

**BOROUGH OF DUMONT
BERGEN COUNTY, N.J.
EXECUTIVE MEETING MINUTES
SENIOR CENTER
APRIL 4, 2018
6:30 PM**

Council President Manna called the meeting to order.

Flag Salute, Moment of Silence

President Manna stated that Mayor Kelly is currently in Lourdes, France so he will be covering for him this week.

Sunshine Law: This public meeting was called pursuant to the provisions of the Open Public Meetings Law. Notices of the change in date and location and time of this meeting of the Governing Body were sent to *The Record* and *The Ridgewood News*, posted on the Borough website and was filed with the Borough of Dumont.

Roll Call:

Council members Di Paolo, LaBruno, Manna, Riquelme, Rossillo, Stewart-present
Mayor James J. Kelly-absent

Bill Bailey, Borough Attorney, is also present.

Motion to accept agenda as presented: Councilwoman Stewart

Second: Councilman Riquelme

All in favor.

Work Session:

- New Building Update-Councilman LaBruno stated that this week we received our survey and geological testing, which we needed to move further along in designing the building. They've been working with the construction management team and the architect to determine the location of offices, space and flow. We are still considering acquiring other properties around it. We are hoping to have some drawings ready for the next meeting. Demolition of Borough Hall is tentatively scheduled for July 1st. We have to make sure the police telecommunications has been moved and the property needed has been acquired.

- Ordinances-Councilwoman Stewart asked the Council to look at Ordinance #1540 pertaining to vacant and abandoned properties. She stated that the reason for the ordinance is to hopefully make these properties no longer vacant and abandoned. There was discussion about the fees in the ordinance. Councilwoman made a motion to make the change in the fee schedule 306-27 from \$5,000 to \$3,000, seconded by Councilman Riquelme. Roll call vote: Council members Di Paolo, LaBruno, Riquelme, Rossillo, Stewart, President Manna-yes

- Vendor contracts for CFO-Mr. Richards said he had noticed that we were paying a fee to lease our phones. Extel was recommended by other towns. By changing to their system, we will save \$35,608 per year. In five years, the phone will belong to the Borough. The CFO and finance committee agreed to the change. The Municipal Clerk had suggested he beware of possible issues with the dispatch system during the changeover. The company assured Mr. Richards it would be a seamless change.

President Manna gave an update on grants suggested by Millennium, our grant writer. There are grants available to the Shade Tree Commission, Library, Public Safety, Open Space, Historic Preservation and Firefighters. This will help with our capital costs.

Modifications to the affordable housing law will be discussed at a meeting April 14th. Jim Byrd is trying to arrange for his group to sit with Assemblywoman Schepisi.

President Manna said the Finance Committee, consisting of himself and Council members Riquelme and Stewart, met with Department Heads to ascertain capital needs for the next six years. We've also been working with the Department Heads on a five-year financial forecast. This way we can start working on the budget earlier than usual. We are introducing the budget tonight. The Committee will continue to work on it for the next twenty-eight days.

Councilwoman Stewart commented that the budget reflects the best efforts of the Finance Committee to put forth a budget responsible to the needs of the community and their fiduciary responsibility. The Department Heads came to them with realistic expectations. They identified certain costly equipment. One example was the Fire Department's need for turnout gear, which the Committee now has a plan for rotating the purchase of, to keep them up to date. They also tried to anticipate future unfunded mandates.

General Order of Business

#18-99 Introduction of the 2018 Municipal Budget-since this is the introduction, there will be no comment from the public. There will be a hearing on the budget May 15th. The budget can be found on the Borough website.

Motion to introduce the budget: Councilwoman Stewart

Second: Councilman LaBruno

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

#18-100 Appointment of Anthony Schiraldi as Acting DPW Superintendent-\$113,000 annually *

#18-101 Appointment of William Ross to the position of DPW Operator-\$94,436 annually *

#18-102 Remington & Vernick Engineers Land Survey and Geotechnical Subsurface Proposal-not to exceed \$37,276 *

#18-103 McNerney Associates-Authorization to Perform Updated Appraisal on Block 1215, Lot 6-not to exceed \$1,500 *

#18-104 Council Committees-Revised *

Motion to open to the public: Councilman LaBruno

Second: Councilwoman Stewart

All in favor.

1. deLyon, 67 Beacon Street, asked where the money is coming from to pay for Resolution #103 to which President Manna replied it would come from the bond. Dr. deLyon feels that this resolution should not have been written by the attorney; it should have been written by someone in the Borough. Is Mr. Paster still involved with the eminent domain? Eminent domain should have been done months ago.

2. Lynne Vietri, 41 Wilkens Drive, asked the street address in resolution #103. The response was 27 W. Quackenbush.

3. Lili Binney, 32 Roxbury, asked when the last appraisal was done on 27 W. Quackenbush. Mr. Bailey said the updated appraisal is required by the court. Ms. Binney asked about Resolution #102. President Manna said it addresses how deep you can go or if there are any issues at 50 Washington Avenue if they wish to put in a basement.

Motion to close to the public: Councilman LaBruno

Second: Councilwoman Stewart.

All in favor.

Motion to adopt: Councilman Riquelme

Second: Councilwoman Rossillo

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

ORDINANCES

First Reading

#1540 An Ordinance Amending Chapter 306 of the Dumont Borough Code to Add a New Article to Establish Standards for the Registration and Maintenance of Vacant and Abandoned Residential Properties including Properties in Foreclosure (reintroduced)

Motion to waive formal reading: Councilwoman Stewart

Second: Councilman LaBruno

Motion to pass on first reading with revision of 306-27: Councilman LaBruno

Second: Councilwoman Stewart

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

#1541 Ordinance Authorizing the Lease of a Portion of Real Property known as 85 West Madison Avenue in the Borough of Dumont, County of Bergen and State of New Jersey

Motion to waive formal reading: Councilwoman Stewart

Second: Councilman Di Paolo

All in favor.

Mr. Richards explained that a portion of this property will be leased for storage for Court and Building Department.

Motion to pass on first reading: Councilman Riquelme

Second: Councilman LaBruno

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

#1542 Ordinance Authorizing the Exercise of Eminent Domain, if advisable, to Acquire Block 1215, Lot 6 in the Borough of Dumont, County of Bergen and State of New Jersey

Motion to waive formal reading: Councilwoman Stewart

Second: Councilman Riquelme

All in favor.

Councilman LaBruno explained that the Council tried their best to provide a fair and equitable agreement for this property. We don't want to push a business out but his demands were not fair to residents. Other areas in town besides the Brook Street parking lot were suggested but not agreed to by Mr. Asplint. At this point, this is the best option and time to move forward. President Manna said that the Brook Street lot is used by the funeral home and would impact them. It would also impact the Library. We went from two years plus one-year option to lease to ten years, which is too long.

Motion to pass on first reading Councilman LaBruno

Second: Councilman Riquelme

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

#1543 An Ordinance Amending Chapter 455 of the Dumont Borough Code to include Definitions Relating to Pervious Driveway Surfaces and Pervious Surface

Motion to waive formal reading: Councilman Riquelme

Second: Councilman LaBruno

All in favor.

Councilwoman Stewart explained that this was in reaction to an ordinance adopted last year, which caused quite a bit of confusion. This specifies what surfaces can be used on driveways.

Motion to pass on first reading: Councilwoman Stewart

Second: Councilman LaBruno

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

Motion to open to the public for general comments: Councilman Riquelme

Second: Councilwoman Stewart

All in favor.

1. John Sansone, Beacon Street, asked the cost for storage in Ordinance #1541. Mr. Richards replied \$9,600 annually. Mr. Sansone didn't understand why the funeral home was brought up tonight.

2. Rachel Bunin, 9 Poplar Street, asked how many foreclosures there are in town. She suggested there might be a way to keep the \$5,000 fine and apply it to those who are not working to maintain the property. She asked where the fines go. The response was unanticipated revenue. Ms. Bunin confirmed that the lease is only until we have a new borough hall. She asked whether the police trailers will be moved during demolition. Councilman LaBruno explained that the trailers will stay. We need the 27 W. Quackenbush property in order to bring in the right equipment.

3. Lynne Vietri, Wilkens Drive, asked the cost of the grant writers. Councilwoman Stewart responded that it is \$3,000 per month, with a fourteen opt-out fee. Ms. Vietri said that because the meeting was moved to tonight, she couldn't attend the Recreation meeting. She asked about renting out the Little League hut. She feels that if you take away the Little League hut, you should also take the hut away from football. Mr. Richards stated that he will discuss the hut with the Recreation committee. Ms. Vietri asked the status of the Building Department lawsuit. Mr. Bailey stated that everyone who had to be interviewed, was interviewed. Ms. Vietri asked about the shortened hours next

week. She said that this effects contractors. Mr. Richards said that the one person will be on vacation. Ms. Vietri asked if it's normal that the Borough Hall closes early the day before a holiday. Mr. Richards said they are let out early the day before twice a year so the employees can prepare.

4. Lili Binney, 32 Roxbury, asked what attorney would be handling the eminent domain. Mr. Bailey responded that he is prepared to handle it. Ms. Binney asked if the Mayor and Mr. Paster spoke to the funeral home at the beginning. She asked what our debt is. Mr. Richards will provide the information tomorrow. Ms. Binney asked that Mr. Rutch be asked what a safe amount of debt would be for our town would be; also, how many visits are normal for an auditor. An OPRA response showed that the auditor was paid \$202,000 in 2017. She said there was another bill that went against a bond in the amount of \$18,000. In 2012, in response to the OPRA request, it showed a \$36,000 pension payment for a Robert DelVecchio. Mr. Richards will check.

5. Michael Sullivan, Andover, asked why we are changing phone systems before the new municipal building is built. President Manna said this would save the town money now. Are the first readings of ordinances posted? The response was they are on the website. Mr. Sullivan asked if there is a procedure for potholes. He complained that sometimes they are filled one day and gone the next day. He feels the white stuff holds up much better. Mr. Richards said that if you see a pothole, report it to Mr. Richards or the DPW. They are out filling them all the time.

6. deLyon, 67 Beacon, Street, asked the life expectancy on the phone system and will there be maintenance. Mr. Richards said that it will last fifteen years minimum and there will be a maintenance contract. Dr. deLyon confirmed that bills going against a bond issue are on the bills list. He asked if they are eliminated in the regular budgetary accounts in the general budget. He confirmed that fees for bonds are in a separate ledger.

7. Daniel Rowel, 106 Randolph, asked Councilman LaBruno how Garden Homes is handling remediation. He is concerned that remediation is not being done correctly. The Councilman replied that they are going to do some grading on the smaller parcel and bringing some of the soil to the other parcel.

Motion to close to the public: Councilwoman Stewart

Second: Councilman Riquelme

All in favor.

The Municipal Clerk read the resolution to enter Closed Session to discuss

Purchase, Lease or Acquisition of Real Property with Public Funds

Police-Personnel

Building Department-Personnel

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

Second: Councilwoman Rossillo

All in favor.

Motion to adjourn: Councilman Riquelme

Second: Councilwoman Stewart

All in favor.

Meeting adjourned at 9:15PM

Minutes respectfully submitted by:

Susan Connelly, RMC, Municipal Clerk