

**BOROUGH OF DUMONT
BERGEN COUNTY, N.J.
EXECUTIVE SESSION MINUTES
DUMONT SENIOR CENTER
APRIL 4, 2017
6:30 PM**

Mayor Kelly called the meeting to order at 6:50PM

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, Geist, Manna, Morrell, Riquelme-present
Mayor James J. Kelly-present

Motion to accept agenda as presented: Councilman Morrell

Second: Councilman Geist

All in favor.

General Order of Business

For the record: the following resolutions were approved at the March 21st meeting and are being memorialized at this meeting:

#17-94 Approval of Making Application to the Local Finance Board: There was a motion by Councilman Morrell, seconded by Councilman Manna and approved by roll call vote by all council members present

#17-95 Conversion of the Borough of Dumont's Bond Anticipation Notes to Permanent Bonds: There was a motion by Councilman Morrell, seconded by Councilman Manna and approved by roll call vote by all council members present.

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

#17-96 Bills List *

#17-97 Dismissal of Firefighter Steven Bickford *

#17-98 Authorization of Emergency Appropriations * Mr. Herr explained that it is a supplement to the temporary budget until the final budget is adopted.

#17-99 Award of Bid for Johnson Avenue Improvements Phase II-\$108,531.05 *

- #17-100 Approval of St. Mary's Games Raffle to be held June 7 through June 10, 2017; ID#109-1-471; RL#472 *
- #17-101 Approval of St. Mary's On-premise 50/50 Cash Raffle to be held June 7 through June 10, 2017; ID#109-1-471; RL#473 *
- #17-102 Approval of St. Mary's Off-premise Cash Raffle to be held June 7 through June 10, 2017; ID#109-1-471; RL#474 *
- #17-103 Award of Information Technology Consultant Contract to Dart Computer *
- #17-104 Authorization of Execution of CDBG Grant Agreement for Thompson Street & Schraalenburgh Way Road Improvements *
- #17-105 Temporary Capital Budget Amendment of 2017-for Bond Ordinance #1517 *
- #17-106 Approval of Remington, Vernick Proposal for Thompson Street and Schraalenburgh Way Improvements-\$28,190 *

Motion to open to the public on the consent agenda items: Councilman Morrell

Second: Councilman Riquelme

All in favor.

1. Lili Binney, 32 Roxbury Road, asked if there will be more phases to Johnson Avenue.
2. Maryann Russini, 141 Roosevelt Avenue, wanted to make sure someone would be overseeing the Johnson Avenue project.
3. Bruce deLyon, 67 Beacon Street, asked for clarification on money available for Resolutions #99 and #104. He asked if the money listed in Resolution #98 is in-house. He questioned the allocation of the money.

Motion to close to the public: Councilman Riquelme

Second: Councilman Morrell

All in favor.

Councilman Geist requested that Resolutions #104, #105 and #106 be moved to non-consent

Motion to adopt the Consent Agenda excluding Resolutions #104, #105 and #106:

Councilman Morrell

Second: Councilman Geist

Roll call vote: Council members Correa, Di Paolo, Geist, Manna, Morrell, Riquelme-yes

Non-Consent Agenda

#17-104 Authorization of Execution of CDBG Grant Agreement for Thompson Street & Schraalenburgh Way Road Improvements

Motion to adopt: Councilman Manna

Second: Councilman Riquelme

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

Councilman Geist-no

#17-105 Temporary Capital Budget Amendment of 2017-for Bond Ordinance #1517 *

Motion to adopt: Councilman Morrell

Second: Councilman Di Paolo

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

Councilman Geist-no

#17-106 Approval of Remington, Vernick Proposal for Thompson Street and Schraalenburgh Way Improvements-\$28,190 *

Motion to adopt: Councilman Morrell

Second: Councilman Riquelme

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

Councilman Geist-no

Ordinance

First Reading

#1517 Bond Ordinance Providing for Thompson Street and Schraalenburgh Way Road Improvements by the Borough Dumont, Appropriating \$224,000 therefor and Authorizing the Issuance of \$213,000 Bonds or Notes of the Borough to Finance part of the cost thereof

Motion to waive the formal reading: Councilman Riquelme

Second: Councilman Morrell

All in favor.

There was no discussion from the Council.

Motion to pass on first reading: Councilman Morrell

Second: Councilman Di Paolo

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

Councilman Geist-no

Motion to open to the public for general comments or questions: Councilman Morrell

Second: Councilman Riquelme

All in favor.

1. John Sansone, 119 Beacon Street, directed his comments to Mr. Herr and spoke about Tom Kelly overhearing Mr. Herr talking about some of the residents. He is very offended. He said he is a painter but also knows construction. He asked if there are cost estimates for renovating the old borough hall. He said it's going to look bad and that we should have gotten an independent engineer because that's the way the Council wanted it to read. Mayor Kelly said that this is the second architect and they came up with pretty much the same numbers as the first. Mr. Sansone said that they'll profit more off a new building.

2. Mary Normoyle, 106 Randolph, said the Council twists something for whatever agenda is going on. She used expletives in talking about Mayor Kelly and Mr. Madaio. She trusts Tom Kelly. Mayor Kelly said she is making unfounded accusations and asked where her evidence is to which she responded it's circumstantial.

The Mayor told a resident to stop speaking out from the audience. The second time he asked him to leave or he would escort him out. Mayor Kelly called for a recess. He then called a police officer, who escorted the resident out.

Coming out of recess, Mayor Kelly asked the public for some decorum, no yelling out.

3. Chris Sheridan, 9 Wilcox, said that the architect and engineer went to look at 50 Washington Avenue. What kind of engineer was there? He asked Councilman Riquelme about his tour of the building. The Councilman said he went with Mayor Kelly, Councilman Manna, Mr. Herr, Mr. Ebenhack, the engineer and architect. They discussed the possibilities. It definitely needs to be gutted. The figures they were given today showed that it would cost more to gut and renovate than to actually demolish and

build a new building. He was all for renovation but after the tour he has decided it is more cost-effective and energy-efficient to demolish the building. Councilman Manna said that by renovating we would be 9,000 sq. ft. short of the minimum estimated requirement. There are many issues with renovation. Mr. Sheridan said he would not be happy with a report that is whitewashed.

4. Michael Sullivan, 125 Andover, said there is no transparency and feels that Landmark shouldn't have had the opportunity to buy D'Angelo's. He complained that Mr. Madaio and Mr. Banish are against them. He is upset that there are no elevators in the affordables. Nobody listened to FARM'd. He is very frustrated. Dumont has gotten nothing from this deal. The Council could have gotten D'Angelo's land through eminent domain.

5. deLyon, 67 Beacon Street, agreed that there should be elevators in the affordable housing. He asked the estimated cost projected for hiring more sub-code officials in the building department to cover the Landmark project and how many permits and inspections they expect. Mayor Kelly stated the Building Department said they could handle the work. Councilman Manna wanted a baseline estimate for the budget. He said he hadn't received the report. Mr. Herr said he had sent it out. Dr. deLyon asked for the breakdown of the employees in the Building Department. He asked about \$70,000 in overtime and the approval procedure. He feels Mr. Herr should tender his resignation due to the comments he made about residents.

6. Maryann Russini, 141 Roosevelt Avenue, said for the record, she did not receive the report on the money spent on the Landmark project she had requested from Mr. Herr. Mr. Herr responded that he had sent some information in the summer and other information last week. Ms. Russini asked for more information-it was not complete. The Council should have laptops at the meetings so that they can have answers for the residents.

7. Mindy Leonard, 67 Essex Place, asked what the overtime for the Building Department was. Councilwoman Correa answered \$71,000.

8. Lili Binney, 32 Roxbury Road, said that she was misquoted in the January 17th minutes. The Municipal Clerk will check the recording. Ms. Binney asked for the cost estimates on renovation and a new building. The Mayor responded that it is \$11,500,000 for renovation and \$11,300,000 for new construction. It does not include purchasing additional properties. Ms. Binney asked the proposed ceiling heights, square footage and if there will be a basement. Is the needs study accurate? When will we know if 21,430 sq. ft. is needed? The Mayor explained that the cost for the architect to design the building is \$630,000 but there are many unknowns right now, like property acquisition, so they are waiting. Ms. Binney asked the attorney if someone could bring suit against the town for not having elevators in the new construction. Could the traffic report be put online? What is being done about getting the seventy demolition numbers corrected? What are the addresses? She said Tom Kelly is waiting for an apology from Mr. Herr. She feels that the Mayor has not shown leadership. When Landmark first came to a Council meeting, nobody on the Council knew they were coming. When the Fair Share Housing numbers went to 422, nobody knew except for the Mayor and the Borough Attorney until almost six months later. She accused the Mayor of subterfuge, hidden agendas and accountability to the Council and residents. She asked the Mayor to resign.

Motion to close public portion: Councilman Morrell
Second: Councilman Geist
All in favor.

Councilwoman Correa said the Finance Committee had a lot of questions when they first started working on the budget but feels they have a handle on it. They're still working on it.

Councilman Manna said he asked the Building Department for a list of addresses for tear downs. So far, he received four permits for demolition and one for interior renovation. Out of seventy they're now down to five.

The Municipal Clerk read the resolution to go into Closed Session:

Negotiations-Police Chief

Motion: Councilman Morrell

Second: Councilman Riquelme

Roll call vote: Council members Correa, Di Paolo, Geist, Manna, Morrell, Riquelme-yes

Motion to go back into public: Councilman Morrell

Second: Councilman Riquelme

All in favor.

Motion to adjourn: Councilman Riquelme

Second: Councilman Geist

All in favor.

Meeting adjourned at 8:45PM

Minutes respectfully submitted by:

Susan Connelly, RMC

Municipal Clerk