

**BOROUGH OF CALDWELL  
COUNCIL BUSINESS/CONFERENCE MEETING  
MINUTES – October 17, 2017**

**Page 1 of 3**

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 Cascarano, Councilman Hauser, O'Donnell, Capozzoli and Brown

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

**ABSENT:** Councilman Rodgers

Adequate notice of this Council Business/Conference meeting was given on January 1, 2017. 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:  
September 19, 2017**

Moved by Councilman Brown, seconded by Council President Cascarano. No Discussion. On roll call, all voted in the affirmative. Councilman Rodgers absent. Minutes approved 10/17/17.

**PUBLIC HEARING AND ADOPTION OF ORDINANCES**

**ORDINANCE #1335-17                      TABLED**

**ORDINANCE #1336-17:** AN ORDINANCE AMENDING CHAPTER 230 OF THE CODE OF THE BOROUGH OF CALDWELL, BEING THE SECTION TITLED "VEHICLES AND TRAFFIC" BY ADDING SECTION 230-31, "RESIDENT PARKING ON STREETS WITH PARKING TIME LIMITS"

Moved by Council President Cascarano, seconded by Councilman Brown. Discussions Ensued. On roll call, all voted in the affirmative. Ordinance Adopted 10/17/17.

**OPEN PUBLIC COMMENTS ON RESOLUTIONS**

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

**RESOLUTIONS – CONSENT AGENDA**

**10-207:**RESOLUTION TO SUPPORT THE AMERICAN HEART ASSOCIATION HEALTHY HEART INITIATIVE

**10-208:** AUTHORIZING THE ISSUING OF LICENSE FOR RAFFLE. APPLICANT AND APPLICATION HAVE BEEN APPROVED BY THE CLERK'S OFFICE – HSA Trinity Academy – Off Premise/ 50/50 Raffle – December 2, 2017 - 12:00PM

**10-209:**AUTHORIZING THE LIEN REDEMPTION OF CERTIFICATE #16-00027, Block 65, Lot 1.17

**10-210:**AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH OCTOBER 17, 2017 FOR 2017/2016 BILLS IN THE TOTAL AMOUNT OF \$1,664,419.32

**CONSENT**

Moved by Council President Cascarano, seconded by Councilman Hauser. No Discussion. On roll call, all voted in the affirmative. Resolutions approved 10/17/17.

**NEW BUSINESS**

*Borough Council*

1. FY2017/SFY2018 Best Practices Worksheet – copies distributed to the Governing Body

Mayor and Council received the Best Practices Worksheet.

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**Page 2 of 3**

**Councilman Cascarano** reported that one of the goals throughout the investigation of the fires that happened at Orchard Square was to figure out what occurred and how to prevent this. As mentioned the fire was likely a gas fed fire and Mr. Harte who was a resident who lost his home was present at that meeting and he indicated that he wanted to obtain more information from PSE&G but was unable on his own to obtain that. Since then he submitted an OPRA Request to PSE&G and he had forgotten that PSE&G is not subject to OPRA they are a private entity. He was denied on reports for gas leaks in the area however since then he was able to work something out with some of his contacts in order to get through to PSE&G who may be able to try and assist me in obtaining some of this information. As of today he was able to get through to someone and he emailed a narrative what he was looking for and will let the Mayor and Council know as soon as he receives any information.

**REPORT OF MAYOR:**

**Mayor Dassing** reported that she heard back from James Ruffing who is the Washington D.C. contact for the Post Office. The lease would be a period of up to five years and beyond five years would require having a termination for the Post Office. The Borough would be responsible for all maintenance snow removal and security for the lot and entrance. All improvements made to the lot will require prior approval by the US Post Office. He has reviewed the land comps in the vicinity and tax rate assigned the Borough to develop a monthly rent. He also approximated the area for rent to be approximately 55% of the total size area of 27,238 sq. ft. based on the tax record which equates to 14,980 sq. ft. of area to be rented by the Borough. If the Borough wants to sign a one year lease the proposed rate would be \$4,740.00 per month for year one with 2% escalator per each year after. The proposed rate for a five year fix is \$4,990.00 per month for the length of the term. The Mayor has written to Congressman Frelinghuysen to see if there is a way that he can intervene for us as the fellow governmental agency to perhaps utilize that property in a more reasonably priced range. Discussions Ensued.

**REPORT OF BOROUGH ADMINISTRATOR:**

**Paul Carelli** reported:

- The Council received a resolution that he distributed and would like to vote on tonight. This Resolution goes along with the grant agreement, DOT grant.

**10-211: APPROVAL TO SUBMIT A 2018 GRANT APPLICATION AND EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR ROAD IMPROVEMENTS IN THE BOROUGH OF CALDWELL**

Moved by Councilman Hauser, seconded by Councilman Brown. No Discussion. On roll call, all voted in the affirmative. Resolution approved 10/17/17.

- He received the final paper work for the Health care for difference cards and he will have Greg look at it before he signs it. He will be setting up a meeting with the employees next week.
- He met with Ray Sullivan today about the generator. They had met with the people that were repairing the generator and they suggested putting meters on the three or four transfer switches to see exactly how much power that we require. There thought process was instead of replacing the large generator maybe get two smaller generators.
- Ray Sullivan will help prepare the bid specs for a 100KW Generator natural gas and or diesel.
- Basically this would fire up the fire department and the Borough Hall and lighting in the Community Center.
- Mark Guiliano said there are grants that we could do for a second generator. This would give full power to the community center.
- The DPW contract he is waiting for signatures.
- The same for the Police contract.
- Paul showed the Mayor and Council the street signs. It was decided that the lettering will be lower case lettering.

Councilman Brown asked about Birkendene and what are the possibilities in milling and paving just the bottom of Birkendene. After discussion the Mayor and Council decided to mill and pave the bottom of Birkendene.

**10-212: RESOLUTION TO AUTHORIZE THE BOROUGH ADMINISTRATOR TO CONTRACT THE MILLING AND PAVING THE LOWER PORTION OF BIRKENDENE ROAD FOR AN AMOUNT NOT TO EXCEED \$40,000.00**

**BOROUGH OF CALDWELL  
COUNCIL BUSINESS/CONFERENCE MEETING  
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**Page 3 of 3**

Moved by Councilman O'Donnell, seconded by Councilman Brown. Discussions Ensued. On roll call, all voted in the affirmative. Resolution approved 10/17/17.

**REPORT OF BOROUGH ATTORNEY:**

**Greg Masera** reported

**OPEN PUBLIC MEETING:**

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

On a motion made by Councilman Brown, seconded by Council President Cascarano unanimously affirmed, the Council moved into Executive Session at 7:46P.M.

**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 Proposed Caldwell University Contract.

The Executive Session was adjourned and upon a motion by Council President Cascarano seconded by Councilman Capozzoli, the Council Business Conference Meeting was opened to the public and the press at 8:07PM.

There being no additional business to be conducted a motion to adjourn the meeting was made by Council President Cascarano, seconded by Councilman Brown unanimously affirmed by all members present, the meeting was adjourned at 8:07PM.

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

\_\_\_\_\_  
DATE