

**BOROUGH OF DUMONT
BERGEN COUNTY, N.J.
EXECUTIVE MEETING MINUTES
SENIOR CENTER
MAY 1, 2018
6:30 PM**

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, Manna, Riquelme, Rossillo, Stewart-present
Mayor James J. Kelly-present

Motion to accept agenda as presented: Councilman Riquelme
Second: Councilman Manna
All in favor.

Work Session:

Town-wide Garage Sale-Maryann Russini, 141 Roosevelt, a member of the Dumont Community Group, which helps support families in need in Dumont, explained that they are planning on holding a town-wide garage sale in October as a fundraiser. Residents would pay \$15, which would be donated to the Community Group. The 501c group has a board, which decides distribution of funds.

Ambulance Corps Power Chair-Councilwoman Stewart explained there is concern about the height of the buildings being built without an elevator. The power chair would benefit the ambulance corps and the whole community. We will be asking Garden Homes to underwrite the cost, which is \$8,000, looking for grants or unexpended funds.

COAH-Councilman Manna said he has spoken to Jim Bird, former Mayor of Hopewell Twp. He is coordinating a group called Citizens Improving Affordable Housing. The Councilman read letters Mr. Bird is sending to the Governing Bodies of New Jersey and to the Lt. Governor referencing the inequities of Fair Share Housing mandates and new directions required. Towns are being forced to build an overabundance of high density market rate units in order to satisfy a small amount of low income housing. This is creating great stress and inequities on our towns. Kevin Walsh of Fair Share Housing dismissed Assemblywoman Schepisi's requests for discussion.

Exploration of Implementing an Automated Garbage System-Councilman LaBruno stated that there was a meeting with Bergenfield's Administrator and Mayor regarding the automated garbage system, which they already have in place. Bergenfield had been handling their own garbage pickup when they switched to the automated system. They started with two trucks for waste and are purchasing a third for recycling. One truck

currently costs \$308,189.00 through the National Joint Power Alliance co-op. Each resident receives a free bucket. There are drawbacks such as restricted parking, upkeep of vehicles and insurance. We have a four-year contract right now. The cost in the beginning was reasonable but it balloons as time goes on. Right now, we are paying over \$1,000,000 with tonnage and tipping fees. Mr. Richards has been investigating whether this will actually be a savings. Acting DPW Superintendent would like to make sure there is room for the trucks at the DPW. The Hillsdale transfer station just reopened so there is a possibility of going there, which is closer than the one we use. Councilman Manna pointed out that when we went out to bid a few years ago, Roselle was the only bidder so towns are at the mercy of the industry.

Councilman Manna would like to decommission the Environmental Commission, which is defunct and form a Beautification Committee. He asked advice of the attorney, who said it would have to be done by ordinance.

No-knock policy-Councilman Manna said that there are many complaints about commercial solicitors knocking on their doors. Right now, the Borough has a stringent vetting policy. The question is whether to institute a strict “no-knock” policy or a modification. Police Chief Conner had looked at the Montvale ordinance, which the ordinance committee had been considering. However, this first puts the onus on the residents to establish their address as a no-knock property and secondly puts the onus on the Clerk to keep up the list. The Chief prefers a strict “no-knock” policy; the exemptions being religious, civic and political organizations. There are currently many complaints about commercial solicitors ringing doorbells early in the morning and late at night. Mr. Bailey said he had wanted to look at the outright ban due to the first amendment. It was the consensus of the Governing Body that the ordinance be introduced at the next meeting.

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

#18-124 Nicholas Calabrese-Approval as Dumont Police Department Intern *

#18-125 Tax Appeal Settlement-47 W. Madison Avenue and 35 West Shore Drive *

#18-126 23 W. Quackenbush Avenue-Authorization of Updated Appraisal-not to exceed \$750.00 *

#18-127 Authorization of Land Surveys of Block 1215, Lots 6,7,8 by Remington & Vernick Engineers-not to exceed \$8,704.00 *

#18-128 Authorization of Execution of EXTEL Communications Agreement *

#18-129 Establishment of an Access for All committee-ADA Compliance * Mr. Richards said that this would establish a committee to assist businesses and homeowners in town to be compliant with ADA. The County would provide suggestions.

#18-130 Approval of State Contract Vendors *

Motion to open to the public: Councilwoman Stewart
Second: Councilman Manna
All in favor.

1. Bruce deLyon, asked when 23 W. Quackenbush was discussed and what the appraised values were; also asked about the surveys. The Mayor replied it has been discussed in closed session. Councilman LaBruno said that the March, 2017 appraisal was \$340,000 and the April appraisal was \$355,000. Dr. deLyon complained about lack of transparency. He didn't know the Governing Body was considering acquiring three properties.

Motion to close to the public: Councilman Manna
Second: Councilwoman Stewart
All in favor.

Motion to adopt the Consent Agenda: Councilman Manna
Second: Councilman LaBruno
Roll call vote: Council members Di Paolo, LaBruno, Manna, Riquelme, Rossillo, Stewart-yes

ORDINANCES

Second Reading

#1536 An Ordinance to Amend the Borough of Dumont Municipal Code to Establish a New RP1-Redevelopment Plan 1 Zone District

Motion to waive the formal reading: Councilman Manna
Second: Councilman Riquelme
All in favor.

There was no discussion from the Council

Motion to open to the public: Councilman Manna
Second: Councilman LaBruno
All in favor.

Motion to close: Councilman Manna
Second: Councilman LaBruno
All in favor.

Motion to adopt on second reading: Councilman Manna
Second: Councilman Riquelme
Roll call vote: Council members Di Paolo, Manna, Riquelme, Rossillo, Stewart-yes
Councilman LaBruno-no

#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: Councilman Manna
Second: Councilman Riquelme
All in favor.

Borough Attorney Bailey reported that there has been no progress in reaching an amicable solution.

Motion to open to the public: Councilman Manna

Second: Councilman Riquelme

All in favor.

1. Liz Marchese, 235 Larch Avenue, asked the cost if we were to go with eminent domain. What is the benefit of acquiring this property? The Mayor said that this property is key when the borough hall is demolished. It will offer more parking in the future.

Mr. Bailey explained that if there was an appeal, the Borough would still be able to move forward with taking the property.

2. Maryann Russini, 141 Roosevelt Avenue, asked if someone lives in this house. The Mayor replied that it is a commercial property. People live in the other two properties.

3. Michael Sullivan, Andover Avenue, asked where the 27 W. Quackenbush person is going. The Mayor said there are several locations other than Brook Street.

Motion to close: Councilman Manna

Second: Councilman LaBruno

All in favor.

Motion to adopt on second reading: Councilman LaBruno

Second: Councilman Manna

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

#1544 Ordinance Authorizing the Lease of a Portion of Real Property known as 62 Washington Avenue in the Borough of Dumont, County of Bergen and State of New Jersey

Motion to waive formal reading: Councilman Riquelme

Second: Councilman Manna

All in favor.

Mr. Richards explained that this lease is for storage of Police Department communications and equipment.

Motion to open to the public: Councilman Manna

Second: Councilman LaBruno

All in favor.

Motion to close to the public: Councilman Manna

Second: Councilman LaBruno

All in favor.

Motion to adopt on second reading: Councilman LaBruno

Second: Councilman Manna

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

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

Second: Councilwoman Stewart

All in favor.

1. Ann Fisher, 5 Forest Road, thanked everyone for a beautiful opening day. The bathrooms, though, are deplorable.

2. Karen Valido, 24 Overlook Drive, wanted clarification on bulk metal pickup.

3. Michael Sullivan, 125 Andover Avenue, asked about the storage lease. He suggested looking at all the numbers when deciding on the automated garbage system.

4. Mary Normoyle, 106 Randolph, asked Councilman Di Paolo if he was still looking into videotaping the meetings. The Councilman said he will do a presentation next meeting. Ms. Normoyle is still looking for the unredacted emails. The Mayor said the attorneys deem it attorney-client privilege. She will OPRA the request.

5. Bruce deLyon asked if the budget that's on our website has changed and how residents will know the final numbers. Councilman Manna explained the process. Dr. deLyon requested that the debt service be included in the presentation and asked if there will be a power point presentation. The response was yes. Dr. deLyon questioned closed session items. He complained that information is constantly being withheld. He said that Ms. Binney has been asking for the acceptable payment range for auditors since March 5th.

6. Liz Marchese, 235 Larch Avenue, thanked Councilwoman Stewart for trying to solve the problem of the three-story building with no elevator. She is shocked that the Council voted on that. She asked the status of the Snell lawsuit and the docket #. Has the Building Department hearing been settled? The Mayor said the Borough is currently waiting for the determination from the Hearing Officer.

7. Maryann Russini, 141 Roosevelt Ave., questioned the proposed automated garbage system and whether taxes will go down. Councilman Manna said the trucks are expensive but there should be a saving in the future.

8. Matt McKenna, 178 New Milford Avenue, asked if tonnage is included in expected cost of the automated garbage and the cost of an extra bucket. Councilman LaBruno said tonnage would be extra. They would have to look into the cost of an extra bucket.

Motion to close to the public: Councilman Manna

Second: Councilman LaBruno

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

Tactics and techniques utilized in protecting the safety and property of the public

Any pending or anticipated litigation or contract negotiation other than in subsection b. (4) herein in which the public body is or may become a party. "Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer."

Personnel-Building Department

Litigation-Snell

Personnel-Police

Personnel-Administrative

Motion: Councilman LaBruno

Second: Councilman Manna

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

Following Closed Session, motion to return to public: Councilman Manna
Second: Councilwoman Stewart
All in favor.

Motion to adjourn: Councilman Manna
Second: Councilman Riquelme
All in favor.

Meeting adjourned at 10:15PM

Minutes respectfully submitted by:

Susan Connelly, RMC
Municipal Clerk

Agendas Subject to Revision