

**BOROUGH OF DUMONT  
BERGEN COUNTY, N.J.  
EXECUTIVE MEETING MINUTES  
SENIOR CENTER  
JUNE 12, 2018  
6:30 PM**

Council President Manna called the meeting to order

Flag Salute, Moment of Silence

**Sunshine Law:** The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time and place of this regular meeting in the annual schedule and notice of regular meetings of this Governing Body. Such annual schedule and notice of regular meetings is posted at Borough Hall, was sent to *The Record* and the *Ridgewood News*, posted on the Borough website and filed with the Borough of Dumont.

**Roll Call:**

Council members: Di Paolo, LaBruno (via phone), Manna, Rossillo, Stewart-present  
Mayor James Kelly-absent

Motion to accept agenda as presented: Councilwoman Stewart

Second: Councilman Di Paolo

All in favor.

A Proclamation was presented by Councilwoman Rossillo in Appreciation of Emergency Medical Services.

A Proclamation was presented by Council President Manna to members of the Dumont Jr. Olympics Track Team for their achievements.

Motion to take a five-minute recess: Councilwoman Stewart

Second: Councilman Di Paolo

All in favor.

There was a Hearing on the Bergen County Open Space Matching Grant Application-Gina's Field Playground Improvement project- Presentation by Peter Blanos of Millennium, the Borough's grant writer. Mr. Blanos explained that the total project cost is \$128,763.30; the total grant request is \$64,381.65. The project scope of work includes the clearing of the site, installation of aggregate base course surface, installation of pour-in-place rubber safety surfacing, installation of pressure-treated wood border, installation of new playground structure and installation of new park benches and trash receptacles. It would be ADA accessible. The application is due June 18<sup>th</sup>.

Motion to open to the public: Councilwoman Stewart

Second: Councilman LaBruno

All in favor.

1. Maryann Russini, Roosevelt Avenue, is a Recreation Commissioner and asked why the Recreation Commission didn't vote on this application first and who would pay for it. Are there any parts salvageable? Mr. Richards replied that it is a replacement and he had discussed it with the Director.

2. Lili Binney, Roxbury Road, asked what happened with Open Space Grant from last year. Mr. Richards said that the Engineer has been working on it. There was a presentation on the proposed 50 Washington Avenue Municipal Complex by RSC Architects, Cumming Construction Management and Remington Vernick Engineers.

3. Gerry Aponte, Hickory Street, asked if there any additional funds to clean up Gina's Field. Council president Manna explained that the money for this application has already been allocated. Mr. Richards added that he would speak to the Engineer.

4. Michael Prullelo, Bedford Road, is a Recreation Commissioner and asked if any of the fields could be designated as a Dumont Recreational Center in the future so these grants could be used interchangeably. Council President explained that grants have to be specifically identified. Mr. Prullelo said they have been waiting since February 19<sup>th</sup> for the Borough Engineer to give them their estimate. The Commission is currently working on a five-year plan.

Presentation by RSC Architects, Remington Vernick Engineers and Cumming Construction Management-Proposed 50 Washington Avenue Municipal Complex  
Stephen Walter, the project manager with Cumming. Also present is Susan DiGiacomo, Vice-president of Cumming, Jeff Schlecht and John Capazzi from RSC Architects and Bob Nash from Remington Vernick Engineers. Mr. Schlecht went over the design of the Municipal Building and Police Department by showing the schematics. They met with department heads to understand what their space and functional needs would be. They came up with approximately 29,000 sq. ft. The Police portion would be approximately 11, 471 sq. ft and 9,800 sq. ft. for the second floor and 7,900 for the third floor. There will be a separate parking lot for police, consisting of 32 spaces and 56 spaces for municipal parking. Mr. Schlecht went over the floor plan. Mr. Walter explained that they are trying to get a picture of what the building will cost early on in the project. The cost estimate slide showed \$977,905 for site construction, \$10,348,520 for building construction, \$566,321 for construction contingency (5%) for a total construction cost of \$11,892,746. Because they are in the early stages of design there is an extra 10% added for possible changes. Cost estimates will be continued to be updated. They are very mindful of the increase in costs of steel.

Councilman LaBruno explained that the separation of police and public operations was for safety and security. There would be access to dispatch for the public during off hours.

Mr. Nash stated that for the police lot there would be an entrance and exit off W. Quackenbush Avenue. There will be gates and entry cards that would allow police to have access. The municipal portion would be on Washington Avenue.

Motion to open to the public: Councilwoman Stewart

Second: Councilman LaBruno

All in favor.

1. Matthew Bailin, 12 Elizabeth Street, feels the Courtroom/Council chambers should be larger to accommodate more than 100 people. He asked about parking spaces. He asked if we are acquiring property. Mr. Nash explained there are three parcels to be acquired.

2. Michael Sullivan, Andover Avenue, asked how long it will take to acquire the three properties. Why is there no teen center included in the building? Councilman Manna said there is no space for one.

3. Lili Binney, Roxbury Road, asked about the contingency amounts. She asked what the building would be made of and the life expectancy. Mr. Schlecht replied it will be masonry, brick, windows and glass. The life expectancy is 50 years. This will actually be developed in the next phase. Ms. Binney asked how the parking spaces were determined. Mr. Nash explained that he took the square footage available. Ms. Binney confirmed that if everything goes well, it should be completed by December, 2019.

4. Lynne Vietri, Wilkens Drive, asked if there will be someone on site. Mr. Schlecht replied that there would be a combination of the three firms. There will be no parking spaces specified for the Mayor and Council. There is one person who cleans the police department and borough hall at night.

5. Judy Parker, 55 Susan Drive, Closter, asked if there will be pilings. Mr. Nash said they don't expect there will be any pile driving on the site.

6. Maryann Russini, Roosevelt Avenue, stated that the cost presented does not include furnishing the building or taking the three properties. Mr. Richards said he is in the process of getting names of state contract vendors. Once we get an idea from the architect, we will go out for vendors. Ms. Russini asked about using the other conference rooms with video cameras so that more people can attend meetings. She asked if the Police Department has more space. Mr. Schlecht replied they are going from a little over 7,000 sq. ft. and going into 11,000 sq. ft. Ms. Russini asked about storage and social services and whether the front door will be handicap accessible. Mr. Schlecht said there is a lot of storage and the front door will be handicap accessible.

7. Mary Normoyle, 106 Randolph, asked what the cost of the three properties are and the cost of the professionals. Mr. Richards explained that we are in negotiations with the property owners. The professionals' fees are included in the bond ordinance.

8. Michael Sullivan asked why Borough Hall is getting an elevator and the affordables aren't getting one. Mr. Richards explained that an elevator is not required but there was a meeting with Garden Homes in which the Mayor and one of the council members tried to get them to change their mind. They were asked to purchase a piece of equipment that would enable EMS get up and down the stairs. They would also revisit the elevator issue.

9. Liz Marchese, Larch Avenue, asked the cost to the homeowner for the \$15 million bond. She asked the size of the buildings. The response was that the old building was 25,000 sq. ft. and the new one is 29,000 sq. ft. The court offices will be adjacent to the courtroom. They are thinking of ways to make the space more flexible for use. Recreation will be on the third floor. The second floor has the day to day offices with small meeting areas. Ms. Marchese asked what the IT setup is. The Police Department will have dedicated servers.

10. Maryann Russini asked where Social Services would be. Mr. Schlecht said the first floor.

11. Judy Parker asked if there would be a flat roof with HVAC on it. Mr. Schlecht answered that some areas will be flat to support that and other areas sloped.

Motion to close: Councilwoman Stewart

Second: Councilwoman Rossillo

All in favor.

Councilman Di Paolo asked if one of the terraces could be turned into an outdoor patio. Are solar panels going to be used? Are there areas for public space? Mr. Schlecht said they are looking into all of these. The Councilman asked if there is a sidewalk from Washington Avenue to the building. The reply was yes.

**Review of Consent Agenda Items:** All items with an asterisk are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a member of the public or a Council member. Also, any item may be removed for further discussion or for roll call vote in which case the item will be removed and considered in its normal sequence as part of the general order of business.

### **RESOLUTIONS**

**#18-142** Colleen Rannucci-Accept Resignation-Administrative Assistant \*

**#18-143** Chrissy Apicella-Hire as Administrative Assistant as of May 21, 2018-annual salary of \$35,000 \*

**#18-145** R.L. Roem Jr. & Sons, LLC-Award of Lawn Maintenance Quote for Abandoned and Bank-owned Properties-\$90.00 per hour \*

**#18-146** Petty Cash Fund-Change in Amount \*

**#18-147** Authorization of Execution of Agreement with Valley Health Medical Group for Workplace Drug and Alcohol Testing \*

**#18-148** Award of Non-fair and Open Contract to the N.J. State Association of Police Chiefs for the 2018 Dumont Police Department Promotion Testing \*

**#18-149** Christopher Joseph Reissner-Accept Application as Member of the Fire Department \*

**#18-150** Authorization of Submission of a 2018 Bergen County Open Space Municipal Park Improvement Grant \*

**#18-151** Award of Bid for First Street Drainage Project to Messercola Excavating, Inc.-\$55,275.00 \*

**#18-152** Approval of Authorization of an Emergency Appropriation for the Acquisition of Police Vehicles \* Mr. Richards explained that the Police Department purchases two vehicles a year. We will be introducing a bond next week, which will cover the police cars. The problem is that the State awards these contracts, which ran out last Friday. This emergency appropriation allowed us to purchase the vehicles under the 2018 line, which is less expensive than the ones in August. When we adopt the multipurpose bond ordinance, we will reimburse the Borough for this appropriation. Councilwoman Stewart added that this was included in this year's budget.

Motion to open to the public on the Consent Agenda: Councilwoman Stewart

Second: Councilwoman Rossillo

All in favor.

1. Lynne Vietri, Wilkens Drive, asked the cost of a police vehicle and why can't the traffic detail money be used for this. Where does the money go? Chief Conner replied the car with equipment costs about \$37,800. Mr. Richards said the State doesn't allow that.

2. Lili Binney, Roxbury Road, asked about Resolution #145. What is the schedule for the lawn cutting? Who is watching this? It was explained that the fee is attached as a lien on the property and Mr. Roem has agreed to wait until that is paid. Ms. Binney asked about the petty cash resolution. Mr. Richards explained that it has been \$30 for years and is now \$50. Ms. Binney asked Millennium's fee. Councilwoman Stewart responded \$3,000 per month.

3. Maryann Russini, Roosevelt Avenue, thought the grant writers were making a percentage. Councilman Di Paolo replied that we didn't receive any proposals for a percentage. She asked for an explanation of #151. The response was that there was a collapsed pipe on First Street.

Motion to close to the public: Councilman LaBruno

Second: Councilman Di Paolo

All in favor.

Councilwoman Stewart requested that Resolution #144 be moved to non-consent.

Motion to adopt the Consent Agenda excluding Resolution #144: Councilman Di Paolo

Second: Councilman LaBruno

Roll call vote: Council members Di Paolo, LaBruno, Rossillo, Stewart, President Manna-yes

### **Non-Consent Agenda**

**#18-144** Approval of Dumont Community Group Inc. Off-premise Cash Raffle to be drawn September 8, 2018; RL #513; ID#109-5-41928 \*

Motion to adopt: Councilman Di Paolo

Second: President Manna

Roll call vote: Council members Di Paolo, Rossillo, President Manna-yes

Council members LaBruno and Stewart-abstain

## **ORDINANCES**

### *Second Reading*

**#1545** Police Promotions-Amendment to Chapter 75-9 Setting Forth the Criteria for Police Promotions

Motion to waive formal reading: Councilwoman Stewart

Second: Councilman LaBruno

All in favor.

President Manna explained that this will change the ordinance to allow testing for police promotions.

Motion to open to the public: Councilman LaBruno

Second: Councilwoman Rossillo

All in favor.

1. Liz Marchese, 235 Larch Avenue, asked what the current process is. Councilman LaBruno replied that prior to this 40% was the Chief's evaluation, 30% went to the Mayor and Council, 20% went to seniority and 10% went to education/military. The

change includes a test component worth 15%, Chief's evaluation was lowered to 35%, the Mayor and Council was lowered to 20%, education 10% and seniority remained 20%.

Motion to close to the public: Councilwoman Stewart

Second: Councilman LaBruno

All in favor.

Motion to adopt on second reading: Councilman LaBruno

Second: Councilman Di Paolo

Roll call vote: Council members Di Paolo, LaBruno, Rossillo, Stewart, President Manna-yes

**#1546** Personnel Policies-Amendment to Chapter 69-16; Provisions setting forth manner in which Employees Accrue Annual Vacation Allotment

Motion to waive formal reading: Councilwoman Stewart

Second: Councilman LaBruno

All in favor.

President Manna explained there were varying dates for accruing vacations based on starting dates. This will standardize the years and dates of service. Employees will not lose time from this change.

Motion to open to the public: Councilman LaBruno

Second: President Manna

All in favor.

1. Maryann Russini, Roosevelt Avenue, asked how many sick and personal days employees get.

2. Liz Marchese, Larch Avenue, asked if there is buy-back for vacation days. She was told there is not.

3. Chief Mike Conner asked if there is a provision in the new ordinance when days are credited. The response it is accrued according to the calendar year.

4. Michael Sullivan, Andover, asked the method of accounting for days off. Mr. Richards said the employee has to submit paperwork which must be approved by him. Then the person in charge of personnel keeps a record of what they have used. In the bond ordinance there is a biometric system to keep time at Borough Hall and the DPW. It takes a picture of the employee and uses their fingerprint.

Motion to close to the public: Councilwoman Stewart

Second: Councilman LaBruno

All in favor.

Motion to adopt on second reading: Councilwoman Stewart

Second: Councilwoman Rossillo

Roll call vote: Di Paolo, LaBruno, Rossillo, Stewart, President Manna-yes

**#1547** Personnel Tuition Policy-Amendment to Chapter 69-49-Provisions setting forth the Criteria Employee Tuition Reimbursement

Motion to waive formal reading: Councilwoman Stewart

Second: Councilman Di Paolo

All in favor.

Motion to open to the public: Councilwoman Stewart

Second: Councilwoman Rossillo

All in favor.

Councilwoman Stewart explained that the purpose of this ordinance was to set policy so that if someone took advantage of taking a course the Borough pays for, they would have to stay a certain amount of time or reimburse the Borough for the amount of the course.

1. Lynne Vietri confirmed that they are taking a course related to their job and that they would have to reimburse the full amount of the course.

Motion to close to the public: Councilwoman Stewart

Second: Councilwoman Rossillo

All in favor.

Motion to adopt on second reading: Councilwoman Stewart

Second: Councilman Di Paolo

Roll call vote: Di Paolo, LaBruno, Rossillo, Stewart, President Manna-yes

### *First Reading*

**#1548** Ordinance Repealing Chapter 6, Article IV, Dissolving the Environmental Commission and Creating a Dumont Beautification Committee

Motion to waive formal reading: Councilman Di Paolo

Second: Councilwoman Stewart

All in favor.

Councilwoman Stewart explained that the Environmental Commission has become defunct and there has been suggestions from the community about ways to beautify the town. There is no budget for this committee this year, though.

Councilman Di Paolo suggested we contact our grant writers for streetscape grant ideas.

Motion to pass on first reading: Councilman Di Paolo

Second: Councilwoman Rossillo

Roll call vote: Di Paolo, LaBruno, Rossillo, Stewart, President Manna-yes

Motion to open to the public for general comments: Councilwoman Stewart

Second: Councilwoman Rossillo

All in favor.

1. Liz Marchese, Larch Avenue, asked about the no-knock ordinance due to the aggression of some of the solicitors. Councilwoman Stewart explained that we had developed a no-knock policy but we were threatened with legal action. Mr. Lafferty added that there is case law in New Jersey and Federal. There are alternatives that can be discussed. Ms. Marchese asked the status of the Snell suit and the Building Department. She asked the number of commercial vacant properties in town.

2. Mike Cervantes, Monroe Avenue, spoke about a quote for cheerleading uniforms, which he lost to a company in Hasbrouck Heights. Mr. Richards said there was a significant difference in price. The order has not been given yet. He is supposed to save the town money. He suggested that Mr. Cervantes come in to talk to him.

3. Lili Binney, Roxbury, asked the difference between bids and quotes. Mr. Richards replied that bids are sealed, contain bid bonds and more. Ms. Binney said that Harrington Park has a no-knock policy. She confirmed that credits for D'Angelo's last 20-25 years. FARM'd researched for a loophole-we were so close to not needing affordable housing. Councilman Manna stated that 2025 is around the corner. After

receiving repose, he would like to contact Mr. Szabo. Ms. Binney asked the fair market value of the three Quackenbush properties. She said the three properties should cost about \$1,000,000 above the \$11,800,000. It doesn't include the professionals' fees. When will Garden Homes have to begin paying? Mr. Richards said that Dumont Hardware doesn't carry some of the items the department was looking for. Ms. Binney wanted to know the feelings about pot dispensaries from each of the council members.

4. Matthew Bailin, Elizabeth Street, asked where the money for traffic duty goes. Chief Conner explained that the flat rate charged to each utility company is \$145.00 per hour and a \$15.00 administration fee for each job. Mr. Bailin asked about meeting streaming. Councilman Di Paolo replied that Ms. Connelly reached out to boroughs throughout the county to see how they handle this. The next step would be to contact these boroughs and get their opinion. Mr. Bailin asked the status of the D'Angelo's building. Councilman LaBruno responded that they report everything to the DEP. Building permits have been issued to them. It looks they are going to start the foundations for the clubhouse and Building A soon. The LSRP from Matrix is doing everything they are supposed to be doing.

5. Lynne Vietri, 41 Wilkens, asked if an explanation of the Borough's accounts could be given in the future. She said with the quote for the cheerleaders might not be comparing apples to apples. She asked what the potential litigation-Recreation in closed session was about.

6. Liz Marchese asked if videotaping is planned for the new building.

7. Mary Normoyle, Randolph, asked about videotaping in the new building and when there would be a report on it. She asked that the new borough hall rendering be put on the website.

8. Gerry Aponte, 88 Hickory Street, repeated the subject of the quotes for the cheerleaders.

9. Maryann Russini, Roosevelt Avenue, questioned the ownership of 50 Washington Avenue. Councilman Manna stated that if it's used by the Borough it is owned by the Borough. Ms. Russini is disappointed that there is no community center. President Manna said that one of the conference rooms could possibly be used.

Motion to close to the public: Councilwoman Stewart

Second: Councilman LaBruno

All in favor.

The Municipal Clerk read the resolution to enter closed session to discuss:

Purchase, Lease, Acquisition of Real Property with Public Funds

Potential Litigation-Recreation

Motion: Councilwoman Stewart

Second: Councilman LaBruno

Roll call vote: Di Paolo, LaBruno, Stewart, President Manna-yes

Councilwoman Rossillo left for an emergency.

Following closed session, motion to go back into public: Councilwoman Stewart

Second: Councilman LaBruno

All in favor.



There was discussion about the sweatshirt quote and that even though the sweatshirts are the same there was no finishing on the other company's sweatshirt. Based on that, Mr. Richards said we should probably give it to the company in town. It is necessary to go out for bids if the aggregate is more than \$40,000 for the year.

Motion to adjourn: Councilman LaBruno

Second: Councilwoman Stewart

All in favor.

Meeting adjourned at 10:10 PM

Minutes respectfully submitted by:

Susan Connelly, RMC

Municipal Clerk