

**BOROUGH OF CALDWELL
COUNCIL CONFERENCE/BUSINESS MEETING
Regular Meeting- May 7, 2024**

The Council Business Meeting of the Borough Council of the Borough of Caldwell was called to order at the gymnasium of St. Aloysius Church, 219 Bloomfield Avenue, Caldwell, NJ at 7.01pm.

PRESENT: Councilman Jurgensen, Councilman Alonso, Councilman Daniolowicz, Councilwoman Rodeffer, Councilwoman Buechner, and Mayor Jones.

ABSENT: Council President Brown

ALSO PRESENT: Deputy Clerk, Brittany Heun, Deputy Clerk Kim Conlon, Borough Administrator, Alex Palumbo, Borough Attorney, Craig Bossong.

STATEMENT OF COMPLIANCE:

Adequate notice of this Council Business/Conference Organizational Meeting was given on January 11, 2024. Notice was posted in Borough Hall, 24 Smull 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/Moment of Silence

- Moment of Reflection for all of our first responders and volunteers

APPROVAL OF MINUTES

April 16, 2024

A motion to approve the above meeting minutes was made by Councilwoman Buechner, and seconded by Councilman Alonso. Upon a roll call vote, all members present voted in the affirmative. The minutes were approved on 5/7/2024.

PRESENTATION

1. EMS Week Proclamation
 - a. Proclamation was read by Mayor Jones
 - b. Mayor Jones and Councilwoman Rodeffer presented the Proclamation to members of the West Essex First Aid Squad that were present.
2. Proclamation for Conrad Wolinski & Kyle Larson
 - a. Ryan Dorchak of the Cloverleaf Tavern was also present for the certificate of appreciation award
 - b. Mayor Jones read and presented the certificates of appreciation.

REPORT OF COUNTY LIAISON

Patricia Keenan

No Report, Ms. Keenan was absent

PUBLIC COMMENTS

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

No Comments

INTRODUCTION OF ORDINANCES

ORDINANCE No. 1463-24

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

A motion to introduce Ordinance 1463-24 was made by Councilwoman Buechner, and seconded by Councilman Daniolowicz. Upon a roll call vote, all members present voted in the affirmative. Ordinance 1463-24 was introduced 5/7/2024.

ORDINANCES FOR SECOND READING

ORDINANCE No. 1459-24

AN ORDINANCE AMENDING CHAPTER A270 -1 OF THE CODE OF THE BOROUGH OF CALDWELL, BEING THE SCHEDULE OF FEES CHARGED BY THE BOROUGH, SO AS TO MODIFY THE AMOUNT OF FEES CHARGED FOR CERTAIN PERMITS

A motion to open the public hearing on Ordinance 1459-24 was made by Councilwoman Buechner, and seconded by Councilman Alonso. Upon a voice vote, all members voted in the affirmative, and the public hearing was opened. There being no public comments on the Ordinance, a motion to close the public hearing was made by

Councilwoman Buechner and seconded by Councilman Alonso. Upon a voice vote, all members present voted in the affirmative, and the public hearing was closed.

A motion to adopt Ordinance 1459-24 was made by Councilwoman Buechner, and seconded by Councilman Alonso. Upon a roll call vote, all members present voted in the affirmative. Ordinance 1459-24 was adopted on 5/7/2024.

ORDINANCE No. 1457-24

AN ORDINANCE OF THE BOROUGH OF CALDWELL IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 175 OF THE BOROUGH CODE REGARDING REQUIREMENT FOR INSPECTION OF LEAD-BASED PAINT IN CERTAIN RESIDENTIAL DWELLINGS

A motion to open the public hearing on Ordinance 1457-24 was made by Councilwoman Buechner, and seconded by Councilman Alonso. Upon a voice vote, all members present voted in the affirmative, and the public hearing was opened. There being no public comments on the Ordinance, a motion to close the public hearing was made by Councilwoman Buechner and seconded by Councilman Alonso. Upon a voice vote, all members present voted in the affirmative, and the public hearing was closed.

A motion to adopt Ordinance 1457-24 was made by Councilwoman Buechner, and seconded by Councilman Daniolowicz. Upon a roll call vote, all members present voted in the affirmative. Ordinance 1457-24 was adopted on 5/7/2024.

ORDINANCE No. 1462-24

AN ORDINANCE AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY DESIGNATED AS BLOCK 65, LOT, 2 ON THE BOROUGH TAX MAP, COMMONLY KNOWN AS 80 BLOOMFIELD AVENUE, FOR AN AMOUNT NOT TO EXCEED \$2,700,000.00

A motion to open the public hearing on Ordinance 1462-24 was made by Councilwoman Buechner, and seconded by Councilman Jurgensen. Upon a voice vote, all members present voted in the affirmative, and the public hearing was opened. There being no public comments on the Ordinance, a motion to close the public hearing was made by Councilwoman Buechner and seconded by Councilman Jurgensen. Upon a voice vote, all members present voted in the affirmative, and the public hearing was closed.

A motion to adopt Ordinance 1462-24 was made by Councilman Alonso, and seconded by Councilman Daniolowicz. Upon a roll call vote, all members present voted in the affirmative. Ordinance 1462-24 was adopted on 5/7/2024.

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.

5-143	RESOLUTION AUTHORIZING THE ISSUING OF LICENSE FOR RAFFLE. APPLICANT AND APPLICATION HAVE BEEN APPROVED BY THE CLERK'S OFFICE –First Presbyterian Church at Caldwell– On-Premise – 50/50 Cash Raffle
5-144	RESOLUTION AUTHORIZING THE ISSUING OF LICENSE FOR RAFFLE. APPLICANT AND APPLICATION HAVE BEEN APPROVED BY THE CLERK'S OFFICE –First Presbyterian Church at Caldwell– On-Premise – Merchandise Raffle
5-145	AUTHORIZING THE ISSUANCE OF A PERMIT FOR PEDDLER LICENSE OR IN ACCORDANCE WITH APPLICATION FILED. APPLICANT AND APPLICATION HAS BEEN APPROVED BY THE POLICE DEPARTMENT AND THE BOROUGH CLERK'S OFFICE – The Towne Scoop
5-146	RESOLUTION AUTHORIZING THE ISSUING OF LICENSE FOR RAFFLE. APPLICANT AND APPLICATION HAVE BEEN APPROVED BY THE CLERK'S OFFICE –Parent Faculty Association of Mt. St. Dominic Academy - Off-Premise – 50/50 Cash Raffle
5-147	RESOLUTION TO AMEND RESOLUTION 10-270 AND INCREASE THE MAXIMUM AMOUNT TO BE PAID TO TWO BROTHERS CONTRACTING, INC. FOR THE DEMOLITION OF BOROUGH HALL BY AN ADDITIONAL AMOUNT NOT TO EXCEED \$120,000.00
5-148	RESOLUTION AUTHORIZING THE BOROUGH TO HIRE THE AMBROSE GROUP TO ACT AS A HEARING OFFICER IN EMPLOYEE DISCIPLINARY MATTERS FOR AN AMOUNT NOT TO EXCEED \$10,000.
5-149	AUTHORIZING PAYMENT OF THE BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD OF 04/12/2024 THROUGH 05/06/2024

5-150	RESOLUTION AUTHORIZING THE APPOINTMENT OF ZONING BOARD OF ADJUSTMENT MEMBERS
5-151	A RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE VIA OPEN PUBLIC SALE AT AUCTION TO HIGHEST BIDDER
5-152	RESOLUTION TO AWARD CONTRACT TO RAYMOND SULLIVAN FOR TECHNICAL SERVICES IN AN AMOUNT NOT TO EXCEED \$17,000.00

A motion to approve the consent agenda was made by Councilman Alonso and seconded by Councilwoman Buechner. Upon a roll call vote, all members present voted in the affirmative. All resolutions on the consent agenda were approved on 5/7/2024.

BUDGET INTRODUCTION

5-153	RESOLUTION OF APPROVING THE INTRODUCTION OF THE 2024 MUNICIPAL BUDGET AND SETTING THE TIME AND PLACE FOR THE PUBLIC HEARING AND FINAL ADOPTION OF THE BUDGET
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A motion to approve resolution 5-153 was made by Councilman Daniolowicz, and seconded by Councilman Alonso. Upon a roll call vote, all members present voted in the affirmative. Resolution 5-153 was approved on 5/7/2024

NEW BUSINESS

- Councilman Daniolowicz
 - Resident reached out regarding waiving permit fees to make a home ADA compliant, for handicapped child
 - Mr. Bossong said that would require the adoption of an ordinance. State statute allows a municipality to waive permit fees when taking permits for ADA accessibility in home. Waives permit fees. Purely residential
 - Suggest limit to single family or two-family owner occupied.
- Councilwoman Buechner
 - Asked Captain DeAngelo to give another presentation on the Parking Meters at the May 21st Council Meeting.
 - Videos on the website currently

COUNCIL COMMITTEE REPORTS

Borough Council Members

1. Councilwoman Buechner: Grover Cleveland Birth Place Memorial Association / Senior Advisory Board
 - Grover Cleveland Birth Place
 - Construction on-going. Still have ice cream social in and around St. Al's auditorium since carriage house will not be completed
 - Membership applications are in the back, for all those interested.
 - Newsletter and discount at gift shop
 - Helps support programming
 - Senior Advisory Board
 - 5/14 pizza and bingo
 - 5/21 pizza and bingo
 - Reservations for both events
 - Maria's last day May 29th
 - Mayor Jones said that the GCBP hosting the Homefront hero's event on June 8th at St. Al's
2. Councilwoman Rodeffer: Caldwell-West Caldwell Board of Education / Coffee with a Cop at Caldwell University
 - CWCBOE
 - 4/29 was last meeting
 - Stem lab in every one of the buildings
 - Bond will be expiring so no implication on taxes
 - Coffee with a Cop
 - Cpt. + 5 officers came for a couple of hours
 - Meet with student of the Criminal Justice Club
 - Discussed an Auxiliary program for these young people that would essentially allow these students to shadow our officers

- Thanked the PD for participating
3. Councilman Jurgensen: Historic Preservation Commission/ Rent Board
 - Historic Preservation Commission
 - Have an additional volunteer for the HPC.
 - One remaining open slot
 - Sent letters to the members of the committee from last year, and received one response.
 - Mayor Jones said he has a recommendation for Councilman Jurgensen that he will provide.
 - Rent Control Board
 - Have reviewed the Ordinance and are close to being able to present recommendations before the Council
 4. Councilman Daniolowicz:
 - Library
 - Book donation minimum of \$30 and a book at the library will be donated in their name
 - Senior Transportation
 - Limited days with the bus, and the bus driver will be on a medical leave. Working on getting coverages
 - Call Maria with questions
 - Beautification Day
 - May 19th 1-4p on the Town Green
 - Sign-up genius on the website by Thursday.
 - Will provide hot dogs and hamburgers for all volunteers
 - Communications
 - Remyndr App
 - It is fully live at this point.
 - Presentation last meeting
 - Notifications of garbage and recycling
 - County Recycling events are on the app as well
 - Camp Wyanoke
 - June 15th Camry Wyanoke Family Day
 - Fun event for the whole family

Wished a public happy birthday to the Mayor whose birthday is today.

REPORT OF MAYOR

Mayor Jones

Mayor Jones reported:

- -Personette & Orchard Square project has been completed.
- Espy road has been started (Alex explained along with Hillcrest and Westover. Caton Terrace is part of CDBG Grant, 75% complete. DOT fully funded by DOT and Caton Terrace is about 90% covered by CDBG Grant)
- Started Demolition on the Old Borough Hall building, started by the Mayor. Will be recycling the concrete to use as a sub base for the Parking lot
- Started work on the Caldwell Green. (Alex: moving comcast cables underground to eliminate the poles)
 - Start working on the retaining wall, fencing, arborvitae, and sprinkler system.
- Statement read regarding forensic audit that was commissioned last year. (Ask Mayor/Craig for copy of statement to include in the Minutes)

REPORT OF BOROUGH ADMINISTRATOR

Alex Palumbo

- Nothing left to report, after the Mayor's Report. Wished the Mayor a Happy Birthday

REPORT OF BOROUGH ATTORNEY

Craig Bossong

- Wished the Mayor a Happy Birthday
- Receiving inspection report for 80 Bloomfield.
 - Met with owner yesterday.
 - 1 tenant will need assistance with getting out in a timely manner after June 30th deadline
 - Closing tentatively set for May 20th
- Statement regarding the lawsuits will keep apprised
- Working on getting the 3 remaining town to sign the sewer agreement. Amending the current one.

PUBLIC COMMENTS

No Public Comments

EXECUTIVE SESSION*Closed Session*

Deputy Clerk Heun, 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 matter; 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.

5-154	RESOLUTION AUTHORIZING AN EXECUTIVE SESSION FROM WHICH THE PUBLIC IS EXCLUDED For the Meeting of April May 7, 2024
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A motion to go into executive session was made by Councilman Daniolowicz, and seconded Councilwoman Buechner. Upon a voice vote, all members present voted in the affirmative. The Council went into executive session at 8:22pm.

A motion to close the executive session and open the public session, was made by Councilman Daniolowicz and seconded by Councilman Jurgensen. Upon a voice vote, all members present voted in the affirmative. The public meeting was reopened at 9:11pm.

ADJOURNMENT

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

The meeting adjourned at 9:12pm.

Prepared by: 
Brittany Heun, Deputy Borough Clerk

5/22/2024

DATE