



(DEFEATED)

2016
BOROUGH OF DUMONT
ORDINANCE

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
CORREA		✓		
DI PAOLO		✓		
HAYES	✓			
MORRELL	✓			
RIQUELME		✓		
ZAMECHANSKY			✓	
MAYOR KELLY				
TOTALS	2	3	1	

Ordinance No. 1502
 Date: July 19, 2016
 Page: 1 of 2
 Subject: Rent Control Ordinance
 Purpose: Amend
 Dollar Amount: _____
 Prepared By: Gregg Paster, Esq.

Offered by: Morrell
 Seconded by: Hayes

Certified as a true copy of an Ordinance Adopted on 2nd Reading by the Governing Body of the Borough of Dumont on the above date at a Public Meeting by:

Susan Connelly, RMC, Municipal Clerk
Borough of Dumont, Bergen County, New Jersey

**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, COUNTY OF
 BERGEN AND STATE OF NEW JERSEY**

WHEREAS, the Mayor and Council adopted Ordinance 1414, amending Ordinances 877, 925, 947 and 1004, and codified as Chapter 322 of the Dumont Borough Code, establishing a rent control board in and for the Borough of Dumont, on August 17, 2010; and

WHEREAS, it appears that the Rent Leveling Board of the Borough of Dumont has recommended that the Governing Body adopt an ordinance revising the formula for establishing

maximum rent increases for apartment units subject to the jurisdiction of the Rent Leveling Board; and

WHEREAS, the Governing Body agrees to the recommended revisions and now seeks to codify the revisions to the code establishing maximum rent increases and the formula for calculating same.

THEREFORE, BE IT HEREBY ORDAINED by the Mayor and Council of the Borough of Dumont, in the County of Bergen and State of New Jersey, that Ordinance 1414, amending Ordinances 877, 925, 947 and 1004, and codified as Chapter 322 of the Dumont Borough Code, establishing a rent control board in and for the Borough of Dumont, previously adopted on August 17, 2010, specifically section 322-3 of the Borough Code, be and hereby is amended as follows to determine the establishment of rents between a landlord and tenant to whom this article is appropriate shall be determined by the purposes of this section.

Section 1. Formula for calculating rent increases. No landlord shall increase the rental of any housing space more than once in a twelve-month period, except for as provided in Section 322-4 hereof. The maximum increase for a twelve-month period shall be one and one half percent (1.5%) of the current rent or the percentage increase of the Consumer Price Index ("CPI"), based upon an average of the previous 12 months, whichever is greater for all dwelling units covered by Chapter 322 of the Revised Ordinances of the Borough of Dumont. The CPI shall be established and published the average of the previous 12 months of the CPI as is determined by the U.S. Department of Labor Statistics for the New York, New York-northeastern New Jersey area, or its successor. The twelve-month increase shall not exceed 5%.in its entirety.

Section 2 Invalidity. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

Section 3 Severability. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4 Effective Date. This Ordinance shall take effect upon final passage and publication pursuant to law.

BOROUGH OF DUMONT

Attest:

James J. Kelly, Mayor

Susan Connelly, RMC
Municipal Clerk
Introduced: June 8, 2016
Adopted: defeated



**2016
BOROUGH OF DUMONT
ORDINANCE**

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
CORREA	/			
DI PAOLO	✓			
HAYES	✓			
MORRELL	✓			
RIQUELME	✓			
ZAMECHANSKY	✓			
MAYOR KELLY				
TOTALS	6			

Ordinance No. 1504
 Date: July 19, 2016
 Page: 1 of 4
 Subject: Roosevelt Avenue Stormwater Sewer Improvements
 Purpose: Bond Ordinance
 Dollar Amount: _____
 Prepared By: Jason Capizzi, Esq.

Offered by: Morrell
 Seconded by: Zamechansky

Certified as a true copy of an Ordinance Adopted upon 2nd reading by the Governing Body of the Borough of Dumont on the above date at a Public Meeting by:

Susan Connelly

**Susan Connelly, RMC, Municipal Clerk
Borough of Dumont, Bergen County, New Jersey**

**BOND ORDINANCE SUPPLEMENTING BOND ORDINANCE NO. 1436
FINALLY ADOPTED ON DECEMBER 20, 2011, PROVIDING FOR
VARIOUS STORM WATER SEWER IMPROVEMENTS BY THE
BOROUGH OF DUMONT, BY APPROPRIATING AN ADDITIONAL
\$46,000 THEREFOR AND BY AUTHORIZING THE ISSUANCE OF AN
ADDITIONAL \$43,500 BONDS OR NOTES OF THE BOROUGH TO
FINANCE THE COST THEREOF**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DUMONT (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement or purpose described in Section 3 of this bond ordinance is hereby authorized to be undertaken by of the Borough of Dumont, a municipal corporation of the State of New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3 of this bond ordinance, there is hereby appropriated the sum of \$46,000 (such sum being in addition to the \$120,000 appropriated in Section 1 of Bond Ordinance No. 14-36 finally adopted on December 20, 2011), including the sum of \$2,500 as the additional down payment required by the Local Bond Law. The down payment is now available by virtue of the provision for a down payment for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$43,500 (such sum being in addition to the \$114,000 authorized in Section 2 of Bond Ordinance No. 14-36 finally adopted on December 20, 2011) pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement or purpose hereby authorized for which bonds or notes are to be issued is for various storm water sewer improvements by, in and for the Borough, said project consisting of the construction, extension and connection, as applicable, of storm water sewers on various roadways, including but not limited to, Roosevelt Avenue and Prospect Avenue, such improvements include but are not limited to, the installation and extension of a storm water sewer, the acquisition and installation of reinforced concrete sewer pipe and all related appurtenances associated therewith, 3 catch basins and a chamber, any necessary excavation, site restoration, repaving and/or trench repair, and also including all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

(b) The estimated maximum amount of additional bonds or notes to be issued for the improvement or purpose is as stated in Section 2 of this bond ordinance.

(c) The estimated cost of the improvement or purpose is equal to the amount of the additional appropriation stated in Section 1 of this bond ordinance.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer; provided that no bond anticipation note shall mature later than one year from its date. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the bond anticipation notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time

subject to the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell a part, or all, of the bond anticipation notes from time to time at public or private sale, and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest, if any, from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale of bond anticipation notes issued pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

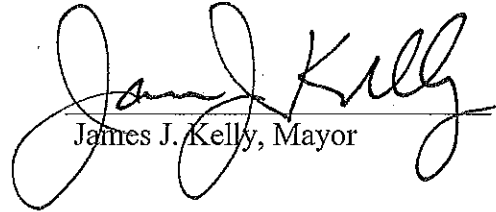
(b) The period of usefulness of the improvement or purpose described in Section 3 of this bond ordinance, computed on the basis of the amount of obligations authorized for the improvement or purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 40 years.

(c) An aggregate amount not exceeding \$5,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost of the improvement or purpose set forth in Section 3 of this bond ordinance.

(d) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and submitted to the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough is increased by \$43,500 (the amount of the authorization of the obligations provided for in this bond ordinance). The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

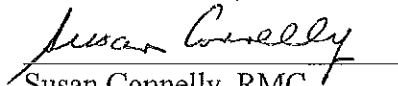
Section 7. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 8. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.



James J. Kelly, Mayor

Attest:



Susan Connelly, RMC
Municipal Clerk

Introduced: June 21, 2016

Adopted: July 19, 2016



**2016
BOROUGH OF DUMONT
ORDINANCE**

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
CORREA	✓			
DI PAOLO	✓			
HAYES	✓			
MORRELL	✓			
RIQUELME	✓			
ZAMECHANSKY	✓			
MAYOR KELLY				
TOTALS	6			

Ordinance No. 1505
Date: July 19, 2016
Page: 1 of 6
Subject: 2016 Salary Ordinance
Purpose: Amend and Supplement Ranges
Dollar Amount:
Prepared By: Raymond Herr, Borough Administrator/CFO

Offered by: Morell
Seconded by: Zamechansky

Certified as a true copy of an Ordinance Introduced and Passed by the Governing Body of the Borough of Dumont on the above date at a Public Meeting by:

Susan Connelly

**Susan Connelly, RMC, Municipal Clerk
Borough of Dumont, Bergen County, New Jersey**

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT ORDINANCE NO. 1491 AND ITS PROGENIES AS TO THE ESTABLISHMENT OF CERTAIN COMPENSATION RANGES AND RELATED ITEMS FOR CERTAIN OFFICERS AND EMPLOYEES

Section 1

A. The respective compensation ranges for the following Officers and Employees of the Borough of Dumont to be paid quarterly, monthly or in twenty six (26) equal installments are hereby established as follows:

2016 SALARY ORDINANCE			
	<u>Minimum</u>		<u>Maximum</u>
<u>General Administration</u>			
Borough Administrator	75,000.00		165,000.00
Clean Communities Coordinator	6,500.00		7,500.00
<u>Mayor & Council</u>			
Mayor	2,000.00		3,000.00
Council President	2,000.00		3,000.00
Councilpersons (5)	2,000.00		3,000.00
<u>Municipal Clerk</u>			
Borough Clerk	40,000.00		83,000.00
Administrative Assistant/ Web Master	20,000.00		50,000.00
<u>Finance</u>			
Chief Financial Officer	60,000.00		105,000.00
Finance Clerk	30,000.00		63,000.00
Assistant Finance Clerk	10,000.00		25,000.00
Acting Chief Financial Officer	20,000.00		25,000.00
Qualified Purchasing Agent	5,000.00		10,000.00
<u>Tax Assessor</u>			
Tax Assessor	5,000.00		25,000.00
Tax Assessor Inspector	\$10 per hour		\$15 per hour
<u>Revenue Admin</u>			
Tax Collector-P/T	20,000.00		25,000.00
Tax Searcher	250.00		600.00
Tax Clerk	30,000.00		45,000.00
Tax Collector F/T	26,000.00		27,000.00
<u>Police Department</u> (Base salary exclusive of longevity, night differential, holiday pay)			
Police Chief	120,000.00		200,000.00
<u>Dispatchers hired after 7/1/13</u>			
Dispatchers Starting	27,000.00		35,000.00
Dispatcher after 6 months	30,000.00		38,000.00
Dispatchers Start of 2nd year	33,000.00		41,000.00

Dispatchers Start of 3rd year	36,000.00	44,000.00
Dispatchers Start of 4th year	39,000.00	55,000.00
Dispatchers Start of 5th year	42,000.00	65,000.00
Dispatchers hourly	\$12 per hour	\$26 per hour
<u>Dispatchers hired prior to 7/1/13</u>		
Dispatchers start of 4th year	49,000.00	63,000.00
School Crossing Guards	\$11 per hour	\$16 per hour
Park Security P/T hourly	\$11 per hour	\$15 per hour
<u>Life Hazard Use Fees</u>		
Fire Inspector per inspection	10.00	10.00
Fire Inspector per re-inspection	5.00	5.00
Fire Official	5,000.00	12,000.00
<u>Municipal Prosecutor</u>		
Prosecutor	7,000.00	11,000.00
<u>Road Repairs and Maintenance</u>		
(Base Salary exclusive of longevity)		
Superintendent of Roads	70,000.00	120,000.00
Road Foreman	60,000.00	110,000.00
Road Department Clerk	25,000.00	60,000.00
Summer Help P/T	\$10 per hour	\$15 per hour
<u>Public Buildings & Grounds</u>		
Custodian (Borough Hall F/T)	40,000.00	70,000.00
Custodian (Borough Hall P/T)	\$10 per hour	\$20 per hour
Assistant Custodian (Borough Hall F/T)	20,000.00	50,000.00
Part-time Assistant	\$10 per hour	\$15 per hour
<u>Board of Health</u>		
Registrar, Board of Health	27,000.00	50,000.00
Deputy Registrar-Stipend	3,000.00	10,000.00
Dog Inspector part-time	\$10 per hour	\$12 per hour
<u>Administration of Public Assistance</u>		
FEMA Administrator	3,000.00	5,000.00
Social Services Director-Stipend	2,800.00	4,500.00
COAH Representative	3,000.00	7,000.00
<u>SENIOR CITIZENS</u>		
Senior Citizen Bus Driver	20,000.00	35,000.00
Senior Citizen Bus Driver P/T	2,000.00	3,000.00

Senior Citizen	10,000.00	45,000.00
Trips Coordinator	1,000.00	2,500.00
<u>Parks & Playgrounds</u>		
Recreation Director-F/T	25,000.00	40,000.00
Recreation Director-P/T	\$15 per hour	\$20 per hour
Recreation Coordinator	6,000.00	12,000.00
Summer Recreation Director	\$15 per hour	\$28 per hour
Summer Recreation Assistant Director	\$10 per hour	\$17 per hour
Summer Recreation Senior Counselor	\$7.25 per hour	\$12 per hour
Summer Recreation Equipment Manager	\$7.25 per hour	\$12 per hour
Summer Recreation Counselor	\$7.25 per hour	\$10 per hour
<u>Municipal Court</u>		
Municipal Court Judge	15,000.00	28,000.00
Municipal Court Administrator	30,000.00	65,000.00
Deputy Muni Court Administrator	20,000.00	50,000.00
Part time Clerk	\$15 per hour	\$22 per hour
<u>Public Defender</u>		
Public Defender	4,000.00	7,000.00
<u>Recycling</u>		
Recycling Coordinator	2,000.00	4,500.00
<u>Uniform Construction Code Enforcement</u>		
Zoning Officer	5,000.00	20,000.00
Housing Inspector	5,000.00	20,000.00
Construction Code Official/Building Inspector	20,000.00	47,000.00
Plumbing Sub-Code	5,000.00	12,000.00
Property Maintenance part-time	\$10 per hour	\$16 per hour
Property Maintenance	30,000.00	52,000.00
Fire Sub-Code Official	4,500.00	10,000.00
Electrical Sub-Code Official	6,500.00	10,000.00
Elevator Sub-Code Official	1,000.00	5,000.00
Construction Code, Technical Asst.	23,000.00	40,000.00
Construction Clerk P/T	15,000.00	20,000.00
Hourly Clerk	\$10 per hour	\$15 per hour

<u>SUPPORT FUNCTIONS</u>			
Sec'y to Rent Leveling Board	\$90.00/meeting		\$90.00/meeting
Sec'y to Joint Land Use Board	1,400.00		2,500.00
Sec'y to the Fire Department	3,000.00		5,500.00
Part-time help (Other than specifically mentioned)	\$10 per hour		\$15 per hour
Security Guard Recreation Events	\$ 75/month		\$ 125/month

B. Longevity: In addition to other benefits and compensation, eligible employees covered by this ordinance shall receive an annual longevity benefit in the amount of two percent (2%) of the annual salary for each consecutive four (4) years of service for the Borough of Dumont, except that in no case shall such sum exceed twelve percent (12%) of the annual salary. This sum shall be as part of the regular installments and be subject to retirement system deductions. Employees hired on January 1, 1990 or thereafter shall not be entitled to longevity.

C. The Tax Collector and Tax Clerk shall be paid quarterly for tax search services upon presentation of requisition and properly executed bills at the rates established by previous ordinance.

D. Temporary and part-time employees shall be paid an hourly wage not less than Federal Wage and Hour minimum. Earned overtime shall be paid at one and one half (1 1/2) times the hourly rate.

E. Except as specified above, the salaries of all regular employees shall be paid in twenty-six (26) equal installments for the calendar year.

F. In addition to the salaries set forth herein, employees of the Borough of Dumont covered under this ordinance shall be entitled to those benefits specified in the Personnel Policy Manual for their respective positions.

G. Unless otherwise provided herein, the provisions of this section shall be retroactive to January 1 of the calendar year:

Section 2

If any section, sub-section, sentence, clause or phrase of the Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Section 3

All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance

are hereby expressly repealed. However, any provision of Ordinance 1286 not discussed herein related to positions specifically not covered herein shall remain in effect.

Section 4

The Ordinance shall take effect immediately upon passage and publication as required by law.

James J. Kelly, Mayor

Attest:

Susan Connelly, RMC
Municipal Clerk

Introduced: July 19, 2016

Adopted: