

**BOROUGH OF CALDWELL  
COUNCIL CONFERENCE/BUSINESS MEETING  
Regular Meeting- September 17, 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 7:02pm.

**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 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**

**Moment of Silence:**

Remember family of Allison Pollara, whose mother Karen passed away. Karen was the mother-in-law of our Fire Chief, Chief Pollara.

**EXECUTIVE SESSION**

*Closed Session*

*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; Personnel; 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.*

<b>9-230</b>	RESOLUTION AUTHORIZING AN EXECUTIVE SESSION FROM WHICH THE PUBLIC IS EXCLUDED For the Meeting of September 17, 2024
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A motion to go into executive was made by Councilman Alonso and seconded by Council President Brown. Upon a voice vote, all members voted in the affirmative. The Governing Body went into executive session at 7:06pm

A motion to leave executive session and reopen the public meeting, was made by Councilwoman Buechner and seconded by Councilman Alonso. Upon a voice vote, all members voted in the affirmative. The public meeting was resumed at 7:25pm.

Mayor Jones announced that the Borough has chosen a candidate for the position of Police Director. There will be a resolution in October to officially appoint her to the position. Mayor Jones read a statement regarding the Candidate, a Nichelle Lynn Patrick. The statement is attached to these minutes.

**APPROVAL OF MINUTES**

September 3, 2024

A motion to approve the September 3, 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 9/17/2024.

September 11, 2024 – Oversight Committee Meeting

A motion to approve the September 11, 2024 Oversight Committee Meeting Minutes was made by Councilman Alonso and seconded by Councilwoman Buechner. Upon a roll call vote, all members present voted in the affirmative, with Council Jurgensen abstaining from the vote. The September 11, 2024 Oversight Committee Meeting minutes were adopted as of 9/17/2024

**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**

**ORDINANCES FOR SECOND READING**

**ORDINANCE NO. 1469-24**

AN ORDINANCE AMENDING THE BOROUGH CODE, CHAPTER 41, POLICE DEPARTMENT, SECTION 41-2 OF THE BOROUGH CODE ENTITLED, "MEMBERS".

A motion to open the public hearing on Ordinance 1469-24 was made by Councilwoman Buechner and seconded by Council President Brown. Upon a voice vote, all members voted in the affirmative. There being no public comments on the ordinance, a motion to close the public hearing was made by Councilman Daniolowicz and seconded by Councilwoman Buechner. Upon a voice vote, all members present voted in the affirmative.

A motion to adopt Ordinance 1469-24 was made by Council President Brown, and Councilman Alonso. Upon a roll call vote, all members voted in the affirmative. Ordinance 1469-24 was adopted on 9/17/2024.

**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.*

9-231	RESOLUTION APPOINTING LIEUTENANT DEMETRIOS ANDRINOPOULOS AS TEMPORARY ACTING CAPTAIN OF THE CALDWELL POLICE DEPARTMENT
9-232	RESOLUTION APPOINTING SERGEANT MICHAEL PELLEGRINO AS TEMPORARY ACTING LIEUTENANT OF THE CALDWELL POLICE DEPARTMENT
9-233	RESOLUTION APPROVING THE CHANGE OF STATUS FOR MULTIPLE JUNIOR FIREFIGHTERS TO PROBATIONARY FIREFIGHTERS
9-234	RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR TO SEND A PAYMENT OF \$1,000.00 TO THE NJ DEPARTMENT OF COMMUNITY AFFAIRS, DIVISION OF HOUSING AND COMMUNITY RESOURCES, TRENTON, NJ FOR LEAD HAZARD CONTROL ASSISTANCE ACT FUNDS COLLECTED BY THE BOROUGH FOR THE PERIOD OF JANUARY 1, 2024 THROUGH
9-235	RESOLUTION AUTHORIZING THE SALE OF THE OBSOLETE POLICE DEPARTMENT VEHICLE THROUGH THE INTERNET SITE GOVDEALS.COM
9-236	RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION TREATMENT WORKS APPROVAL (TWA) FOR THE MANOR AT CALDWELL, LLC AT 26-30 LANE AVENUE, CALDWELL, NJ
9-237	AUTHORIZING PAYMENT OF THE BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD OF 08/31/2024 THROUGH 09/13/2024 IN THE AMOUNT OF \$ 1,009,156.86
9-238	RESOLUTION ADOPTING THE NEW OPEN PUBLIC RECORDS ACT REQUEST FORM PERSUANT TO N.J.S.A. 47:1A-5(f).
9-239	RESOLUTION AUTHORIZING A CONTRACT WITH RICHARD DEFRANK COMPANY, LLC, FOR MILLING, PAVING, AND STRIPPING OF PROVOST SQUARE PARKING AREA INCLUDING FOR AN AMOUNT NOT TO EXCEED \$27,350.00

**A motion to pull resolution 9-239 from the consent agenda, and consider it separately, was made by Councilman Jurgensen and Council President Brown. Upon a roll call vote, all members voted in the affirmative. Discussion on the resolution ensued.**

Councilman Jurgensen expressed concerns over paving before the stormwater detention system is in places, as we will just have to dig up the new pavement in order to pave again after the work. Mr. Palumbo stresses the need for immediate parking as the reason for this. He also mentioned that this will not be a full milling and paving of the area, but more of a top layer paving only. Councilman Daniolowicz also expressed his concern over having loos gravel out there.

**A motion to approve resolution 9-239 was made by Council President Brown and seconded by Councilwoman Buchner. Upon a roll call vote, all members voted in the affirmative.**

**A motion to approve the consent agenda, as amended, was made by Councilman Daniolowicz, and seconded by Council President Brown. Upon a roll call vote, all members present voted in the affirmative. All resolutions of the amended consent agenda were approved 9/17/2024.**

## **NEW BUSINESS**

### **COUNCIL COMMITTEE REPORTS**

*Borough Council Members*

1. Council President Brown:
  - a. Fall earth day will be in October
  - b. Zoom Presentation on climate change
  - c. Native trees and rain barrels available for raffle
2. Councilwoman Buechner: Senior Center/Board of Health
  - a. Senior Center
    - i. Activities
      1. Food Pantry is open on Wednesdays 11am-1pm and Thursdays 4pm-6pm
      2. Diabetes: Eye and Foot Care seminar. Register with Anakaren at 403-4623
      3. Senior Bus to 9/24 senior wellness day. Call Betty 226-5108 to reserve a spot on the bus
      4. Blood pressure screening, every first Wednesday of the month. Free no registration required
      5. Walking club: Fridays @ 10am Call Anakaren to sign up
      6. 9/21 last day for affordable housing application
    - b. Board of Health
      - i. Board of Health webpage and channel 35 have updates, information on screenings, and newsletters.
      - ii. End of September, the covidtests.gov issuing COVID tests for each household
      - iii. Bloomfield programs and activities available to our residents
3. Councilman Daniolowicz
  - a. Porchfest on the 14th was a giant success. Final venue change to Grover Cleveland Park was a great success. Thanked Carolynn O'Brien, Jesus Navarro, and Brian Barbera for their help
  - b. Library
    - i. Youth programs are running and adult programs
    - ii. Check out the calendar on the website for programs as well as fundraisers.
  - c. 9/11 Vigil
    - i. 9/10 evening vigil was a really wonderful event, held on the green

Councilwoman Buechner said that in the back of the room are "Files for Life". These are magnets that stick on the fridge and holds your emergency medical information for any first responders

1. Councilman Jurgensen: Historic Preservation Commission / Rent Review Board
  - a. Historic Preservation Commission:
    - i. Working on getting an additional recruit for the Historic Preservation Commission.
    - ii. Asked if we put something on the website or on Facebook
    - iii. Councilman Daniolowicz said if there is no conflict for a Councilman to serve, then he'd be happy to serve.
  - b. Rent Board:
    - i. Meeting is scheduled for 9/25 due to the Special Election tomorrow night
    - ii. Last meeting the resolution was revised and the 1% discount was removed.
    - iii. Board will vote at the next meeting to make this change
      1. Mr. Bossing said that we can reintroduce the rent ordinance, if needed. He also looked up the requirements for HPC board members, and a council member cannot serve on the HPC

### **REPORT OF MAYOR**

*Mayor Jones*

Mayor Jones reported:

- Thanked Councilman Daniolowicz for his words on the 9/11 Vigil,
- Channel 35 was corrected. Acknowledged Bryan George and his colleagues and Ray Sullivan for the work with Communications
- Thanked DPW for setting up for all of our meetings. Acknowledged Jake Pohlman who is here to break down the chairs for elections tomorrow
- Special Election tomorrow in this location for our congressional district
- Street Fair, the first Sunday in October, October 6th.
  - Promised to be the biggest ever
  - Never been cancelled due to weather
- There was a fire last week at 2 dorms in Caldwell University. One of our Police Officers and a resident assistant suffered from smoke inhalation and were treated by the First Aid Squad. Very happy with the response

**REPORT OF BOROUGH ADMINISTRATOR***Alex Palumbo*

- In the process of trying to secure a passport services day like we did with the Mobile DMV. Done through the County Clerk's Office.

**REPORT OF BOROUGH ATTORNEY***Craig Bossong*

- 80 Bloomfield tenants will be out within the next month or 2, but plenty of time to start construction
- Working with the engineers at the sewer plant to do the re-rating services

**PUBLIC COMMENTS**

**Carla Maras, Ashland St: Paving of Oak Grove Road status, any updates?**

Mr. Palumbo said that it is on the next DOT Design work.

**Ms. Marras said that the DPW has patched it numerous times**

Mayor Jones said they expect to get out hot box very soon.

Mr. Palumbo said it will be here by the end of October. This will allow for more solid repairs of the roadways.

**Ms. Maras said that the West Essex First Aid squad is having a dual wet down on 10/5, from 1-7pm. There will be Food, music and entertainment. \$10-\$20 for all the food and beverages you can have**

Mayor Jones asked what the new ranking of officers at the squad is? **Ms. Maras said it is as follows: Chief Dana Eli and Deputy Chief Thomas Salandra, Captain Jeff Sutherlin.**

**Mathew Fox: 6 Lockward Road: Public meeting of the people running for Council?**

Mayor Jones said that each party has meet and greets for the candidates.

**Mr. Fox is asking about a town hosted event**

Mr. Bossong informed the public that the Council cannot host an event like that.

Mayor Jones said that there is a difference between the Council (Sitting Government) and the parties.

Mr. Bossong said that there are also entities out there that would host debates or town hall meetings, like the League of Women Voters.

Councilman Alonso stated that he has attended a League of Women Voters debate in the past

Councilwoman Buechner stated that she has not heard of anything from that entity at this time

**David Cowell: 29 Brookside Ave. Caldwell Board is meeting tomorrow night. We will complete our decision about the new library design, so you can go to bid by the end of next month. We have met and chosen our interior designer for the new space. Equipment for library is by state bid, so we will be looking at furniture in the next few weeks. Memorandum of agreement will be passed tomorrow regarding the relationship between the Borough and the Library. Will be recommending a room underneath the library for a meeting space. Library would administer that space. GCBMA met with State entities regarding the new building. Our hope is for a soft opening in November, and a grand opening that the State will organize. March 22nd is one date that is being looked at, the other is in the summer.**

Mayor Jones asked if the birthplace will be open for a Christmas Walk on Dec. 8th

**Cowell: that will determine on the State Inspector coming in. We will have something in the space.**

**Chris Gurriere, 26 Welshman Court: Happy to hear that 80 Bloomfield Ave will house the library. What is happening with the Community Center? Will it be sold to a developer or to a third party to run? What was the cause of the change?**

Mayor Jones said that this is very fluid right now. The library had a concern about being in the CCC due to the humidity of the pool. One of the best options was 80 Bloomfield Ave

**Ms. Gurriere asked if the building will still be a community center**

Mayor Jones said that we have a special comity looking into the finance for this and what the best option is.

**Ms. Gurriere asked about the passport services? What is the extent of services that will be provided?**

Mr. Palumbo said he will know the extent of services, once he has received more information from the County.

**Ms. Gurriere stated that Ella Rd. is in terrible condition. There are no curbs, gullies on either side**

Mayor Jones said that Ella Rd. has never been paved.

Councilman Daniolowicz said that he believes we were talking about getting Mike out there, but we can check in with him.

**Andrew Linden: 25 Cleveland Rd. Corner of Hanlon and Cleveland Rd. Appreciate the council funding putting drainage there. A lot of the neighbors are not in favor of paving the road. It does have its own charm and character with it being unsaved. Concerns if it is paved, the traffic will increase. People speed down it as it, concerns that this will increase if it is paved. Looking for more information on the drainage plans for this. Can we**

consider options for paving if it does have to be paved, I.E. One way traffic, speed tables, etc. Discussion about a dead end

**Antonia 29 Bowers Road:** it is a spread way as it is, even though it is a rocky road. If it is paved, it will invite further spreading. Our kids walk to and from school through this area, and there is already too much spreading through the cedars

Mayor Jones said that he will ask Lt. Pellegrino to look out to that area. Would there be any issues with the Fire Dept putting speed tables in?

Mr. Palumbo said that we will definitely speak to the police department regarding speeding enforcement. We just finished up the survey work. Adding drainage, and keep the raw look of the road. It will be somewhat narrow due to utility poles. Once we have a draft design we can meet with the neighbors. Cannot have the proper drainage without paving.

**Mr. Linden expressed concerns with cutting into the properties to put in a roadway.**

Mr. Palumbo said as an engineer, he is against speed tables. They can be very dangerous and are not an approved DOT measure.

**Mr. Linden suggested putting in stop signs at either end, could be a good alternative to speed tables.**

Council President Brown said he has talked to the Police Department about speed enforcement throughout the Cedars. I am personally aware of this issue, since I do live in the area. We are trying our best to do some enforcement there and we will try to up that as well.

Mr. Palumbo said that the cost of speed tables could be anywhere from \$3,000 - \$4,000.

#### ADJOURNMENT

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

The meeting adjourned at 8:29pm.

Prepared by: Brittany Heun  
Brittany Heun, Borough Clerk

10/2/2024  
DATE