



# Borough of Caldwell Council Business Meeting

## AGENDA

Phone: (973) 226-6100  
Website: [www.caldwell-nj.com](http://www.caldwell-nj.com)  
November 1, 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

October 25, 2022

### PRESENTATION

1. Status report from Mott MacDonald regarding the storm water management study
2. Update on plans for New Borough Hall Campus Improvements

### 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

**ORDINANCE 1435-22** AUTHORIZING THE ACCEPTANCE OF A RECIPROCAL EASEMENT AGREEMENT ON CERTAIN REAL PROPERTY WITHIN THE BOROUGH OF CALDWELL IDENTIFIED AS BLOCK 56, LOTS 10.13, 15 AND 16 COMMONLY KNOWN AS PROVOST SQUARE, AND BLOCK 56, LOT 12, COMMONLY KNOWN AS 240 BLOOMFIELD AVENUE.

**ORDINANCE 1436-22** AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY DESIGNATED AS BLOCK 22, LOT 11 ON THE TAX MAPS OF THE BOROUGH OF CALDWELL, NEW JERSEY, ALSO KNOWN AS 22 SMULL AVENUE



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FOR AN AMOUNT NOT TO EXCEED FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$575,000)

### 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.*

11-236	RESOLUTION AUTHORIZING AN EXECUTIVE SESSION FROM WHICH THE PUBLIC IS EXCLUDED For the Meeting of November 1, 2022
11-237	AUTHORIZING PAYMENT OF THE BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD 10/25/2022 THROUGH 10/31/2022 IN THE AMOUNT OF \$ 1,290,249.27
11-238	RESOLUTION FOR THE GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT
11-239	RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF CALDWELL TO ADJUST THE SEWER BILLING FOR BLOCK 46, LOT 9.02 FOR 15 CEDARS RD
11-240	RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR TO CAUSE PAYMENTS TO BE MADE TO CERTAIN QUALIFIED PRIVATE COMMUNITIES LOCATED IN CALDWELL PURSUANT TO THE PROVISIONS OF THE MUNICIPAL SERVICES ACT
11-241	RESOLUTION AUTHORIZING THE BOROUGH OF CALDWELL TO ISSUE A CONTRACT TO COLONNELLI BROTHERS, INC. TO PROVIDE VARIOUS CULVERT CLEANING AND MINOR REPAIRS- IF AND WHERE DIRECTED.
11-242	AUTHORIZATION OF LOSAP INCREASES FOR THE CALDWELL VOLUNTEER FIRE DEPARTMENT

### NEW BUSINESS

### COUNCIL COMMITTEE REPORTS

*Borough Council Members*

### REPORT OF MAYOR

*Mayor Kelley*

### REPORT OF BOROUGH ATTORNEY

*Mary Kate Serratelli*

### REPORT OF BOROUGH ENGINEER

*Glenn Beckmeyer*

- Hanlon Road/ Cleveland Road



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### PUBLIC COMMENTS (SECOND SESSION)

*Max Time: 3min per speaker*

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### 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 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 10/28/2022 with all available information as of this date. This agenda has been sent to four official newspapers of the Borough on 10/28/2022 in compliance with P. L. 1975, c 213

Brittany Heun, Deputy Clerk  
Kim Conlon, Deputy Clerk