

**BOROUGH OF CALDWELL  
COUNCIL CONFERENCE/BUSINESS MEETING  
ORGANIZATION MEETING – January 11, 2022**

The Council Business meeting of the Borough Council of the Borough of Caldwell was called to order via Zoom Video Conferencing at 7:23PM.

Mayor Kelley welcomed Mayor Gasparini

OATH OF OFFICE:

- **Councilwoman Barbara Buechner by Mayor Gasparini**
- **Councilman Ricardo Alonso by Mayor Gasparini**

*Councilwoman Buechner thanked all of the residents of Caldwell for their support. Goals are to see the priority capital projects and see them through. She would like to work with the day-to-day staff to make sure that runs smoothly. Hopes to improve the communication between the Borough and the residents.*

*Councilman Alonso thanked the residents for their support through this process. During the campaign, residents brought concerns about the community center being closed, speeding along Bloomfield Ave and residential street, preserving the culture of the town.*

**PRESENT:** Mayor Kelley, Councilman Lace, Councilwoman Buechner, Councilman Cole, Councilwoman DePalma-Iozzi, Councilman Gates, and Councilman Alonso

**ALSO PRESENT:** Deputy Clerk, Brittany Heun, Deputy Clerk, Kim Conlon, Borough Administrator, Thomas Banker, and Borough Attorney, Brian Block

Adequate notice of this Council Business/Conference meeting was given on January 3, 2022. 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 Allegiance to the Flag**

**Election of Council President**

Councilwoman DePalma-Iozzi made a motion to nominate Councilman Gates as Council President, 2<sup>nd</sup> by Councilman Cole. Upon a roll call vote, all members voted in the affirmative.

#### **COMMENTS BY MAYOR AND COUNCIL**

##### ***Mayor Kelley***

*Thank you to our Deputy Clerks, Brittany Heun and Kim Conlon for all you do for the Borough, especially preparing for the meetings. Thank you to the Caldwell Police Department for keeping the residents safe and for all the work you do for Caldwell/ Thank you to the Caldwell Volunteer Fire Department and all of its firefighters, for their service to the Borough. Thank you to our Department of Public Works, led by Director Mario Bifalco. They do so much for the town, from leaf collection to snow removal and so much more. Thank you to the Construction department led by Construction Official Paul Milani and Kim Conlon. Thank you to our Tax Collector, Brad Taylor for his work in the tax and water department. Thank you to our Finance Department, for all of their work over the year. Thank you to Mark Giuliano with the Office of Emergency Management team and fire inspectors for their work this year and throughout this pandemic. Thank you to our Borough Court Administrator Leanne O'Hern and Violations Clerk, Kathleen Vitiello, and the rest of the Borough Court for keeping our town running smoothly. Thank you to Maria Burak, our Director of Health and Human services to her work with the Borough this year. Thank you to Theresa Camilleri for all she does for the Borough.*

##### ***Council President Gates***

*Thanked the Borough Staff for all of their hard work. While the Borough Council makes the decisions, it is the Borough Staff that is the heart of the Borough. Congratulated Councilwoman Buechner and Councilman Alonso on their elected. I am looking forward to working with you both in the future.*

##### ***Councilman Lace***

I'd like to welcome Councilwoman Buechner and Councilman Alonso. I have enjoyed getting to know both of you over the last month and look forward to working with you for the best long-term interest of Caldwell along with the rest of my colleagues on the dais and our dedicated municipal employees and volunteers. I pledge to all residents the following: To only vote on resolutions, ordinances, contracts, or any other form of Borough business when there has been 1) objective data provided in writing according to established procedures and 2) an ample discussion of the relevant facts by Council members in the appropriate context. Anything short of this does injury to accountable government. Vigorous and informed debate is essential to a healthy democracy at all levels of political discourse. I ask all residents to reach out via email at [jlace@caldwell-nj.com](mailto:jlace@caldwell-nj.com) with comments or questions. I will be happy to respond. As your representatives, the Council always needs your input. Alexis deTocqueville wrote: *Local assemblies of the people constitute the strength of free nations. Municipal institutions are to liberty what primary schools are to science: they bring it within the people's reach, and teach them how to use and enjoy it. A nation may establish a system of free government,*

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**Councilman Cole**

*Encouraged the Caldwell voters to not just come out on Election Day, but stay tuned to the decisions of the Caldwell Borough Council and participate in their government*

**Councilwoman DePalma-Iozzi**

*Infrastructure has been very important to her and is happy to see the new water lines and sewer lines. She will be continuing the biweekly newsletter, so keep an eye out for those going forward. Very happy to have been the liaison for the Environmental Commission.*

**2022 COUNCIL COMMITTEE APPOINTMENTS** *Mayor John Kelley*

Council Committee	Chairman	Councilman	Areas of Responsibility
Community Center	Cole	Buechner	Community Center
Finance	Gates	Cole	Finance / Budget / Banking / Administration / Capital Tax Collection / Annual Audit / Corrective Action Plan
Shared Service / Recreation	Lace	Gates	Senior Transportation / Board of Education West Caldwell Shared Service Committee
Personnel	Buechner	DePalma-Iozzi	Personnel Policies / Employee Handbook Benefits / Pension / Medical
Public Safety	Lace	Alonso	Police Department / Fire Department Emergency Management / Municipal Court
Public Works / Utilities	Buechner	Alonso	Streets & Roads / Building & Grounds / Engineering Utilities / Construction / Sewer & Water
Communications	DePalma-Iozzi	Buechner	Manage Social Media and broadcasts as well as to oversee other initiatives

**Note: Mayor Kelley is the 3rd member of each committee.**

**2022 COUNCIL LIAISONS** *Mayor John Kelley*

Board / Committee	Council Liaison
Board of Education	Alonso
Board of Health	Buechner
Camp Wyanokie	Lace
Environmental Commission	Cole
Library Board of Trustees	DePalma-Iozzi
Human Services	Buechner
Historic Commission	Alonso
Planning Board	Cole
Caldwell University	DePalma-Iozzi
Rent Board	Gates
Downtown	Gates
Signage	Alonso
Caldwell Community Center Advisory Board	Cole / Buechner

**2022 ANNUAL MAYORAL APPOINTMENTS** *Mayor John Kelley*

- **Mayor's Advisory Council on Senior Services**  
 Mary Beth Kane      Steve Modica  
 Grace Kerrigan      Tracy Voca    Barbara Buechner
  
- **Official Borough Photographers**  
 Janet Markman
  
- **Borough Arborist**  
 John Linson

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- **New Jersey Council Motion Picture Development** Jeff Gates
  
- **Liaison to the Grover Cleveland Birthplace** Fran DePalma-Iozzi

**2022 ANNUAL APPOINTMENTS**

*Mayor John Kelley*

- **Senior Citizen Transportation Committee**  
Greg Cowell Jonathan Lace  
David Whetton
  
- **Tree Removal Committee - Mayor, Consent of the Council.**  
Gavin McCabe Thomas Banker Ann Marchioni  
Al Ferrentino Edward Broheimer Henderson Cole

**2022 BOARD AND COMMISSION APPOINTMENTS**

- Resolution 1-1: **Planning Board - Appointment by Mayor**
- Resolution 1-2: **Library Board of Trustees - Mayor, Consent of the Council**
- Resolution 1-3: **Board of Health - Mayor, Consent of the Council**
- Resolution 1-4: **Local Assistance Board - Mayor, Consent of the Council**
- Resolution 1-5: **Rent Review Board - Mayor, Consent of the Council**
- Resolution 1-6: **Environmental Commission – Appointment by Mayor**
- Resolution 1-7: **Historic Preservation Committee – Mayor, Consent of the Council**
- Resolution 1-8: **Zoning Board of Adjustment – Mayor, Consent of the Council**

*A motion to approve resolutions 1-2, 1-3, 1-4, 1-5, 1-7, and 1-8 was made by Council President Gates, and seconded by Councilwoman DePalma-Iozzi. Discussion ensued. Upon a roll call vote, all members voted in the affirmative. Resolution passed 1/11/2022*

*A motion to accept the mayoral appointments for resolution 1-1 and 1-6, was made by Councilman Cole and seconded by Councilwoman Buechner. Upon a roll call vote, all voted in the affirmative. Appointments approved 1/11/2022*

**2022 PROFESSIONAL APPOINTMENTS**

- Resolution 1-9: **Borough Attorney** - Vincent J. Nuzzi, Esq.
- Resolution 1-10: **Borough Auditor** – Nisivoccia LLP
- Resolution 1-11: **Prosecutor** – Vincent J. Failla, Esq.
- Resolution 1-12: **Public Defender** – James V. Pomaco, Esq.
- Resolution 1-13: **Rent Board Attorney** – Sean McGowan, Esq.
- Resolution 1-14: **Fire Official** – Mark Guiliano
- Resolution 1-15: **Zoning Official** – Paul Milani
- Resolution 1-16: **Special Counsel for Affordable Housing** – Jeffrey R. Surenian & Associates, LLC.
- Resolution 1-17: **OEM Coordinator** – Mark Guiliano

*A motion to approve resolutions 1-9 through 1-17 was made by Councilwoman Buechner, and seconded by Councilman Alonso. Upon a roll call vote, all voted in the affirmative. Appointments approved 1/11/2022*

**OPEN PUBLIC MEETING**

*Members of the public are invited to comment at this time on any resolution.*

*Laura Lab - technical difficulties*



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**Doug Piazza, 24 Erwin Place, congratulated Council members Alonso & Buechner for their election. Sewer and Water - where are we on the update to usage based on summer usage and sewer usage. Can we look to include the actual rates on the new sewer bill, since it is a large letter now and not a post card. Interested in hearing what is going on with Channel 35 television station.**

Mayor Kelley - will look into the Channel 35 issues. Thanked Doug for the suggestion for the water bills. We have to see what Edmunds capabilities are with printing rates on the bills. Change to the sewer billing has to be done by ordinance and cannot be carried over the year. The plan is to tackle that in the new year

Council President Gates - The goal would be to try to get this done before the next billing cycle. Asked Tom what that timeframe looks like.

Tom- you would need to consider it at the first meeting in February. You have received the report from your sewer representative. We will be discussing it further at the meeting at the end of the month.

**Kevin Rider, 53 Elm Road. Two-year resident in Caldwell with family ties in town. Sewer and water billing - a lot on notices have been coming out on the PFOAs. It looks like the numbers are still above the annual average. Is there any back dated refund or something similar to that? We are paying for the services at full price but not getting the full water service. We are paying for water for medical safety reasons. Is there anything besides the facts that you can provide?**

Mayor Kelley -Spoke with Mayor Davis the other day on this and it that is a 12-month average. The recent readings from Essex Fells are below that average. The water is safe to drink at this time. We are not planning on rebates or anything at this time, I'm not even sure if we have the ability to do something like that.

Council President Gates - Essex Fells has closed the wells that were troublesome. The water that we are drinking is not coming from the contaminated source. We have switched back to drinking the well water as our doctors have approved of the lower levels.

Councilman Cole - we have a single water source for Caldwell. If there were a problem that could not be handled, we are not hooked up to another water source. We may want to look into this in the long term, what would happen if this scenario ever occurred.

Councilman Alonso - Believes that the levels are at an acceptable level now, since they numbers are at a lower rate. The Mayor from Essex Fells addressing this would be helpful

**Nathan Gardner, 55 Crane Street. Congratulated the new Council Members. The expansion of the community center, are there actual plans and is there a reopening date?**

Tom Banker - There is a plan for the community center. The Facilities committee has been meeting for many months to develop the plan. We will be presenting it at the January 25th meeting or the first February meeting. The goal is to be out to bid at the end of the first quarter. The goal is to have the CCC reopened no later than January 31, 2023. The Advisory board has been consulted on these plans and will be consulted again when final recommendations are ready. The intention is to expand and improve the Community Center. New Roof and A/C systems are in place. The new Detron unit is going to be installed later this month or no later than February.

#### **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.***

- Resolution 1-18: Authorizing the Appointment of John Hamer as the Licensed Water Operator for the Borough of Caldwell Effective January 1, 2022 with an Annual Stipend Of \$10,200
- Resolution 1-19: Authorizing the Appointment of Francine T. Paserchia as the Qualified Purchasing Agent
- Resolution 1-20: Authorizing Appointment of Committee Members for the Community Development Block Grant Program for the Year 2022
- Resolution 1-21: Authorizing the Appointment of the Caldwell Volunteer Fire Department Officers For Year 2022
- Resolution 1-22: Designating the Official Depositories of the Borough for the Year 2022
- Resolution 1-23: Designating Official Holidays in Year 2022
- Resolution 1-24: Authorizing Annual Schedule of Regular Council Business Meetings for the Year 2022
- Resolution 1-25: Designating Official Newspapers of the Borough of Caldwell 2022
- Resolution 1-26: Designating Times Dates and Conduct of Meetings for the Year 2022

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- Resolution 1-27: Authorizing Adoption of Temporary Budget for the Year 2022
- Resolution 1-28: Authorizing Interest for Non-Payment of Taxes or Assessments 2022
- Resolution 1-29: Resolution Adopting the Cash Management Plan of the Borough of Caldwell for 2022
- Resolution 1-30: Resolution Authorizing the Borough of Caldwell to Enter into An Agreement with Maraziti Falcon to Perform Various Legal Services Related to the Caldwell Sewer Utility
- Resolution 1-31: Resolution Authorizing the Borough of Caldwell through the Essex County/Caldwell Police Department to Participate in the Defense Logistics Agency, Law Enforcement support Office 1033 Program to Enable the Caldwell Police Department to request and Acquire Excess Department of Defense Equipment.
- Resolution 1-32: Resolution Authorizing the Borough of Caldwell to Enter into An Agreement with Mott MacDonald Operating Systems, LLC to Operate and Maintain the Caldwell Wastewater Treatment Plant
- Resolution 1-33: Resolution Authorizing Amendment of the Professional Service Contract with Cozzerelli Cirminiello Architects, LLC, Increasing the Maximum Amount by \$175,000
- Resolution 1-34: Resolution Approving a Tow Operator's License for C & L Towing Services, INC In accordance with the Provisions of Brough Ordinance 1201-09
- Resolution 1-35: Resolution Approving a Tow Operator's License for Camp Auto and Truck Parts In accordance with the Provisions of Brough Ordinance 1201-09
- Resolution 1-36: Resolution Approving a Tow Operator's License for Criger Auto Body, INC In accordance with the Provisions of Brough Ordinance 1201-09
- Resolution 1-37: Resolution Approving a Tow Operator's License for J & M Towing, INC In accordance with the Provisions of Brough Ordinance 1201-09

*A motion to adopt the consent agenda was made by Council President Gates and seconded by Councilman Alonso. No discussion. Upon a roll call vote, all members voted in the affirmative. Resolutions adopted 1/11/2022.*

**ADJOURNMENT**

There being no additional business to be conducted a motion to adjourn the meeting was made by Councilwoman Buechner, seconded by Councilman Alonso. Upon a voice vote, all voted in the affirmative, and the meeting was adjourned at 8:25PM.

Prepared by:   
Brittany Heun, Deputy Borough Clerk

  
DATE