

**BOROUGH OF DUMONT  
BERGEN COUNTY, N.J.  
EXECUTIVE SESSION MINUTES  
DUMONT SENIOR CENTER  
OCTOBER 4, 2016  
6:30 PM**

Council president Correa called the meeting to order at 6:50PM. The prior meeting was longer than expected.

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-present  
Mayor James Kelly-absent

Motion to accept the agenda as presented: Councilwoman Zamechansky

Second: Councilman Riquelme

All in favor.

Administrator Herr wanted to correct some statements brought up by residents at the last public council meeting.

It was stated that the bond ordinances are not posted on the website. That statement was totally incorrect. They have been there. The statement regarding to the \$100,000 for the micro sealing of the streets was part of a \$6,000,000 bond ordinance, which increased debt by \$6,000,000. First, there were several complaints about the micro sealing project. One was that there was a twig left in the street. The company puts down a plastic sheet over the manhole covers and puts duct tape sticking up so they can see where the manhole cover is when the project is finished. It was not a twig. The difference between micro sealing and milling and paving was posted on our website. Micro sealing does not work on roads which need milling and paving. The micro sealing project saved the town over \$1,000,000. Also, there was no \$6,000,000 bond ordinance. There was, however, a refunding of the 2010 bonds that saved the borough over \$230,000 in interest over the next nine years.

**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**

**#16-215** Endorsement of 2017 CDBG Grant Application-Columbia Avenue Resurfacing, Phase I \*

**#16-216** Approval of Independent Hose Company Request for Boot Drive to be held October 22, 2016 at Madison and Washington Avenues \*

**#16-217** Approval of Updated Personnel Policies and Procedures Manual \*

**#16-218** Approval of Notification Policy for Tax Assessor to CFO and Governing Body \*

**#16-219** Approval of Policy Continuing Elimination of Longevity, Bonuses or Payments for Non-union Employees \* We have been doing this but it was necessary to have it in writing to comply with Best Practices.

**#16-220** Designation of Tax Collector and Tax Assessor to Monitor PILOT program \*

**#16-222** Dennis Banoff-Hire as Tree Specialist, Truck Driver, Laborer for the DPW-\$62,000 annually \*

**#16-223** Christopher Arroyo-Murphy-Hire as DPW Seasonal Employee-\$10 per hour \*

Motion to open to the public: Councilwoman Zamechansky

Second: Councilman Morrell

All in favor.

1. Rachel Bunin, Poplar Street, asked whether #220 is an additional position. Mr. Herr explained that this has been done but is addressing a question on the Best Practices workbook.

2. Carl Manna, Harding Avenue, questioned the fact that public participation was decreased. How much of the budget has been used so far? Mr. Herr estimated overall we are doing pretty well. Mr. Manna asked the status of CRS. Mr. Herr replied that he, the engineers and the DPW superintendent have met with an ISO representative. We are currently a 10 but we are in the program. Mr. Manna asked if we bought the used vehicle for the police department. The response was yes. Mr. Manna feels that Nixle should be pursued. He asked whether resolution #219 would affect LOSAP. The answer was no. Was there a reason the Personnel Policies and Procedures had to be updated? Mr. Herr responded that the JIF had wanted some changes made so the manual was updated.

3. Lili Binney, mentioned the time allotments for the public. She asked who our tax appeal attorney is. Mr. Paster replied that this year it is Ditkas Gillen; however, Boggia and Boggia is handling some that they had been working on before this year. Ms. Binney stated that FARM'd received responses from Mayor Kelly regarding the farm rollback tax and would like to thank him. She asked if Landmark is responsible for paying the taxes. Mr. Paster said that they may be paying them but the owner is responsible. Ms. Binney said that Mr. Muhlstock told the judge that he expects both appeals to be withdrawn upon the execution of the settlement agreement. They aren't going to appeal their taxes and they would have to pay them? Mr. Paster stated that it's the general law that in order to sustain the tax appeal you have to remain current. Ms. Binney said that the rollback tax on the one acre parcel should have gone back to 2011. Are we going to ask for it? Mr. Herr said that we will be as aggressive as possible in getting the money. Ms. Binney said they were never told that there was a farm rollback tax appeal. She feels they'd been lied to.

4. Judy Parker, 55 Susan Drive, Closter, thanked the Mayor & Council and Administrator for allowing the DPW to repair the sidewalk at 103 Washington Avenue. Her insurance agent is trying to get her insurance reinstated. The Rent Control ordinance-New Milford allows landlords 2% increase; Bergenfield allows 4%, Dumont allows only .008%. Therefore, the amendment of the ordinance is only 1.5% and she hopes they will take that into consideration. Councilman Di Paolo stated that the increase is based upon the CPI.

5. deLyon, Beacon Street, thanked the M/C and administrator for preparing agendas for the public-it's a positive step. He spoke of the decrease in public discussion. It should be vetoed tonight.

6. Chris Sheridan, Wilcox Street, questioned Ordinance #1507-whether Landmark will be paying property taxes on the value of the land; PILOT payments on just the improvements. Mr. Paster explained it is a phase-in. Once buildings receive their C.O. the PILOT starts. There will be a separate document executed according to the settlement agreement.

7. Tom Gorman, Wilcox Street, spoke of the tree issue at his daughter's house. He asked Mr. Herr if he had met yet with Mr. Cavadias and the Mayor. Mr. Herr has not. Mr. Gorman asked about the joint venture with Bergenfield. Councilman Di Paolo stated that the Mayor and Council had a meeting with the architects earlier. There were a few options: one with Borough Hall and police on the Bergenfield property; one using the existing Borough Hall property along with the Brook Street property and the car wash property on Madison. Mr. Paster stated it would be built according to state standards. The answer was yes to Mr. Gorman's question if we split the cost of the architect's fee with Bergenfield. He asked about storm preparation; is there an emergency operations center? Is there a budget for OEM? Mr. Herr responded that there is a department head meeting tomorrow at which the possible storm will be discussed. There is a small budget.

8. Rachel Bunin said that at the Joint Land Use meeting she learned that Landmark will be in charge of managing the twenty-two affordable units on the one acre. Would it be a better idea to have local control? Mr. Paster explained that there is a substantial savings-at least a part-time job if the Borough were to handle it and there are COAH guidelines they have to meet. If the County Housing Authority were to handle it, there would be a fee. Once the units are occupied, the information would be public. Ms. Bunin said that Chairman Bochicchio had suggested that Landmark reconsider putting the twenty-two affordable units on the one acre lot. Mr. Paster has discussed it three times with them and they will not move on that.

9. MaryAnn Anecchino, Andover Avenue, is concerned about giving control to the developer, the run-off and sewage. She hasn't heard how the residents benefit from this development. She spoke of transparency.

10. Lili Binney, Roxbury Avenue, suggested that Landmark's oversight of the affordable housing should be reconsidered- \$25,000 is not a substantial savings.

Motion to close to the public: Councilwoman Zamechansky  
Second: Councilman Morrell  
All in favor.

Motion by Council President Correa to move Resolution #221 to non-consent  
Motion to adopt the Consent Agenda with the exception of Resolution #221: Councilman Riquelme  
Second: Councilman Hayes  
Roll call vote: Council members Di Paolo, Hayes, Morrell, Riquelme, Zamechansky, Correa-yes

### **Non-Consent Agenda**

**#16-221** Endorsement of the Housing Element & Fair Share Plan  
Motion to adopt: Councilwoman Zamechansky  
Second: Councilman Morrell  
Roll call: Council members Di Paolo, Hayes, Morrell, Riquelme, Zamechansky-yes  
President Correa-no

### **ORDINANCES**

#### *First Reading*

**#1506** Ordinance Amending Chapter 322, Revising Calculation of Maximum Rent Increases under the Jurisdiction of the Rent Leveling Board in and for the Borough of Dumont  
Motion to waive formal reading: Councilman Hayes  
Second: Councilman Riquelme  
All in favor.

Councilman Hayes said he hopes the rest of the Council has checked the sources he suggested.

Councilman Di Paolo said he is still against this policy. This ordinance runs counter to affordable housing and keeping people in their homes.

Motion to pass on first reading: Councilwoman Zamechansky  
Second: Councilman Hayes  
Roll call vote: Council members Hayes, Morrell, Riquelme, Zamechansky-yes  
Council members Di Paolo and Correa-no

**#1507** Ordinance of the Borough of Dumont Adopting the Redevelopment Plan Produced by Maser Consulting on Behalf of Landmark Dumont, LLC for Block 212, Lot 20 and Block 215, Lot 1

Motion to waive formal reading: Councilman Hayes  
Second: Councilman Morrell  
All in favor.

Motion to pass on first reading: Councilman Morrell  
Second: Councilman Hayes  
Roll call vote: Council members Di Paolo, Hayes, Morrell, Riquelme, Zamechansky-yes  
President Correa-no

**#1508** Capital Improvement Fund to Provide for the Purchase and Installation of a New Computer Server

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

There was no discussion from the Council.

Motion to pass on first reading: Councilwoman Zamechansky  
Second: Councilman Morrell  
Roll call vote: Council members Di Paolo, Hayes, Morrell, Riquelme, Zamechansky,  
President Correa-yes

The Municipal Clerk read the resolution to enter closed session to discuss:  
Personnel-Police  
Purchase, Lease or Acquisition of Real Property with Public Funds  
Motion: Councilman Morrell  
Second: Councilman Riquelme  
Roll call vote: Council members Di Paolo, Hayes, Morrell, Riquelme, Zamechansky,  
President Correa-yes

Motion to go back into public following closed session: Councilman Morrell  
Councilman Hayes  
All in favor.

Motion to adjourn: Councilwoman Zamechansky  
Second: Councilman Morrell  
All in favor.

Minutes respectfully submitted by:

Susan Connelly, RMC  
Municipal Clerk

