

**BOROUGH OF DUMONT
BERGEN COUNTY, N.J.
PUBLIC MEETING MINUTES
SEPTEMBER 15, 2015
6:30 PM**

Council President Manna called the meeting to order at 6:30PM

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 Hayes, Manna, Morrell, Riquelme, Zamechansky-present

Councilwoman Correa-absent

Mayor Kelly-absent

Motion to accept agenda as presented: Councilman Riquelme

Second: Councilman Morrell

All in favor.

Approval of Minutes

Motion to approve the September 1, 2015 Public and Closed Session minutes:

Councilman Morrell

Second: Councilman Riquelme

Roll call vote: Council members Hayes, Morrell, Riquelme, Zamechansky, Manna-yes

ADMINISTRATOR PERKINS' REPORT

A new microseal process was used today on McKinley Avenue between Johnson and Prospect. Council president Manna went to Tenafly with our DPW Superintendent to inspect some of the work that was done there. Microsealing adds five to seven years to roads that meet the criteria.

Captain Conner received notice that the State required OEM plan he worked diligently on was approved by the Bergen County Office of Emergency Management and the Division of State Police in Trenton.

There are deep potholes on streets that PSE&G worked on. They will have their engineers evaluate them and their construction people will make corrections.

All crossing guards, except one, have undergone new training.

We are still working with FEMA CRS. Mr. Perkins needs to speak to the Mayor to appoint an individual to spearhead the program, which is very involved.

Bergen County Probation will be sending individuals who need to perform community service. We have done this for eight years and gotten very good results. Usually the individual will be working at the DPW doing painting and other jobs.

The DEP has notified us that we can now inspect TwinBoro Field ourselves. We need to keep logs and notify DEP of any findings.

There were issues with the sidewalk on Veteran's Plaza between CVS and the High School. The school initially did not want a sidewalk there. After a meeting, they agreed to a sidewalk.

United Water had a water leak on the newly paved Depew Street. Once the leak is fixed, United Water will patch the road according to the town's specifications.

Councilwoman Zamechansky requested John to have someone look at the road out front of the Senior Building. There is a large pothole there.

COUNCIL COMMITTEE REPORTS

- Councilman Hayes

Ordinances

The committee is working on the non-smoking ordinance.

Joint Land Use Board

No report

- Councilman Manna

The Councilman thanked Ellen and the volunteers for the work they did for the 5K and Dumont Day.

Councilman Manna had reached to a councilman in New Milford for an informal meeting to discuss shared services. He will now ask the Mayor to speak to the Mayor of New Milford.

- Councilman Morrell

The Councilman gave the Mayor's report: Mayor Kelly received a call from Councilman Dom Collucci from New Milford who wanted to discuss the possibility of DPW Shared Services. Councilman Morrell, the liaison for Shared Services, and the Mayor met with the Mayor and the Councilman to discuss it. A feasibility study would have to be done and New Milford asked Dumont to share the cost of it. New Milford wasn't interested in police department shared services.

Board of Health

There was a meeting last night. They have quarterly meetings but would like to have more meetings.

- Councilman Riquelme

DPW

The total miles swept for the month of August was 445; 16 sewer jobs; 39 catch basins were cleaned; 87 potholes were filled.

- Councilwoman Zamechansky

Seniors

The Councilwoman attended a murder mystery luncheon at the Senior Center. September 20-27 the seniors will be going on a cruise to Bermuda. The Mayor's luncheon will be held October 30th. The Senior Center now has a newsletter.

Fire Department

The total alarms for August was 33 and total man hours 797.

Police Department

There were 1839 calls for service in August; 80 for medical reasons. They issued 168 traffic summonses. The Detective Bureau investigated 10 domestic violence cases and handled 51 criminal cases.

Celebrations

The 5K Run was very successful. Social Services is one of the recipients. They have virtually no budget so this money will go toward paying utilities, rent, etc. for residents who are having hardships. Dumont Day was very successful. Even with the rain, they did very well. Special thanks to Bill Bowen.

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

#15-208 Approval of Calendar Raffle Application for Camp Acorn, Inc. to be held January 1, 2016 to June 30, 2016, ID#373-4-35885, RL# 436 *

#15-209 Approval of Block Party to be held on Wolcott Avenue September 19, 2015 *

#15-210 Approval of Block Party to be held on Blanche Court September 19, 2015 *

#15-211 Luis Ventura-Authorization to Hire as Crossing Guard-\$14.75 per hour *

#15-212 Approval of Corrective Action for 2014 Audit * Councilman Hayes explained the corrective action. Mr. Perkins added that the items listed are in the process of being corrected.

#15-213 Bills List *

#15-214 Resolution 'Authorizing an Addendum to the Municipal Shared Services Agreement Amending the Contract to Retain such other Consultants and Experts as may be Necessary to Prepare a Municipal Report regarding Affordable Housing Obligations' *

Mr. Paster explained that he attended a meeting of attorneys from the municipal service defense group, which the Council resolved to join. The resolution approved obtaining experts from Rutgers University to prepare an affordable housing summary statewide to offset the Fair Share Housing numbers that were published last Spring. Unfortunately, Dr. Burchell, a leading expert at Rutgers recently had a stroke and will not be able to provide the services. The consortium of these municipalities has settled on a new consultant called E-consult. Resolution #214 is just authorizing a change to the contract to execute a contract with that group. There are issues with OPRA requests to the municipal shared service group so we will need an attorney to handle that as well. The Municipal Clerk is advised not to fulfill any OPRA requests related to the consortium. 222 municipalities have signed on to this consortium so at this time the \$2,000 contribution we made is adequate.

#15-215 Authorization of Award of Bid for Dumont and Locust Project *

#15-216 Authorization to Re-advertise for RFQ's-Architectural, Commercial Land Use Attorney, Construction and Real Estate Development Consultants *

Motion to open to the public on Consent Agenda items: Councilman Hayes

Second: Councilman Riquelme

All in favor.

1. Lili Binney, 32 Roxbury, asked if United Water would be responsible for the repairs needed on Depew. Mr. Perkins replied that it would be. Ms. Binney asked about Resolution #216. The Municipal Clerk responded that the RFQ's are going to be re-advertised with the addition of a commercial land use attorney. Ms. Binney asked for background on E-consult. Mr. Paster responded that they were recommended by Dr. Burchell. She also referred to Councilman Morrell's report regarding shared services with New Milford, saying that the vote was split and the Mayor was the deciding vote against.

2. Louis DiPaolo, 32 Highland Avenue, asked about Resolution #212, corrective action resolution. He asked Councilman Hayes, Finance Chair, if any were repeats from the previous year. If so, which ones? Also, who is responsible for making sure the recommendations are followed through? Mr. Perkins explained that it's the CFO's responsibility since they are financial issues. Our CFO has passed away. This year the Municipal Clerk, with the help of the auditor's office, did the corrective action because our current CFO is part-time. He said he will send a letter to each department head telling them they are responsible for correcting the issues. Mr. DiPaolo asked if there are plans to hire a full-time CFO. Mr. Perkins responded that it has not been discussed yet. Councilman Hayes stated that the part-time CFO is working out very well and we are saving money.

Motion to adopt the consent agenda: Councilman Hayes

Second: Councilman Riquelme

Roll call vote: Council member Hayes, Morrell, Riquelme, Zamechansky, Mannayes

Motion to open to the public for general questions: Councilman Hayes

Second: Councilman Riquelme

All in favor.

1. Rachel Bunin, 9 Poplar Street, commented that the website is not user-friendly. Is there hope of changing? Are we moving to digitize records? Mr. Perkins replied that we have a contract for one year and that we already have begun to digitize records. Ms. Bunin asked about the Borough's bidding process. She also asked the process of adding and removing resolutions on the agenda.

2. Bruce deLyon, 67 Beacon Street, suggested that if pages on the website are problematic, we should have the website company change them. He stated that ten comments on the audit is a lot. He asked if a meeting with the Board of Ed. has been scheduled. He stated that the resolution that was pulled from the agenda shouldn't have been on it.

3. Cary Stopsky, 48 E. Quackenbush, still has a problem with the road in front of his house and every time it rains heavily he ends up with bottles and garbage by his house.

4. Lili Binney, 32 Roxbury Road, asked who puts resolutions on the agenda. What is the website company name and what do they charge? She said it seems there is a lack of communication on the Council. She asked if the AdHoc Committee had minutes or a formal recommendation when they said they wanted

to take rebuilding borough hall off the table. The answer was no. Nobody present on the dais has seen a report from the committee.

5. Bruce deLyon asked the Council vote to direct the Administrator to call the Superintendent of Schools to set up a meeting. A vote is not necessary. President Manna told him to make the call.

6. Lynne Vietri, 41 Wilkens Drive, said she attends the Board of Ed meetings. At the August meeting the superintendent stated that they have not been informed as to what is to be built there and have not been given the right of first refusal. She referenced the deed and the resolution that was previously tabled. Mr. Paster explained that the resolution designates the property as an area in need of redevelopment. It doesn't matter who owns the property. You can't know what you are going to do with the property until the designation is made. Ms. Vietri said she heard that some of the apartments at the senior building at TwinBoro will become section 8. Can we use that for COAH? Mr. Paster replied that those apartments were used for rounds one and two already but he'll pass the information along to the planner. Ms. Vietri asked if we belong to the League of Municipalities and if they provide free services. She had heard that the developer is paying the taxes for the D'Angelo property. Is there a two year lease on the current borough hall. The response was yes.

7. Vincent Tamburro has been a fireman for fifty-seven years. There are rumors that they have to take a four hour course and then jump out a second floor window. Mr. Perkins explained that the Fire Department is getting a new bailout system. Training is included with the system. If they don't take the course they can't go into a fire.

8. Tom Kelly, 70 Beacon Street, asked if a title search was done. He asked if Maser is waiting for the redevelopment resolution before they can prepare their report. Do we have a dollar amount on the appraisal that was done? Did any of the AdHoc committee know of any deals offered by the developer? Mr. Paster said the paperwork Ms. Vietri refers to is the deed-it has a book and page number on it. He replied that they don't necessarily need the resolution. The property was appraised for \$885,000 as-is. The appraiser had told him that if it was an area for redevelopment the value would increase. Nobody present on the dais was part of the committee although Mr. Perkins attended a couple of meetings. Mr. Kelly asked if the Land Use Board have access to or know of any deals with the developer of D'Angelo's. Councilman Hayes said he is the liaison to the JLUB and they have had no communication with the builder. Mr. Kelly requested that the Mayor and Council consider disbanding the AdHoc committee and reassigning it. He is interested in being a member if possible.

9. Rachel Bunin, 9 Poplar, asked if it would be possible to hold a candidates' debate. Councilwoman Zamechansky said that the candidates in her party had expressed interest in participating in a debate so she had sent a letter to the League of Woman Voters just today.

10. Judy Parker, 55 Susan Drive, Closter, expressed interest in being a member of the AdHoc committee. She asked why you would designate an area in need of redevelopment-why not just sell it? Mr. Paster responded that there are certain statutory benefits and flexibility to doing it. Ms. Parker asked why this

has not been voted on yet; what are the concerns? Mr. Paster said he thinks that the concern is if the Board of Education tries to exercise their right of first refusal, it could result in litigation between the Board and the Borough.

11. MaryAnn Russini, 141 Roosevelt, would like a meeting with the Mayor. She would need two weeks' notice so that she can make sure her attorney is present. She and her sister met with the Mayor June 11th. The Mayor said he would talk to the borough attorney and get back to them the next day but they never heard from him. At a Council meeting after that the Mayor said he was going to talk to the borough attorney but she never heard from him. Mr. Perkins said the last he heard from the Mayor was that this project was moving forward; the pipe was going to be put out in the street. He asked Ms. Russini to confirm that she told the Mayor to hold off-she was getting a lawyer and that she thought it was a waste of time and money and that other people were not going to go in on the project. She had also said that professionals have told her that the project is not going to work. She confirmed Mr. Perkins' comments.

12. Matthew Bailin, 12 Elizabeth Street, said that it sounds like everything revolves around the Mayor, which doesn't seem to be working. He thinks the administrator should take on ongoing issues. Councilman Manna stated that the Mayor is the Chief Executive Officer of the town. The Administrator handles the day to day operation of the Borough. The leadership to bring everyone together has to be the Mayor. They want to sit together and discuss what this project should look like. Mr. Perkins explained that he takes direction from the Mayor and Council. He oversees the day to day issues with the town-budget, personnel, fires, ambulance calls. Usually if someone has a problem he either addresses it on behalf of the Mayor or direct it the Mayor to address. Ms. Russini asked specifically for a meeting with the Mayor. The Mayor chose not to bring Mr. Perkins in on the meeting- he's the Chief Executive Officer. It is his opinion that who owns 50 Washington is very important; nothing can move forward until that's resolved. If there's an issue that is specific to the Mayor, it stays with the Mayor but Mr. Perkins said he takes direction from the Council almost on a daily basis.

13. MaryAnn Russini said she went to Kathy and asked to meet with the Mayor; she didn't see him on the street and ask to meet with him.

14. Lynne Vietri asked if there was a meeting with the Board of Education would the Mayor have to recuse himself because his wife is on the Board of Ed and vice versa? Mr. Paster said his advice to the Mayor was unless it becomes adversarial he does not have to recuse himself.

15. Louis DiPaolo said there are lots of communication issues. Would it be possible to set a meeting prior to the council meetings? He works for the New Jersey State Senate and before any voting session they have a caucus where everyone gets together to discuss the issues.

16. Tom Gorman, 46 Wilcox Street, said that obviously the Mayor wants to control everything and nothing is getting corrected. Why can't the Council president call a meeting? Addressing the Council, he said they should throw away the parties and do what's right for residents. There seems to be no

communication. He suggested the TwinBoro News interview the Council and the Board of Education and get the facts to the residents.

17. Debbie Tamburro, 125 Roosevelt Avenue, said the Council should be meeting, having discussions and coming to conclusions.

18. Virginia Tamburro, 596 Washington Avenue, said that she feels for the services we get, the taxes are not a lot. The school taxes are what's high. She doesn't think we should do shared services. Mr. Perkins said that we've been doing shared services for many years. Ms. Tamburro stated that we need a Borough Hall and a Police Department. It doesn't make sense to share either one.

Motion to close: Councilwoman Zamechansky

Second: Councilman Morrell

All in favor.

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

Litigation update on declaratory judgment/affordable housing action

Motion: Councilman Hayes

Second: Councilman Riquelme

Roll call vote: Council members Hayes, Manna, Morrell, Riquelme, Zamechansky-yes

Motion to go back into public following closed session: Councilman Morrell

Second: Councilman Riquelme

All in favor.

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Motion to adjourn: Councilman Hayes

Second: Councilman Morrell

All in favor.

Meeting adjourned at 9:25PM

Minutes respectfully submitted by:

Susan Connelly, RMC

Municipal Clerk