

**BOROUGH OF CALDWELL
COUNCIL BUSINESS/CONFERENCE MEETING
MINUTES – May 3, 2016**

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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 7:01PM

PRESENT: Mayor Dassing, Council President Capozzoli, Councilman Hauser, Brown, Cascarano and Rodgers

ALSO PRESENT: Borough Administrator, Paul Carelli, and Borough Attorney, Greg Mascera

ABSENT: Councilman O'Donnell

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:
April 19, 2016**

Moved by Councilman Cascarano, seconded by Council President Capozzoli. No Discussion. On roll call, all voted in the affirmative. Minutes approved 05/03/16.

PRESENTATION

1. Ann Marchioni, Environmental Commission / Poster Contest winners

OPEN PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS – CONSENT AGENDA

- 5-111: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Gil Rosendo, 590 Mountain Avenue, North Caldwell, NJ Block 801, Lot 8
- 5-112: AUTHORIZING THE APPOINTMENT OF ZONING BOARD OF ADJUSTMENT MEMBERS
- 5-113: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Manuel Rodrigues, 7 Harrison Avenue, Roseland, NJ Block 46, Lot 3.02
- 5-114: ESTABLISHING A NEW PETTY CASH FUND
- 5-115: RESOLUTION AUTHORIZING THE SEWER DIRECTOR GREGORY SEAMAN, TO SIGN TREATMENT WORKS APPROVAL (TWA) APPLICATIONS ON BEHALF OF THE BOROUGH OF CALDWELL
- 5-116: AUTHORIZING THE LIEN REDEMPTION OF CERTIFICATE #14-00004, Block 58.01, Lot 1
- 5-117: RESOLUTION ACCEPTING THE BANKING SERVICES PROPOSAL FROM INVESTORS BANK
- 5-118: RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDERS (1) FOR THE PHASE ONE HATFIELD STREET-ELM ROAD-ERWIN PLACE ROADWAY IMPROVEMENT PROJECT IN THE AMOUNT OF \$1,815,00 – NEW TOTAL CONTRACT AMOUNT \$384,983.45
- 5-119: AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH MAY 3, 2016 FOR 2016 BILLS IN THE TOTAL AMOUNT OF \$1,090,866.05
- 5-120: AUTHORIZING THE BOROUGH CLERK TO PREPARE A REQUEST FOR PROPOSALS AND ADVERTISE TO SOLICIT QUOTATIONS FOR THE MANAGEMENT OF THE CALDWELL LEAF COMPOST FACILITY

CONSENT

Moved by Councilman Cascarano, seconded by Councilman Brown. Discussions Ensued. On roll call, all present voted in the affirmative. Resolutions approved 05/03/16.

COUNCIL COMMITTEE REPORTS

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Councilman Hauser reported that he attended a joint Recreation meeting with Councilman Brown this evening and it's his understanding that EYS Contract is done and they are looking to add security cameras that are in conjunction with what the school has in place and a temporary sound system. There was discussion on advertising for dollars and there has been nothing done with the Kiwanis Oval and now we have another facility with EYS. Mr. DiMasi will be reaching out to a professional service company and depending on the outcome the respective Borough Administrator's task is to finding a solution. They set a time line of a week to get some initial feedback with a follow up meeting on June 7th. There was some re-visiting of the Community Center with the Recreation Department.

REPORT OF MAYOR:

Mayor Dassing reported that she had a meeting this evening with Peter Bryne who is part of the Planning Board and is on the Master Plan sub-committee he has reached out to Topology and we have a project brief that will be circulated to the Council. We will try to meet with some of the Stakeholders at the Planning Board meeting on Wednesday, May 11th. Peter had a discussion with Philip Abramassen from Topology about the affordable housing component and it will be mentioned in the re-examination plan. It is Phil's opinion that we can get before a Judge and let the Judge know that we are attempting to rectify our unresponsiveness for the past of not filing what needed to be filed and we are seeking relief from now until the re-examination is finished with the mention of the affordable housing piece in it. Peter suggested having Greg and Phil speak to each other about this. Discussions Ensued.

Mayor Dassing reported that she has signed up to take the Mayor's Monarch pledge and we need to figure out three specific actions that we will take in the next year. Ann Marchioni, Environmental Commission, responded that we already have completed two of them.

Councilman Cascarano reported that there was a Finance Committee meeting and again they went over the Budget line item by line item. He is looking at this budget as a two-step process and what they are trying to do is keep our surplus which we have now over \$800,000 with an eye towards the following year when we can hopefully see more significant savings on for example the health care.

REPORT OF BOROUGH ADMINISTRATOR

Paul Carelli reported on the following:

- The Hatfield project is essentially done and Your Way has completed the project. Next is Phase II which will be Tilon milling and paving. There are a couple punch list items which will be addressed next week.
- Brookside Avenue is done.
- They added a Handicap space in front of the Doctors office on Brookside. We need to update the Borough ordinance which we will do at the next meeting.
- Channel 35 is fully operational.
- The Borough Hall improvements are moving along. The floor has been reinforced and the finance office is almost complete. We will be moving Construction into the Finance office and the Construction office will be next.
- He issued a Purchase Order for the sand filter to Hatch Mott. The clarifier is in the fabrication stage and it will take 16 weeks and is on schedule.
- The Finance committee is working on introducing the Budget at the May 17th meeting. Every street in town has been checked for water leaks. There was a big one on Ryerson Avenue and it has been repaired.
- The advertisement for the leaf compost is ready.
- The EYS agreement is ready to be signed.
- Thank you to Lisa for sending out all the mailing for the Special Improvement District.
- He is going month to month with the Energy me right now and he saved \$3100.00 with the sewer plant.
- He has met with the Business Administrator for the Schools and the ratio switched 2% more of the burden was on Caldwell vs West Caldwell. This year the ratio is in Caldwell's favor. The average house will go up \$200-\$284.

Mayor Dassing asked where we are with the Re-val and Paul responded that the Re-val Company is responsible for sending out letters to all the residents with a time schedule and what they will be doing. It is less than a six month process and they are in charge of all communications and are available for one on one meeting. The Mayor also asked about TV's in Living Well and Paul responded that they are aware of it and are working on moving TV's around.

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REPORT OF BOROUGH ATTORNEY:

Greg Mascera reported that he had received a letter from and Attorney, Dave Pittney purchaser of the Marian Manor. The question that has arisen about the long term tax exemption that Marian Manor has been running pursuant to. That tax exemption expires in 14 years and they have inquired whether the Borough would be willing to extend the length of the tax abatement. There is a regulation that would encourage that the Municipality would do that if the entity required as part of continuing receiving Federal funds for the affordable housing, section 8, etc. Greg needs to do an analysis and bring it to George Librizzi and bring it formally to the Mayor and Council with regards to the proposal. Discussions Ensued.

Greg reported that the Municipal Land Use Law has been changed where when adjoining Municipalities are entitled to notice under the Municipal Land Use Law that notice no longer has to be by mail and can be by email.

Greg also reported that they have resolved and are finished with Great American Insurance Company. There will be no more payments and it was discussed in Executive Session so he can announce this now. There are no overcharges or Change order charges and he has received a release from Great American Insurance Company's Counsel.

OPEN PUBLIC MEETING:

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

There being no additional business to be conducted a motion to adjourn the meeting was made by Councilman Hauser, seconded by Councilman Cascarano unanimously affirmed by all members present, the meeting was adjourned at 8:18PM.

Prepared by: _____
Lisa O'Neill, Deputy Borough Clerk

DATE