

**BOROUGH OF DUMONT
BERGEN COUNTY, N.J.
PUBLIC MEETING MINUTES
JANUARY 19, 2016
6:30 PM**

Mayor Kelly 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 Correa, Di Paolo, Hayes, Morrell, Riquelme, Zamechansky (via phone)-present

Mayor Kelly-present

Motion to accept agenda as presented: Councilman Morrell

Second: Councilman Riquelme

All in favor

Approval of Minutes:

Motion to approve the December 15, 2015 Closed Session minutes: Councilman Morrell

Second: Councilman Riquelme

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

Councilman Di Paolo-abstain

Motion to approve the January 5, 2016 Sine Die Meeting minutes: Councilman Riquelme

Second: Councilman Morrell

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

Councilman Di Paolo-abstain

Motion to approve the January 5, 2016 Reorganization Meeting minutes: Councilman Morrell

Second: Councilman Hayes

Roll call vote: Council members Correa, Di Paolo, Hayes, Morrell, Riquelme, Zamechansky-yes

Motion to approve the January 12, 2016 Special Meeting minutes: Councilman Riquelme

Second: Councilman Morrell

Roll call vote: Council members Correa, Di Paolo, Hayes, Morrell, Riquelme, Zamechansky-yes

ADMINISTRATOR'S REPORT

A shredding program is scheduled for this Saturday at the DPW from 9AM-12PM

Mr. Perkins, along with the Superintendent and the two foremen interviewed three members of the DPW to decide who would be best suited to attend the two year Rutgers University Superintendents Course. There is a possibility that Mr. Ebenhack may retire in the next few years. The Borough, according to state statute, needs to have a certified

person in the DPW. The recommendation was Anthony Shiraldi. He had done backup work as a foreman at one time.

We are still waiting for the appraisal on 30 E. Madison.

The Dumont & Locust improvements project came out great.

Fire Department Company 3 has requested a stipend of \$200 monthly for the use of the Chief's office. They moved everything from Borough Hall to Company 3. This needs to be discussed with the Finance Committee

COUNCIL COMMITTEE REPORTS

- Councilwoman Correa

Board of Education

This Thursday is the Board of Ed meeting, which she will be attending.

- Councilman Di Paolo

Shade Tree Commission

He was not able to attend the Shade Tree meeting. However, they did have their annual Friends of the Shade Tree dinner. They are also offering the brick buying program. Bricks for the arboretum are \$75 each.

- Councilman Hayes

Joint Land Use Board

Last month there were two applications before the Board. The one on Barbara Road and Prospect was rejected; the one on Locust was accepted.

- Councilman Morrell

Recreation Commission

Their minutes are caught up except for September, which they are having trouble locating.

- Councilman Riquelme

No report

- Councilwoman Zamechansky

No report

ATTORNEY'S REPORT

No report

MAYOR'S REPORT

No report

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

#16-45 Bills List *

#16-46 James McGloin-Accept Resignation from the Fire Department *

#16-47 Approval of Change Order #1 for Depew III (Johnson Avenue add alternate)
- \$21,358.72 *

#16-48 Johnson Avenue-Authorization to Release the Retainage \$648.30*

#16-49 Depew III & Johnson Avenue-Approval to Accept the Two (2) Year Maintenance Bond and to Release the Performance Bond *

#16-50 Authorization of Execution of Bergen County Department of Health Shared Services Five Year Contract (2016-\$73,622.92)*

#16-51 Appointment of Brown & Brown as Borough Risk Manager for 2016 *

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

Second: Councilman Morrell

All in favor.

1. Lynne Vietri, Wilkens Drive, asked what certain items were on the bills list: JIF-Joint Insurance Fund; The County of Bergen for \$1,084,961.78-county tax payments; NJEIT-bond payment to environmental infrastructure trust. There are two Board of Education payments listed. Mayor Kelly said he'll find out and let her know.

2. Matthew Bailin, 12 Elizabeth Street, said when he went on the website he did not see a total for the bills list.

Motion to close to the public: Councilman Morrell

Second: Councilman Hayes

All in favor.

Motion to adopt: Councilman Morrell

Second: Councilman Hayes

Roll call vote: Council members Correa, Di Paolo, Hayes, Morrell, Riquelme, Zamechansky-yes

Non-Consent Agenda

#16-44 Appointment of Chasan, Leyner, Lamparello as Borough Labor Attorney for 2016 (previously tabled)

Motion to open to the public: Councilman Riquelme

Second: Councilman Di Paolo

All in favor.

Mayor Kelly explained that at the last meeting Councilman Di Paolo asked for it to be tabled so he can do a little more research

1. Matthew Bailin, 12 Elizabeth Street, asked the term and fees for this firm. Mr. Paster responded that it is an annual contract as needed for labor and employment and the firm reduced its fee by \$10 an hour from last year to \$140.

Motion to close: Councilman Morrell

Second: Councilman Hayes

All in favor.

Motion to adopt: Councilwoman Correa

Second: Councilman Riquelme

Roll call vote: Council members Correa, Di Paolo, Riquelme, Zamechansky-yes

Council members Hayes and Morrell-no

Motion carried.

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

Second: Councilman Riquelme

All in favor.

1. Christopher Snell, Franklin St, asked if Mr. Paster had reviewed the Recreation

Bylaws submitted in September. Mr. Perkins had scanned them in November but he will scan them to Mr. Paster again. He also informed Mr. Snell that Tri-State, the company they were looking at to do Gina's Field, does not do the work anymore. They recommended a company in Montville.

2. Rachel Bunin, Poplar Street, asked if Advanced Housing is a rental facility, which would work into our COAH mechanisms. Mr. Paster said it is three rental units and does not qualify us for additional bonus credits. Ms. Bunin wanted to confirm that according to E-consult we are down to 28. Why are we getting 30 E. Madison Avenue appraised? Mayor Kelly answered that we are looking for locations for a borough hall, police station. Ms. Bunin said that the bank took over the abandoned property next to her and she wanted to know who is responsible for shoveling that property. Mr. Perkins responded that it goes on a list, the town shovels it.

3. Lynn Vietri, Wilkens Drive, apologized for her tone last meeting. However, she does believe that by closing of Washington and Grant Avenues and not notifying the businesses and residents did lead to the reason D'Angelo's didn't come to the town first. This is just her opinion. Who is in charge of road closures? Mr. Perkins answered it is the Police Chief's responsibility. He doesn't answer to anyone about safety and street closures. Ms. Vietri doesn't like the regulation of time limits for speakers. She wanted to know how much money is in the wrestling account. Do we have the credits for the rehab round? Mr. Paster said she could probably find it on the 2013 submission.

Councilwoman Correa asked if anyone looked into Quackenbush. Mr. Paster said that it is a privately owned home paying over \$17,000 per year in taxes. The Councilwoman asked if anyone at the borough is looking into the tax records and the building department to make absolutely sure that we don't have other facilities that we can claim as credits. Can we do a new search? Do we know any more about the lot size on Wareham Road? Mr. Paster said it was his understanding that it does not qualify.

4. Lili Binney, Roxbury Road, asked who is responsible for collecting and reporting Dumont's data? Are there checks and balances? Who is responsible for the work product? Information must be accurate-for example Advanced Housing's three missed credits. She questioned the smaller parcel size on the Maser matrix. She asked if the land on Wareham Road counts against us in the vacant land adjustment. Besides being landlocked it is built on a sewer substation with many pipes below so this should be disqualified if it was counted. The data given to E-consult determines that Dumont's median salary is \$91,811. Aladdin housing is not age-restricted. Mr. Paster stated that one bedroom units do not count as family. Ms. Binney asked if anyone has checked to see if we have in excess of 11 low income units that could give us bonus credits. Are our numbers as accurate as possible?

Councilwoman Correa said that she got the deed for the Senior Center and it showed it's a 20 year deed. Maybe they would be interested in setting aside units for veterans, which would get us 1½ credits. Maybe we can get together with United Way and Habitat for Humanities and help purchase the land behind this senior center. She said she thinks we're missing some units at 2 Aladdin. Mr. Paster took credit for all 99 in the first round.

5. Tom Kelly, 70 Beacon, asked if the vacant land adjustment would yield any reduction in our future units and was Wareham Road accountable property. He spoke of 2 Aladdin. There was a cap on how many units could have an age requirement. Dumont is pretty heavy on age-required units. Tenaflly bought a piece of property by using COAH funds. There are existing affordable housing apartments that have no deed restriction. He said that some landlords are open to negotiate for tax incentives. Any negotiation pertaining to D'Angelo's is going to come with a huge number of market rate apartments. The taxes will have to be used for added school taxes, emergencies, police department. It will hurt the town. Ask for an extension of time. Mr. Kelly feels that we can negotiate D'Angelo's down to a much smaller development or eve single family homes. He said he will send the names of landlords who might be willing to negotiate.

Councilwoman Correa asked if we could request an extension.

6. Matthew Bailin, 12 Elizabeth, asked why Darlene isn't at all the meetings. The money would be worth it.

7. Tom Gorman, Wolcott Street, asked if 30 E. Madison will be enough room for borough hall and a police department. Mayor Kelly responded that it includes other properties. Mr. Gorman asked if we have preliminary plans. The Mayor said we do.

8. deLyon, 67 Beacon Street, asked if the Mayor and Council have considered his suggestion that a search committee be formed to hire a new administrator.

Councilman Di Paolo asked the process followed to form the ad hoc committee. He thinks it would be worthwhile to set up a similar committee for affordable housing.

Motion to close to the public: Councilwoman Correa

Second: Councilman Di Paolo

All in favor.

The Municipal Clerk read the resolution to go into closed session to discuss:

Landmark vs Dumont litigation

Personnel-Administrator, CFO

Litigation-Rizza

Motion: Councilman Riquelme

Second: Councilman Morrell

Roll call vote: Council members Correa, Di Paolo, Hayes, Morrell, Riquelme, Zamechansky-yes

Following closed session, motion to open to the public: Councilman Hayes

Second: Councilman Riquelme

All in favor.

Motion to adjourn: Councilman Riquelme

Second: Councilman Morrell

All in favor.

Meeting adjourned at 8:40PM

Minutes respectfully submitted by

Susan Connelly, RMC
Municipal Clerk