

**BOROUGH OF CALDWELL  
COUNCIL CONFERENCE/BUSINESS MEETING  
Regular Meeting- October 1, 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 7:03pm.

**PRESENT:** Councilman Alonso, Council President Brown, Councilman Daniolowicz, Councilwoman Rodeffer, Councilwoman Buechner, and Mayor Jones.

**ABSENT:**

**ALSO PRESENT:** Brittany Heun, Borough Clerk, Borough Administrator, Alex Palumbo and 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 Small 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**

**Moment of Silence:**

Prayers for all those effected by Hurricane Helene

**APPROVAL OF MINUTES**

September 17, 2024

A motion to approve the September 17, 2024 Council meeting minutes, was made by Councilman Daniolowicz and seconded by Councilman Alonso. Upon a voice vote, all members voted in the affirmative, with Councilman Jurgensen abstaining from the vote. The September 3, 2024 meeting minutes were approved 10/1/2024.

**PRESENTATION**

**REPORT OF COUNTY LIAISON**

*Patricia Keenan*

Ms. Keenan was absent; therefore, no report was given.

**PUBLIC COMMENTS**

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

No Public Comments

**INTRODUCTION OF ORDINANCES**

**ORDINANCE NO. 1467-24**

AN AMENDED ORDINANCE OF THE BOROUGH OF CALDWELL IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 182 ENTITLED "RENT CONTROL"

A motion to Introduce Ordinance 1467-24 was made by Councilman Alonso, and seconded by Councilwoman Buechner. Discussion ensued. Councilman Jurgensen's remarks are attached to these minutes. Councilwoman Buechner added that this edit will benefit all tenants of Caldwell, by removing the tiered system. This Administration has been trying to look out for all residents of Caldwell, and this ordinance does just that.

Upon a roll call vote, all members voted in the affirmative. Ordinance 1467-24 was introduced on 10/1/2024.

**ORDINANCES FOR SECOND READING**

**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.*

10-240	RESOLUTION ACCEPTING THE RETIREMENT OF PAUL MILANI FROM THE POSITION OF CONSTRUCTION OFFICAL AND BUILDING SUB CODE OFFICIAL
10-241	RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR TO ADVERTISE FOR THE POSITION OF FULL-TIME CONSTRUCTION OFFICIAL AND BUILDING SUB CODE OFFICIAL

10-242	RESOLUTION AUTHORIZING THE ISSUING OF LICENSE FOR RAFFLE. APPLICANT AND APPLICATION HAVE BEEN APPROVED BY THE CLERK'S OFFICE -Rotary/Kiwanis Caldwell Street Fair- Off-Premise - Amusement Games
10-243	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
10-244	RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION CHAPTER 159 - "2020 ESSEX COUNTY LOCAL AID PROGRAM GRANT"
10-245	RESOLUTION AUTHORIZING A PURCHASE FOR POLICE FIREARMS FROM WITMER PUBLIC SAFETY GROUP, INC., 101 INDEPENDENCE WAY, COATESVILLE, PA 19320 FOR THE CALDWELL POLICE DEPARTMENT UNDER STATE CO-OP CONTRACT#17-FLEET-00767 FOR AN AMOUNT NOT TO EXCEED \$ 34,254.37
10-246	RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT WITH NIELSEN OF MORRISTOWN, WHICH IS BEING FINANCED BY 911 LEASING CORP. FOR A TERM OF 3 YEARS AND AN ANNUAL LEASE PAYMENT OF \$18,375.76
10-247	RESOLUTION TO HIRE MATTHEW KIESECKER AS A LABORER FOR THE DEPARTMENT OF PUBLIC WORKS EFFECTIVE OCTOBER 1, 2024
10-248	RESOLUTION APPROVING THE APPOINTMENT OF A PROBATIONARY FIREFIGHTER OF THE CALDWELL VOLUNTEER FIRE DEPARTMENT
10-249	RESOLUTION APPOINTING MS. NICHELE LYNN PATRICK AS POLICE DIRECTOR OF THE CALDWELL POLICE DEPARTMENT
10-250	RESOLUTION TO AMEND RESOLUTION 2-75 AND INCREASE THE MAXIMUM AMOUNT TO BE PAID TO BRIGHT VIEW ENGINEERING FOR LAND SURVEYING AND ENGINEERING DESIGN SERVICE FOR OAK GROVE ROAD, PARK AVENUE, AND WHITE BIRCH TERRACE FOR AN ADDITIONAL AMOUNT NOT TO EXCEED \$6,050.00
10-251	A RESOLUTION REQUESTING AN EXTENSION FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE 2023 TRUST FUND AUTHORITY ACT GRANT
10-252	RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR TO EXECUTE AN AGREEMENT FOR THE BOROUGH OF CALDWELL TO JOIN THE NEW JERSEY COOPERATIVE PURCHASING ALLIANCE EFFECTIVE OCTOBER 1, 2024
10-253	AUTHORIZING THE BOROUGH ADMINISTRATOR TO ADVERTISE AND RECEIVE SEALED BIDS FOR OAK GROVE ROAD, PARK AVENUE, AND WHITE BIRCH TERRACE FOR ROAD AS PART OF THE 2023 NJ DEPARTMENT OF TRANSPORTATION TRUST FUND AUTHORITY GRANT
10-254	AUTHORIZING PAYMENT OF THE BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD OF 09/14/2024 THROUGH 09/27/2024 IN THE AMOUNT OF \$2,487,093.86
10-255	RESOLUTION TO AMEND RESOLUTION 3-90 TO REDUCE THE CONTRACT AWARD TO DLS CONTRACTING, INC. FOR THE 2019 VARIOUS STREETS PROJECT, BY \$134,608.39

**A motion to approve the consent agenda, was made by Council President Brown, and seconded by Councilwoman Buechner. Upon a roll call vote, all members present voted in the affirmative. All resolutions listed on the consent agenda were approved 10/1/2024.**

## NEW BUSINESS

### COUNCIL COMMITTEE REPORTS

*Borough Council Members*

1. Council President Brown:
  - a. Fall earth day will be October 16<sup>th</sup> & 7pm
  - b. Zoom Presentation on climate change; "How Trees Mitigate Climate Change"
  - c. Native trees and rain barrels available for raffle
  
2. Councilman Daniolowicz
  - a. DPW
    - i. Received the Hot Box this past week, which will help address many of the pot holes that have been reported
  - b. Electronic Recycling Collection is October 19<sup>th</sup> at the County DPW location on W. Bradford Avenue in Cedar Grove

- c. Library
  - i. 2 Fundraisers coming up
    - 1. October 8<sup>th</sup> – Dine & Donate at Clover Leaf Taver. Mention the Library and part of proceeds will go towards the Library
    - 2. Jewelry Fundraiser later in the year. The Library is collecting any jewelry for this fundraiser.
- 3. Councilwoman Rodeffer
  - a. BOE
    - 1. Referendum Ballot on March 11th 2025
      - 1. Infrastructure project that will not be affecting taxes. This includes security upgrades, and science room upgrades, among other things.
      - 2. \$15 million project to build a new field house at the high school.
      - 3. Possible \$140 increase to taxes
    - 2. Video recording on the website
  - b. Local Assistance Board
    - 1. Serving all of our neighbors
    - 2. Food Pantry has been busy this summer
    - 3. Hours extended for the food pantry
    - 4. Paper towels, TP, canned veggies (no beans), canned fruits, Cans of coffee, pasta sauce (no Mac & Cheese at this time), boxed milk
    - 5. Can drop off any donations at the Pantry
- 4. Councilman Jurgensen: Rent Review Board/Historical Preservation Commission
  - a. Historical Preservation Commission:
    - i. Has 6 members to submit for the Mayor's review
- 5. Councilwoman Buechner: Senior Center / Grover Cleveland Birth Place
  - a. Senior Advisory
    - i. Walking Club started this past Friday. Meeting in GC Park by the tennis courts. Walk 1.1 miles
    - ii. Blood pressure screening offered every first Wednesday of the month, 11am-1pm at 14 Park Ave.
    - iii. Oct. 15th Medicare presentation
      - 1. 1 - 2pm
    - iv. Every 3<sup>rd</sup> Thursday - Bing
      - 1. Oct. 17 1-2:30pm
    - v. Fall fitness program, October 9th 3-4. Sign up with Anakaren
    - vi. COVID tests are available as well. Can order online at covidtests.gov
  - b. Grover Cleveland Birth Place
    - i. Carriage house inspections are being done
    - ii. Hope to have an open house in December
    - iii. Selling gift shop items at the Street Fair

## REPORT OF MAYOR

*Mayor Jones*

Mayor Jones reported:

- Caldwell Street Sunday, always the first Sunday in October. This Sunday, October 6th from 12-5pm
- 10-240. Paul Milani has put in for his retirement earlier this year. Garrett Jones read the Resolution. Retirement is effective December 31, 2024. We are very grateful for his service to the community. We will be looking to fill this position, full time. Alex will be advertising for that, so let him know if you have any candidates
- DPW part-time employee (10-247) will become a full-time employee to fill the open position
- 10-249 - appointing Ms. Nichele Lynn Patrick. We will be holding a Swearing in Ceremony this Thursday at 12 noon in this location. All are welcome to attend.
- Saturday October 26th, First Responders Mayor's Bruce at the American Legion. All first responders are welcome.
- Thanked Acting Caption Andrinopoulos and Sgt. Apicella are here. Asked if they could answer questions on the Resolution
  - Acting Cpt. Andrinopoulos said that firearms age, and need to be replaced before they fail on our officers. This is a common practice. There are upgrades to weapons all the time, so it is best to have the most recent models
  - Sgt. Apicella talked about the front sights. Front sights can be hard to use during stressful can be difficult to operate. Red dot allows officers to focus more on the target than on their surroundings
  - The PD follows the Attorney General's guidelines on rounds used.
  - There is a lot of wear and take on handguns with just with general carrying
  - Retail value is also important to consider, when replacing guns
  - Councilman Jurgensen asked if you can attach flash lights to the current guns? Sgt. Apicella said you can.

## REPORT OF BOROUGH ADMINISTRATOR

*Alex Palumbo*



- The Borough had a 2020 Open Space grant that was sitting in limbo. We will be getting that \$150,000 grant, which is for Harrison school field improvements. We will be sending that to West Caldwell
- Flagpole on the green will be refurbished after we get proposals on that
- Councilman Jurgensen asked about grants for domestic waterman projects.
  - Mr. Palumbo said that we applied with Senator Bookers office. We are waiting to hear back either way.

#### REPORT OF BOROUGH ATTORNEY

*Craig Bossong*

- 80 Bloomfield: Attorney will be vacating at the end of the month. Better Life will be out at the end of that month, as well.
  - Hopefully come November 1st we can have the building empty.
- COAH Units for new buildings are coming online. Lottery was conducted.
- October 20th is the date set by the State for round 4 numbers. We have to adopt a resolution by January 1st outlining how we will proceed
- First quarterly sewer meeting on Thursday at 10am with the other towns. This will ensure that everybody is on the same page. I&I is a big item of discussion that we will tackle. We are working toward a re-rating of the plant

Councilman Jurgensen asked Mr. Palumbo for an update on the 80 Bloomfield Ave Plans. Mr. Palumbo said that the layout for library is pretty much complete at this time. Waiting for some details on the required IT, lighting, electrical items to be included in the documents

Councilwoman Buechner added that Channel 35 does a replay of the meeting at 2, 4, and 8pm. Tonight's meeting will be up by the end of the week., and is live now.

#### PUBLIC COMMENTS

Henderson Cole, 63 Crane Street. Submitted written comments, which are attached to these minutes.

#### ADJOURNMENT

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

The meeting adjourned at 7:51pm.

Prepared by: *Brittany Heun*  
Brittany Heun, Borough Clerk

10/16/2021  
DATE

Eight months ago, when I took on the role of liaison between the Rent Review Board and this council, I found myself navigating a topic I knew little about: **rent control**. As a homeowner of a single-family residence, this was uncharted territory for me.

However, throughout these months, I've had the privilege of attending Rent Review Board meetings, council sessions, and various Zoom discussions. I've listened closely to rent review board members, tenants and landlords. Through research and analysis, I've also gathered a wealth of information on Caldwell's Rent Control Ordinance 182, as well as practices in neighboring towns and across our state. Recently, I compiled all this data into a comprehensive 12-page document.

The proposed changes to this ordinance will potentially affect over 50% of Caldwell's population, as well as the landlords who own and manage these properties. I believe it's essential for this council to be as informed as possible before we vote on this amendment, probably on November 12th.

So I reached out to our Borough Attorney, Craig Bossong and sought his guidance on how to properly share my findings and he provided me with the appropriate steps to follow.

The document I prepared doesn't express opinions; rather, it presents crucial information such as **Caldwell** census data, median rent statistics, renter income figures, and government assistance programs available to income-qualified residents who might be in need. Additionally, I've developed spreadsheets that analyze the impact of compounded rent increases over the years the rent control Ordinance has been in place, along with 42 years of COLA, inflation, and average Social Security data and tomorrow I'll be sharing this information with the mayor and my fellow council members for their review.

**Questions Regarding Municipal Building Projects compiled from conversations with Caldwell Residents- Presented to Caldwell's Borough Council Meeting**

**October 1, 2024**

My name is Henderson Cole. I reside with my wife at 63 Crane Street where we have lived for 34 years. As a former Councilman, I frequently am asked by residents about the town's challenges and ongoing projects. I have summarized three important issues which have been raised to me by residents, and I would request that you let me place all 3 of these issues on the record, before the Mayor, Council or Borough staff respond.

- 1) The Borough's search for the site of a new Police Building began during the prior administration. That administration employed architects whose professional opinion was that the Community Center could NOT be reconfigured to be the new Police Building since it does not meet State earthquake requirements. Apparently, the new architects employed by this administration feel otherwise. **Residents, and I, think that the Borough must have prior written approval from the State or other body, so that money is not wasted on a design which fails to meet requirements.**
- 2) If the Borough intends to "re-use" part of the Community Center building for a Police Station, the future of the pool area must be decided upon. Many residents have expressed to me how much they appreciated Caldwell having a community center, especially the pool. Caldwell's children learned to swim there ( a critically important life skill), adults were able to exercise in a low impact way and seniors benefitted from the aqua aerobics programs. Also, the high school and other students utilized the pool for training and racing. When the CCC Task Force was formed following the Covid shut down, the experts we brought in universally stated that the most unique and valuable part of the Community Center was the pool. These experts said that the pool could be managed much better and could run on more extended hours. The prior Mayor and Council also invested significant taxpayer money into the pool facility, making up for decades of neglect. **Residents, and I, think the Borough must fully explore options for the CCC pool, BEFORE making final decisions on its fate. If the Borough does not want to retain the pool, perhaps the pool half of the building could be legally "split off" and sold to the Caldwell-West Caldwell School district, or a private aquatic firm; such as the YMCA?**
- 3) The Carnegie Library building has been flooded time after time, not maintained properly, and does not meet the needs of the Borough Library or administrative offices. While there is (apparently) some insurance money which can be used to

repair the basic building components, there are still huge drainage issues in Provost Square not yet addressed. Also, even if the building could be “weatherized” and basic services ( electric, heat, insurance) provided, it would be ONLY an expensive “meeting hall”. The Borough does not need to pay the upkeep on a seldom used structure into the future. **Residents, and I, think the Borough must fully explore options for the old library building BEFORE committing any more tax payer money. Maybe the building could be turned over to Essex County, the State of New Jersey or the Federal Government as an historic site? Conversely, maybe a developer would purchase and re-imagine the building; retaining the façade, but also adding commercial or retail space within; thereby removing the Borough’ cost of maintaining it and adding to our tax rolls?**

**The residents of Caldwell deserve that these issues, and others, to be fully discussed in public, so that they can be confident that the Borough’s Mayor and Council will select the best way forward.**

**Thank You, Henderson Cole**