



# Borough of Caldwell Council Business Meeting

## AGENDA

Phone: (973) 226-6100  
Website: [www.caldwell-nj.com](http://www.caldwell-nj.com)  
December 6, 2022 / 7:15PM

MAYOR  
John Kelley

BOROUGH COUNCIL  
Jeffrey Gates – Council President  
Frances DePalma-Iozzi  
Henderson Cole  
Jonathan Lace  
Barbara Buechner  
Ricardo Alonso

Trinity Academy Gymnasium  
235 Bloomfield Avenue, Caldwell, NJ

### CALL TO ORDER

*Honorable John Kelley, Mayor of the Borough of Caldwell Presiding*

Roll Call  
Statement of Compliance w/ Open Public Meetings Act  
Pledge of Allegiance to the Flag

### APPROVAL OF MINUTES

November 1, 2022

### PRESENTATION

1. Redevelopment Application Presentation by The Manor at Caldwell, LLC
2. Environmental Commission Sustainable Jersey Awards
3. Jason Bittel – Lantern Flies

### REPORT OF BOROUGH ADMINISTRATOR

*Thomas Banker*

1. 24 Smull Avenue Adaptive Reuse for Health Department.
2. Temporary Trailer Installation.
3. 14 Park Ave Rehabilitation.
4. Community Center Reconstruction.
5. Municipal Building Construction.
6. Water Distribution; Storm Sewer Collection and Road Projects.
7. Stormwater Management Study.
8. Wastewater Treatment Plant Projects.
9. Property Acquisitions.
10. Public Parking Plan.

### REPORT OF COUNTY LIAISON

*Patricia Keenan*

### PUBLIC COMMENTS (FIRST SESSION RESTRICTED TO 7 SPEAKERS)

*Max Time: 3min per speaker*

*Members of the public are invited to comment at this time on ANY issues, whether or not on the agenda*

### INTRODUCTION OF ORDINANCES

### ORDINANCES FOR SECOND READING



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### RESOLUTIONS

<b>12-253</b>	RESOLUTION DESIGNATING Manor AT Caldwell, LLC AS REDEVELOPER FOR A REDEVELOPMENT PROJECT AT LOT 7 IN BLOCK 41 IN THE BOROUGH OF CALDWELL, NEW JERSEY AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT
<b>12-268</b>	RESOLUTION TO REJECT ALL BIDS FOR THE FOUNDATIONS AND SUPERSTRUCTURE CONTRACT FOR THE NEW MUNICIPAL BUILDING COMPLEX

### 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.*

<b>12-243</b>	RESOLUTION APPOINTING BRITTANY HEUN AS FUND COMMISSIONER AND JAMES BONGIORNO AS ALTERNATE FUND COMMISSIONER FOR THE GARDEN STATE MUNICIPAL JOINT INSURANCE FUND
<b>12-244</b>	RESOLUTION AWARDED PROFESSIONAL SERVICE AGREEMENT TO BECKMEYER ENGINEERING, PC FOR DESIGN SERVICES IN CONNECTION WITH THE RENOVATION OF THE CALDWELL COMMUNITY CENTER. CALDWELL WATER SYSTEM IN AN AMOUNT NOT TO EXCEED \$149,000.00.
<b>12-245</b>	RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN FOR THE FISCAL YEAR 2021 AUDIT REPORT
<b>12-246</b>	RESOLUTION AUTHORIZING AN EXECUTIVE SESSION FROM WHICH THE PUBLIC IS EXCLUDED For the Meeting of December 6, 2022
<b>12-247</b>	AUTHORIZING PAYMENT OF THE BILLS AND THE ISSUANCE OF CHECKS
<b>12-248</b>	RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF CALDWELL TO ADJUST THE SEWER BILLING FOR BLOCK 38, LOT 6.01 FOR 22 WESTOVER AVENUE
<b>12-249</b>	RESOLUTION AWARDED PROFESSIONAL SERVICE AGREEMENT TO BECKMEYER ENGINEERING, PC FOR DESIGN AND CONSTRUCTION OBSERVATION SERVICES IN CONNECTION WITH THE 2022 MORRIS COUNTY CO-OP PROGRAM.



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<b>12-250</b>	RESOLUTION AWARDING PROFESSIONAL SERVICE AGREEMENT TO BECKMEYER ENGINEERING, PC FOR DESIGN AND CONSTRUCTION OBSERVATION SERVICES IN CONNECTION WITH THE 2022 ROADWAY PROGRAM.
<b>12-251</b>	RESOLUTION AUTHORIZING THE ISSUING OF LICENSE FOR RAFFLE. APPLICANT AND APPLICATION HAVE BEEN APPROVED BY THE CLERK'S OFFICE –Mount Saint Dominic Academy– OFF-PERMISE 50/50 RAFFLE
<b>12-252</b>	RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE CONTRACT WITH CIVIL SOLUTIONS FOR PROFESSIONAL SERVICES FOR BOROUGH TAX MAP MAINTENANCE
<b>12-254</b>	RESOLUTION APPROVING THE APPOINTMENT OF CAELAN COOK AS A JUNIOR FIREFIGHTER FOR THE CALDWELL VOLUNTEER FIRE DEPARTMENT
<b>12-255</b>	RESOLUTION TO HIRE SHANNON JORN AS THE ASSISTANT FOR THE CONSTRUCTION DEPARTMENT AND ADMINISTRATIVE OFFICE
<b>12-256</b>	RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR FINANCIAL MANAGEMENT SERVICES FOR THE CALENDAR YEAR 2023
<b>12-257</b>	RESOLUTION AWARDING A CONTRACT TO CIFELLI & SON GENERAL CONTRACTING, INC., 81 FRANKLIN AVENUE, NUTLEY, N.J. 07110 FOR VARIOUS STREETS-2021-CALDWELL BOWERS ROAD, CATON TERRACE, GROVER LANE, ORCHARD SQUARE & PERSONETTE STREET
<b>12-258</b>	RESOLUTION AWARDING A CONTRACT TO RICHARD DEFRANK COMPANY, LLC., 59 DISTLER AVENUE, WEST CALDWELL, NJ 07006, FOR SITE PREPARATION AND INSTALLMENT OF WALKWAYS AT THE 26 SMULL AVENUE MUNICIPAL FACILITY.
<b>12-259</b>	RESOLUTION AWARDING A CONTRACT TO SMITH-SONDY ASPHALT CONSTRUCTION COMPANY, INC., 150 ANDERSON AVENUE, WALLINGTON, NEW JERSEY 07057, FOR PLACEMENT OF "PERMEABLE SURFACE" AT THE 26 SMULL AVENUE MUNICIPAL FACILITY.
<b>12-260</b>	RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR TO APPLY FOR THE 2022 NJUCF STEWARDSHIP GRANT-RESILIENCY PLANNING, GRANT IDENTIFIER: UCF-2022-020



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<b>12-261</b>	RESOLUTION OF THE BOROUGH OF CALDWELL SUPPORTING FEDERAL LEGISLATION TO ESTABLISH A GRANT PROGRAM TO FUND STATE AND LOCAL LAW ENFORCEMENT EFFORTS TO COMBAT AUTO THEFTS
<b>12-262</b>	RESOLUTION AUTHORIZING THE SUSPENSION OF METERED PARKING PAYMENTS FOR THE HOLIDAY SEASON
<b>12-263</b>	RESOLUTION AUTHORIZING THE BOROUGH TO HIRE MANDELBAUM BARRETT PC UNDER A PROFESSIONAL SERVICES CONTRACT TO CONTINUE REPRESENTING THE BOROUGH BEFORE THE SUPREME COURT OF NEW JERSEY IN THE CASE CAPTIONED CARELLI v. BOROUGH OF CALDWELL.
<b>12-264</b>	RESOLUTION CONFIRMING 2022 SALARY ADJUSTMENTS FOR NONUNION EMPLOYEES
<b>12-266</b>	RESOLUTION AUTHORIZING THE BOROUGH OF CALDWELL TO ISSUE A PURCHASE ORDER TO RAYMOND SULLIVAN, FOR VARIOUS TECHNOLOGICAL SERVICES FOR THE BOROUGH OF CALDWELL
<b>12-266</b>	RESOLUTION AUTHORIZING THE BOROUGH OF CALDWELL TO ISSUE A PURCHASE ORDER TO PSE&G, FOR THEIR WORK IN PRINGING POWER TO THE HEALTH AND HUMAN SERVICES BUILDING LOCATED AT 14 PARK AVENUE, CALDWELL, NJ 07006.
<b>12-267</b>	RESOLUTION AUTHORIZING AMENDMENT OF THE PROFESSIONAL SERVICE CONTRACT WITH COZZERELLI CIRMINIELLO ARCHITECTS, LLC FOR THE RENOVATION OF THE CALDWELL COMMUNITY CENTER, INCREASING THE MAXIMUM AMOUNT BY \$650,000.00

### NEW BUSINESS

1. Best Practices Inventory

### COUNCIL COMMITTEE REPORTS

*Borough Council Members*

### REPORT OF MAYOR

*Mayor Kelley*

### REPORT OF BOROUGH ATTORNEY

*Mary Kate Serratelli*

### PUBLIC COMMENTS (SECOND SESSION)

*Max Time: 3min per speaker*

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### EXECUTIVE SESSION

*Closed Session*



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***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.

### ADJOURNMENT

Additional items may be added to this agenda. Final action may be taken on all matters listed or added to this agenda. This agenda was prepared as of 12/2/2022 with all available information as of this date. This agenda has been sent to four official newspapers of the Borough on 12/2/2022 in compliance with P. L. 1975, c 213

Brittany Heun, Deputy Clerk  
Kim Conlon, Deputy Clerk