEREAS, as required by N.J.S.A. 40A:12A-6, the Planning Board held a public hearing on June 30, 2015, to determine whether the Study Area is an area in need of redevelopment in accordance with the Redevelopment Law and thereupon, duly adopted a resolution recommending that the Study Area be designated as an area in need of redevelopment, said resolution being incorporated by reference herein; and

WHEREAS, the firm of Maser Consulting, PA submitted a report to the Planning Board entitled "Redevelopment Study Area Determination of Need Block 1215 Lot 12 50 Washington Avenue, Borough of Dumont, NJ; and

WHEREAS, the Borough Council has considered the recommendation of the Planning Board and the Study; and

WHEREAS, the Borough Council has considered the presentation of Joseph J. Layton, senior principal of Maser Consulting, P.A., who prepared said Study.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Dumont, they being the Governing Body thereof, as follows:

1. That all of the recitals hereinabove set forth are incorporated by reference. That all of the exhibits and documents relevant hereto are herein incorporated.
2. More specifically, but not by way of limitation, the Mayor and Council find, consistent with the findings of the Planning Board, after having considered the report prepared by Maser and known as the "Redevelopment Study Area Determination of Need" dated May 29, 2015 (hereinafter, the "Report") with regard to the Property.
3. The Board considered the testimony of Darlene Green, a licensed Professional Planner in the State and a representative of Maser.
4. Ms. Green highlighted the contents of the Report and offered testimony that the Property consisted of a single 150' x 286' property that was formerly utilized as the Dumont Municipal Complex. The Property is in the B-2 Business Zone of the Borough and has become dilapidated and outdated. The structure on the Property was constructed in 1918 and was utilized as a public school until 1962 when it was transferred from the Board of Education to the Borough to be utilized for Borough purposes. The structure previously contained virtually all Borough Offices (including the Police Department) and over the years has deteriorated to the point where it is no longer safe and all municipal offices have relocated from the structure, which is now vacant.
5. The Property meets *Criterion "A"* as an "area in need of redevelopment" in that the building is:

substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

6. Additionally, Ms. Green testified that the Property meets Criterion "H" in that it supports State "Smart Growth" initiatives in that;

a. According to the State's mapping, the Borough of Dumont is located in a smart growth areas as it is designated Metropolitan Planning Area;

b. The redevelopment of the property has the potential to produce a **new**, mixed-use building in the municipality 's downtown;

c. Redevelopment of the property would be able to take advantage of the bus service that runs along Washington Avenue;

d. The property is located in a walkable setting, where future workers and residents could walk to services and shopping establishments;

e. Redevelopment of the property will utilize existing land that is already developed to construct a new, safe building.

7. Ms. Green further opined that the condition of the building has deteriorated to the point that the building needed to be vacated to protect the employees in the building on a daily basis and visitors coming to the building. These conditions of the building, by reason of dilapidation of the structure, have been extensively documented in the various reports and studies conducted since at least 2008. She further indicated that vacating of the building put the public on notice that the structure is an imminent public health hazard which must be mitigated.

8. The Mayor and Council have considered public comment regarding the Redevelopment Determination.


NOW THEREFORE, BE IT FURTHER RESOLVED, that the Governing Body of the Borough of Dumont hereby finds that the Property constitutes, and is hereby designated "an area in need of redevelopment" as provided in N.J.S.A. 40A:12A-5 and intends to take such additional steps as are necessary to proceed with appropriate redevelopment; and

BE IT FURTHER RESOLVED, that the Borough Clerk shall forthwith transmit a copy of this resolution to the Commissioner of Community Affairs, in accordance with N.J.S.A.40A:12a-6; and

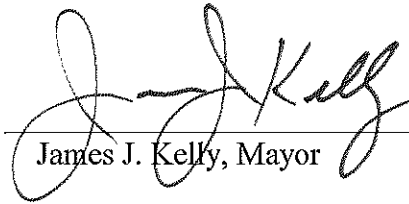
BE IT FURTHER RESOLVED, that within ten (10) days of the adoption of this resolution, the Borough Attorney shall serve a Notice of Determination to designate the Borough Hall Property as an area in need of redevelopment upon each person, if any, who filed a written

objection thereto and supplied an address to which such notice can be sent, and any other party entitled to notice thereof by law.

This Resolution shall take effect immediately.



Susan Connelly, RMC
Municipal Clerk



James J. Kelly, Mayor



2016
BOROUGH OF DUMONT
RESOLUTION

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
CORREA	✓			
DI PAOLO	✓			
HAYES	✓			
MORRELL	✓			
RIQUELME	✓			
ZAMECHANSKY	✓			
MAYOR KELLY				
TOTALS	6			

Resolution No. _____
Date: February 2, 2016
Page: 1 of 2
Subject: Closed Session
Purpose: Authorization to Enter
Dollar Amount: _____
Prepared By: Susan Connelly, RMC

Offered by: Morrell
Seconded by: Zamechansky

Certified as a true copy of a Resolution adopted by the Borough of Dumont on above date at a Regular Meeting by: Susan Connelly

Susan Connelly, RMC, Municipal Clerk
Borough of Dumont, Bergen County, New Jersey

CLOSED SESSION

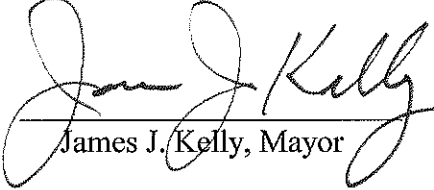
WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss:
Landmark vs. Borough of Dumont
Personnel-Police
Personnel-CFO

WHEREAS, minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

BE IT RESOLVED, that the public be excluded from this meeting.



James J. Kelly, Mayor