BOROUGH OF CALDWELL
COUNCIL CONFERENCE/BUSINESS MEETING
Regular Meeting- August 11, 2026

The Council Business Meeting of the Borough Council of the Borough of Caldwell was called to order at the Saint Aloysius Church Gymnasium located at 219 Bloomfield Avenue, Caldwell, NJ at 7:01 pm.

PRESENT: Mayor Jones, Councilman Jurgensen, Councilwoman Hunkele, Council President Buechner, Councilman Daniolowicz, Councilman Brown, and Councilwoman Rodeffer.

ABSENT: Mayor Jones and Craig Bossong, Borough Attorney

ALSO PRESENT: Municipal Clerk, Brittany Heun, Borough Administrator, Alex Palumbo and Kate Fina, Borough Attorney

STATEMENT OF COMPLIANCE:
Adequate notice of this Council Business/Conference Organizational Meeting was given on January 15, 2026. Notice was posted in Borough Hall, 80 Bloomfield Avenue, 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 the same.

Pledge of Allegiance to the Flag
Prayer/Reflection

Council President Buechner asked for a moment of silent reflection for Theresa Peterson, a long time resident and public servant in Caldwell, who passed away. Ms. Peterson was a beloved Crossing Guard, as well as a dispatcher with the West Essex First Aide Squad.

APPROVAL OF MINUTES

July 21, 2026 – Regular Meeting Minutes

A motion to approve the meeting minutes listed above, was made by Councilman Daniolowicz and seconded by Councilman Jurgensen. Upon a roll call vote, all members present voted in the affirmative. The minutes from the July 21, 2026 Council Meeting were approved August 11, 2026.

PRESENTATION

REPORT OF COUNTY LIAISON *Patricia Keenan*

Patricia Keenan was absent, no report given.

REPORT OF BOROUGH ADMINISTRATOR *Alex Palumbo*

- Paving of the Smull Avenue lot, where the trailers were, will begin by the end of this week or next week.
- Old Library Building;
  - Demolition of the stairs
  - Work on the French drain has begun
- The trees that need to be removed on Florence Place will begin being removed later this week
- Schifano will hopefully begin milling and pacing the Kaplan lot before September, or in mid-September.

REPORT OF THE POLICE CHEIF

- The Police Department is actively working on reducing overt time costs for the Borough. So far, there has been a $71,923.

PUBLIC COMMENTS

Members of the public are invited to comment at this time on items listed on the agenda.

Jonathan Sagalow, 13 Chestnut Street; Mr. Sagalow asked for clarity on the new proposed system for the Chestnut Street stormwater management plan.
Mr. Palumbo explained that the utilities were a major concern with the original plan. The new plan will be a 2-pump system, with 2 manholes, that will take power from an existing pole. The system will be maintained by DPW.
Mr. Sagalow questioned what will happen if the power goes out during a storm, if the system is connected to the utility pole. Mr. Sagalow raised concerns with this plan, as flooding in that area happens too quickly to have to wait for a power supply.
Mr. Palumbo explained that a portable generator will be on hand that DPW will connect to the system, in the case that it loses power.
Mr. Sagalow asked if there were any plans for drainage along the sides of the street, and not Soley at the bottom.
Mr. Palumbo stated that they have been discussing options for along the sides of the street as well.

Councilman Jurgensen and Mr. Palumbo had discussion on the existing pipe and if that would need to be replaced. Mr. Palumbo stated that the pipe would not need to be replaced, as that can still withhold average rain falls, and in major events, this pump system would kick in.

Stacey Shewitz, 13 Chestnut Street; asked how will DPW be notified to bring the generator to the site in the case of a power outage.
Mr. Palumbo said the Police Department would notify them.

Henderson Cole, 63 Crane Street; asked about Ordinance 1499-26. Asked if the all towns using the system will be charged for the improvements, or is it just coming from Caldwell?
Mr. Palumbo stated that Sewer Connection fees and the Bond will be used to fund the project. The Borough is in discussion with the user towns regarding the assessments of all towns.

INTRODUCTION OF ORDINANCES

SECOND READING OF ORDINANCES

ORDINANCE NO. 1498-26 — AN ORDINANCE AMENDING CHAPTER 217 OF THE CODE OF THE BOROUGH OF CALDWELL, ENTITLED "TAXATION"

After being read by number and title, a motion to open the public hearing on Ordinance 1498-26 was made by Councilman Daniolowicz, and seconded by Councilman Brown. Upon a voice vote, all members present voted in the affirmative.
There being no public comments, a motion to close the public hearing and adopt Ordinance 1498-26 was made by Councilwoman Hunkele and seconded by Councilman Daniolwoicz. Upon a roll call vote, all members present voted in the affirmative. Ordinance 1498-26 was approved unanimously on August 11, 2026.

ORDINANCE NO. 1499-26 — BOND ORDINANCE PROVIDING FOR THE SANITARY SEWER TREATMENT PLANT SAND FILTERS PROJECT IN AND BY THE BOROUGH OF CALDWELL, IN THE COUNTY OF ESSEX, NEW JERSEY, APPROPRIATING $1,309,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,244,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

After being read by number and title, a motion to open the public hearing on Ordinance 1499-26 was made by Councilman Brown, and seconded by Councilman Jurgensen. Upon a voice vote, all members present voted in the affirmative.
There being no public comments, a motion to close the public hearing and adopt Ordinance 1499-26 was made by Councilman Daniolowicz and seconded by Councilman Brown. Upon a roll call vote, all members present voted in the affirmative. Ordinance 1499-26 was approved unanimously on August 11, 2026.

ORDINANCE NO. 1500-26 — BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF CALDWELL, IN THE COUNTY OF ESSEX, NEW JERSEY, APPROPRIATING $1,290,300 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,228,600 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

After being read by number and title, a motion to open the public hearing on Ordinance 1500-26 was made by Councilwoman Hunkele, and seconded by Councilman Daniolwicz. Upon a voice vote, all members present voted in the affirmative.
There being no public comments, a motion to close the public hearing and adopt Ordinance 1500-26 was made by Councilman Brown and seconded by Councilman Daniolwoicz. Upon a roll call vote, all members present voted in the affirmative. Ordinance 1500-26 was approved unanimously on August 11, 2026.

RESOLUTIONS – CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine and will be acted upon by a single motion. There will be no separate discussion of these items unless members of the Council request specific items to be removed for separate action.

8-187	RESOLUTION FOR THE GOVERNING BODY CERTIFICATION OF THE 2025 ANNUAL AUDIT
8-188	RESOLUTION TO CANCEL OUTSTANDING CHECKS
8-189	RESOLUTION AUTHORIZING THE BOARD OF TRUSTEES OF THE CALDWELL PUBLIC LIBRARY TO HOST A FUNDRAISING EVENT AT THE CALDWELL PUBLIC LIBRARY AT WHICH ALCOHOLIC BEVERAGES WILL BE SERVED
8-190	AUTHORIZING THE REDEMPTION OF TAX TITLE LIEN # 21-00001

8-191	RESOLUTION AMENDING RESOLUTION 3-79 AUTHORIZING A PROFESSIONAL SERVICE CONTRACT BETWEEN THE BOROUGH OF CALDWELL AND TRIF & MODUGNO, LLC FOR SPECIAL LEGAL COUNSEL FOR AN AMOUNT NOT TO EXCEED $17,5000
8-192	RESOLUTION TO RESCIND RESOLUTION 6-177 RESOLUTION AMENDING RESOLUTION 6-217 FOR THE AWARD OF A NON-FAIR AND OPEN CONTRACT WITH SMS SECURITY SYSTEMS, LLC FOR SECURITY SYSTEMS FOR 80 BLOOMFIELD AVENUE FOR AN AMOUNT NOT TO EXCEED $56,586.15
8-193	RESOLUTION AUTHORIZING THE APPOINTMENT OF CARLA J. MARRAS AS A CROSSING GUARD IN THE BOROUGH OF CALDWELL EFFECTIVE IMMEDIATELY
8-194	RESOLUTION AMENDING RESOLUTION 6-177 FOR THE AWARD OF A NON-FAIR AND OPEN CONTRACT WITH SMS SECURITY SYSTEMS, LLC FOR SECURITY SYSTEMS FOR 80 BLOOMFIELD AVENUE FOR AN AMOUNT NOT TO EXCEED $56,586.15
8-195	AUTHORIZING PAYMENT OF THE BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD OF July 18, 2026 THROUGH August 7, 2026 IN THE AMOUNT OF $ 7,111,934.25
8-196	RESOLUTION AUTHORIZING REFUNDS, OVERPAYMENTS OR CANCELLATIONS IN THE TAX OFFICE
8-197	RESOLUTION AUTHORIZING A DONATION TO THE WEST ESSEX FIRST AID SQUAD
8-198	AUTHORIZING AN AWARD OF CONTRACT FOR THE FIRE HOUSE EXPANSION PROJECT TO TNS CONSTRUCTION, LLC, 1294 WATERLOO RD., STANHOPE, NJ 07874 IN AN AMOUNT NOT TO EXCEED $366,000.00
8-199	RESOLUTION AMENDING RESOLUTION 3-83 AUTHORIZING THE PURCHASE OF NEW OFFICE FURNITURE FROM AFFORDABLE INTERIOR SYSTEMS, THROUGH STATE CONTRACT, IN AN AMOUNT NOT TO EXCEED $125,000
8-200	RESOLUTION AUTHORIZING THE DIRECTOR OF COMMUNITY DEVELOPMENT TO SEEK BIDS FOR DRAINAGE IMPROVEMENTS AT CHESTNUT STREET
8-201	AUTHORIZING THE ISSUING OF CANVASSER AND/OR SOLICITOR PERMIT. APPLICANT AND APPLICATION HAVE BEEN APPROVED BY THE APPROPRIATE MUNICIPAL DEPARTMENTS

A motion to approve the consent agenda was made by Councilwoman Hunkele and seconded by Councilman Daniolwoicz. Discussion was had on Resolution 8-198 and on 8-199. Upon a roll call vote, all members voted in the affirmative. The consent agenda was approved August 11, 2026.

NEW BUSINESS

COUNCIL COMMITTEE REPORTS ***Borough Council Members***

1. Councilman Daniolowicz:
    a. September 10th at 6:30pm the Borough will be holding a 9-11 vigil on the Green
    b. September 12th is Porchfest. The event will kick off with a 250th anniversary celebration featuring a 10-piece band, hot dogs, ice cream, and balloon animals. When that celebration is over, the Porchfest schedule will go into effect.
    c. Visit caldwellporchfest.com for more information

2. Council President Buechner
    a. Grover Cleveland Birthplace
        i. The presidential library is open from 12pm-3pm
        ii. In October there will be a presentation instead of the walking tours. The topics will be similar to the ones that would be discussed in the walking tours, like the trolly, the Grover house, the park theater fire, early Caldwell history, etc.
    b. Senior Activities
        i. September there will be 2 Zumba classes
        ii. Strength and Cardio will return in September
        iii. Bingo is on the 3rd Thursday of the month
    c. Health Department
        i. Glucose Screenings 10/28 from 11am-1pm
        ii. Blood Pressure Testing on 8/20 from 12:30-1:30pm
    d. Caldwell University
        i. Community focused mental health group starting activities in September
3. Councilwoman Rodeffer
    a. Caldwell West Caldwell Board of Education
        i. For the roof replacement project at Jefferson and Wilson schools, the solar panels with be removed, and not replaced. It was decided that would be most cost effective

then having the panels taken down, re-roofing the buildings, and then re-installing the panels.

4. Councilman Brown
    a. The 125th Anniversary celebration for the Fire Department was great, and thanked the Fire Department for all of their work planning the event.
    b. Thanked all those who came and supported National Night Out

REPORT OF THE BOROUGH ATTORNEY — *Craig Bossong*

Kate Fina Reported:

- No report for public session, but a few matters to discuss in closed session.

PUBLIC COMMENTS

Henderson Cole, 63 Crane Street; asked Councilwoman Rodeffer why the solar panels are being removed. It seems like a step in the wrong direction, environmentally.
Councilwoman Rodeffer said she would agree. During research, it was determined that buying out the panels would be cheaper than removing them and re-installing after the new roof is installed.
Mr. Cole also asked if there was an update on Sewer Capacity
Mr. Palumbo said that we are looking to schedule another meeting with all of the user towns in September. Our capacity is currently in the mid-80s, and that the Special Master is still in place.
Mr. Cole asked if there have been any further discussions regarding improving the safety of Bloomfield Avenue.
Chief Roberts said that safety on Bloomfield has unfortunately always been a concern. Traffic lights and other options have been discussed in the past. We will work on scheduling a meeting with the County to revisit. We do spend a good amount of time enforcing on Bloomfield Avenue.

EXECUTIVE SESSION — *Closed Session*

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 matter: Personnel Matters, and contract negotiations; 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.

8-202	RESOLUTION AUTHORIZING AN EXECUTIVE SESSION FROM WHICH THE PUBLIC IS EXCLUDED FOR THE MEETING OF August 11, 2026

A motion to enter into executive session was made by Councilman Daniolwoicz and seconded by Councilwoman Hunkele. Upon a voice vote, all members presented voted in the affirmative. At 7:50 the meeting was closed to the public and press, and it was stated that formal action may be taken after the executive session concludes.

A motion to close the executive session and reopen public session was made by Councilman Brown and seconded by Councilman Daniolowicz. After a voice vote, all members voted in the affirmative. The meeting was reopened to the public and the press at 8:04pm.

Resolution 8-203: AUTHORIZING THE BOROUGH ADMINISTRATOR TO FACILIATE THE CHANGE OF THE BOROUGH OF CALDWELL'S DENTAL INSURANCE PROVIDER SUBJECT TO AGREEMENT BY CALDWELL POLICE PBA LOCAL 81

After being read by number a title, a motion to approve resolution 8-203 was made by Councilman Daniolwoicz, and seconded by Councilwoman Hunkele. Upon a roll call vote, all members presented voted in the affirmative. Resolution 8-203 was approved August 11, 2026.

ADJOURNMENT

There being no additional business to be conducted, a motion to adjourn the public meeting was made by Councilman Brown and seconded by Councilman Daniolowicz. Upon voice vote, all members present voted in the affirmative.

The meeting adjourned at 8:05pm.

Prepared by: Brittany Heun
Brittany Heun, Borough Clerk

9/2/2026
DATE