

**BOROUGH OF CALDWELL  
COUNCIL BUSINESS/CONFERENCE MEETING  
MINUTES – February 7, 2017**

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The council Business meeting of the Borough Council of the Borough of Caldwell was called to order in the Council Chambers at 7:03PM.

**PRESENT:** Mayor Dassing, Council President Cascarano, Councilman Hauser, O'Donnell, Capozzoli, Brown, and Rodgers

**ALSO PRESENT:** Deputy Clerk, Lisa O'Neill Borough Administrator, Paul Carelli & Borough Attorney, Greg Mascera

Adequate notice of this Council Business/Conference meeting was given on January 1, 2016. Notice was posted on the bulletin board on the first floor of the Borough Hall, One Provost Square, Caldwell, New Jersey. Official newspapers of the Borough were notified of this meeting by mail. Notice was posted and all persons requesting notice were sent same.

**PLEDGE OF ALLIGENCE**

**APPROVAL OF MINUTES:  
January 17, 2017**

Moved by Council President Cascarano, seconded by Councilman Capozzoli. No Discussion. On roll call, Council President Cascarano, Councilman Hauser, Capozzoli, Brown and Rodgers, all voted in the affirmative. Councilman O'Donnell abstained. Minutes approved 02/07/17.

**PUBLIC HEARING AND ADOPTION OF ORDINANCE**

**ORDINANCE #1324-17:** AN ORDINANCE AMENDING CHAPTER A270-1 OF THE CODE OF THE BOROUGH OF CALDWELL, BEING THE SCHEDULE OF FEES CHARGED BY THE BOROUGH, SO AS TO MODIFY THE AMOUNT OF FEES CHARGED FOR CERTAIN BOROUGH SERVICES

Moved by Council President Cascarano, seconded by Councilman Capozzoli. No Discussion. On Roll call, all voted in the affirmative. Ordinance adopted 02/07/17.

**ORDINANCE #1325-17:** AN ORDINANCE AMENDING CHAPTER 250 OF THE CODE OF THE BOROUGH OF CALDWELL, BEING THE CHAPTER TITLED ZONING, BY DESIGNATING A CERTAIN PROPERTY IN THE BOROUGH OF CALDWELL AS AN HISTORIC LANDMARK PURSUANT TO CHAPTER 130 OF THE BOROUGH CODE

Moved by Council President Cascarano, seconded by Councilman Brown. Discussions Ensued. On Roll call, all voted in the affirmative. Ordinance adopted 02/07/17.

**ORDINANCE #1326-17:** AN ORDINANCE OF THE BOROUGH OF CALDWELL, IN THE COUNTY OF ESSEX, NEW JERSEY, PROVIDING FOR THE VARIOUS WATER SYSTEM IMPROVEMENTS IN AND BY BOROUGH'S WATER UTILITY IN AND FOR THE BOROUGH, AND APPROPRIATING \$3,024,800 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$3,024,800 IN WATER UTILITY BONDS OR NOTES OF THE BOROUGH OF CALDWELL TO FINANCE THE SAME

Moved by Council President Cascarano, seconded by Councilman Capozzoli. No Discussion. On Roll call, all voted in the affirmative. Ordinance adopted 02/07/17.

**ORDINANCE #1327-17:** AN ORDINANCE AMENDING CHAPTER 182 BEING THE CHAPTER TITLED "RENT CONTROL" OF THE CODE OF THE BOROUGH OF CALDWELL

Moved by Councilman Rodgers, seconded by Councilman Brown. No Discussion. On Roll call, all voted in the affirmative. Ordinance adopted 02/07/17.

**OPEN PUBLIC COMMENTS ON RESOLUTIONS**

Moved by Councilman Brown, seconded by Council President Cascarano to open meeting to the Public.

**RESOLUTIONS – CONSENT AGENDA**

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**2-55:** RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT WITH FORD MOTOR CREDIT FOR A TERM OF 3 YEARS AND AN ANNUAL LEASE PAYMENT OF \$11,663.06

**2-56:** AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL TO RENEW MEMBERSHIP THEREIN FOR THE PERIOD OF OCTOBER 1, 2016 THROUGH SEPTEMBER 30, 2021

Moved by Councilman Brown, seconded by Council President Cascarano. No Discussion. On roll call, all voted in the affirmative. Resolutions approved 2/07/17.

**2-57:** AUTHORIZING THE APPOINTMENT OF Emilio Capozzoli AS A FIREFIGHTER IN THE CALDWELL VOLUNTEER FIRE DEPARTMENT

Moved by Councilman Brown, seconded by Council President Cascarano. No Discussion. On roll call, Council President Cascarano, Councilman Hauser, O'Donnell, Brown and Rodgers voted in the affirmative. Councilman Capozzoli abstained. Resolutions approved 2/07/17.

**2-58:** AUTHORIZING THE APPOINTMENT OF DANIEL M. BERGMAN AS A SUBSTITUTE CROSSING GUARD IN THE BOROUGH OF CALDWELL EFFECTIVE IMMEDIATELY AT AN HOURLY RATE OF \$16.00 PER HOUR

**2-59:** AUTHORIZING THE APPOINTMENT OF PATRICIA A. BERGMAN AS A SUBSTITUTE CROSSING GUARD IN THE BOROUGH OF CALDWELL EFFECTIVE IMMEDIATELY AT AN HOURLY RATE OF \$16.00 PER HOUR

**2-60:** AUTHORIZING THE ISSUING OF LICENSE FOR RAFFLE. APPLICANT AND APPLICATION HAVE BEEN APPROVED BY THE CLERK'S OFFICE – Hadassah Caldwell, Inc. – On Premise/ Merchandise Raffle, March 28, 2017 – 7:30PM – 10:00PM

**2-61:** AUTHORIZING THE LIEN REDEMPTION OF CERTIFICATE #16-00007, Block 22, Lot 17

**2-62:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH FEBRUARY 7, 2017 FOR 2017/2016 BILLS IN THE TOTAL AMOUNT OF \$3,496,846.60

**2-63:** AUTHORIZING THE LIEN REDEMPTION OF CERTIFICATE #16-00013, Block 34, Lot 5.03

**2-64:** AUTHORIZING THE LIEN REDEMPTION OF CERTIFICATE #16-00002, Block 6, Lot 7

**2-65:** AUTHORIZING THE LIEN REDEMPTION OF CERTIFICATE #16-00026, Block 64, Lot 4.01

**2-66:** AUTHORIZING THE LIEN REDEMPTION OF CERTIFICATE #16-00016, Block 41.01, Lot 19

**2-67:** AUTHORIZING A GRANT AGREEMENT BETWEEN THE BOROUGH OF CALDWELL AND THE STATE OF NEW JERSEY BY AND FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN THE AMOUNT OF APPROXIMATELY \$2,000.00

**2-68:** AUTHORIZING AWARD OF A PROFESSIONAL SERVICES CONTRACT TO TOPOLOGY NJ, LLC TO AN AFFORDABLE HOUSING ASSESSMENT FOR THE BOROUGH OF CALDWELL FOR AN AMOUNT NOT TO EXCEED \$6,000

**2-69:** DISPOSAL OF OBSOLETE BOROUGH OF CALDWELL POLICE VEHICLES

**CONSENT**

Moved by Council President Cascarano, seconded by Councilman Capozzoli. No Discussion. On roll call, all voted in the affirmative. Resolutions approved 1/17/17.

**COUNCIL COMMITTEE REPORTS:**

**Councilman Hauser** reported that there will be a DPW committee meeting on Friday morning.

**Council President Cascarano** reported that on February 18<sup>th</sup> at the Community Center there will be "Coffee with the Council" from 9AM – 11AM. There will be no formal agenda. Camp Wyanokie will be having their Annual Outing on Saturday June 24<sup>th</sup> with a rain date of June 25<sup>th</sup>. It's a free event and you can register online at the Camp Wyanokie website.

**REPORT OF MAYOR:**

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**Mayor Dassing** reported that they are actively seeking snow buddies. There is an application for adults, youth age children and homeowners. There was a meeting this evening with our Fire Official, Mark Guiliano and Construction Official, Paul Milani they discussed some changes to the ordinance for property maintenance and license fees. In addition to inspecting the life hazard buildings which are gas stations, Ace hardware, tall high rise buildings and anything six stories and above. We will now be able to inspect the non-life hazard which is anything that is a three family and above and businesses that have garden apartments above.

**REPORT OF BOROUGH ADMINISTRATOR:**

**Paul Carelli reported:**

- Paul would like to start setting up committee meetings. The DPW contract has expired as of December 31<sup>st</sup>.
- The auditors have completed the Financial Statement and he would like to set up a Finance meeting with Councilman O'Donnell.
- Re-val resulted in a ratable increase of thirty million dollars.
- He got a preliminary estimate on our surplus which went up \$100, 000.
- He received the Library budget.
- He would like to set up a Community Center meeting there are some issues there and they are currently working on new cloud base registration software system. He had a meeting with Nicole to go over the fee structure and they are looking at ways to both streamline that and improve it as well for everyone. That is going to require an amendment to our fee ordinance.
- Paperwork has been signed for Clean Energy for the lighting and that will start this month. He did reach out to the first company that came with the proposal and he asked them to strip out the community center and the parking deck. He did receive a number but it didn't add up so he needs to take a look at that again.
- The bulk-pickup will be the third Wednesday of every month starting in March.
- Two bids were opened today in regards to the sewer plant. One was Grits and Screening and we received two proposals for that. The other bid was for Bio-solids removal and the apparent low bidder is Russell Reid and we were able to get a 5.3% decrease.

**Mayor Dassing** responded that she would like to change the entrance to that plant coming in from Kirkpatrick. Paul responded that he did get three proposals for a motorized gate for the compost facility and there will be camera's as well.

**Mayor Dassing** reported that she had met with Fells Manor Board and they have requested that the Borough take back two of the Streets which are Fells Manor Road and Dorset Circle and right now we reimburse them \$1,300.00 per year for snow plowing and we already pick up their garbage. Discussion Ensued.

**Mayor Dassing** also welcomed Emilio Capozzoli as a firefighter for the Caldwell Volunteer Fire Department. We wish him all the luck and good wishes and we thank him for his service.

**REPORT OF BOROUGH ATTORNEY:**

**Greg Mascera** reported that executive session will be in discussion of Marian Manor.

**REPORT OF COUNTY LIAISON:**

**Patricia Keenan** reported that there will be a major snow storm coming with up to 8" of snow and the County is ready to assist in any way. There is an invitation to attend the 2017 State of County address on Monday, February 27<sup>th</sup> at 7PM at the Essex County Hospital Center.

**OPEN PUBLIC MEETING:**

Moved by Councilman Hauser, seconded by Councilman Brown to open meeting to the Public.

**Henderson Cole, 63 Crane Street** talked about the traffic on Forest Avenue and possibly adding a 4 way stop sign at the corners of Forest and Hatfield.

**Maria Lopez-Cole, 63 Crane Street** requested that the town think about becoming a Sanctuary City.

On a motion made by Councilman Hauser, seconded by Council President Cascarano, unanimously affirmed, the Council moved into Executive Session at 7:52P.M.

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**Mayor Dassing** read the following statement: BE IT HEREBY RESOLVED in accordance with the provisions of N.J.S.A. 10:12 and 13, the public shall be excluded from the Executive Session of the Governing Body which is being held for the discussion of the following subject matters: 1. Pending or anticipated litigation or contract negotiation; 2. Personnel matters; 3. This Executive Session shall continue for an indefinite period of time and upon termination of the Executive Session, the Governing Body may choose to resume the public portion of the meeting. The discussion, which shall be conducted in closed session, shall be disclosed upon termination of litigation or contractual matter, upon resolution of the personnel matter with consent of said person or persons and as provided by N.J.S.A. 4-12 but in no case later than two (2) years from this date. These minutes shall be available as soon as the matter is resolved or not later than two years hence. The Executive Session will be discussion of Marian Manor status and the agreement in regards to their Pilot.

The Executive Session was adjourned and upon a motion by Councilman Brown, seconded by Council President Cascarano, the Council Business Conference Meeting was opened to the public and the press at 8:19P.M.

There being no additional business to be conducted a motion to adjourn the meeting was made by Councilman Capozzoli, seconded by Councilman Hauser unanimously affirmed by all members present, the meeting was adjourned at 8:19PM.

Prepared by: \_\_\_\_\_  
Lisa O'Neill, Deputy Borough Clerk

\_\_\_\_\_  
DATE