

**BOROUGH OF CALDWELL
COUNCIL CONFERENCE/BUSINESS MEETING
Regular Meeting- November 12, 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 7:00pm.

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

ABSENT:

ALSO PRESENT: Brittany Heun, Borough Clerk, Borough Administrator, Alex Palumbo and Kate Fina, esq., filling in for Craig Bossing, Borough Attorney.

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:

- Moment of silence honoring our Veterans. Mayor Jones thanked the students of Lincoln Elementary School for their contributions to the Veteran's Day Ceremony.
- Moment of silence for all those effected by the wildfires around New Jersey, and especially for the first responders fighting the fires.
- Moment of silence remembering the 18-year-old forest ranger who passed away

APPROVAL OF MINUTES

October 15, 2024

A motion to approve the October 15, 2024 Council meeting minutes, was made by Council President Brown and seconded by Councilwoman Buchner. Upon a voice vote, all members voted in the affirmative. The October 15, 2024 meeting minutes were approved 10/12/2024.

PRESENTATION

1. Essex Photo Club Proclamation
 - a. Mayor Jones read the proclamation, and presented it to the members present.
2. 80 Bloomfield Avenue Presentation
 - a. Evan Jacobs of Matrix New World Consulting
 - i. Presented the existing conditions and proposed changes to the site.
 - b. Joseph Haines of Dassa Haines architectural Group
 - i. Presented drawing of the plan for both the Library and the Municipal Offices
3. Robin Rockman, Director of the Caldwell Public Library
 - a. Mr. Palumbo asked Mayor Jones, if the Library Director could give a short presentation on their plans for the Library spaces.

REPORT OF COUNTY LIAISON

Patricia Keenan

Patricia Keenan was absent, so 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. 1471-24

AN ORDINANCE AMENDING CHAPTER 230-29 OF THE CODE OF THE BOROUGH OF CALDWELL, ENTITLED "PARKING PROHIBITED CERTAIN HOURS"

A motion to Introduce Ordinance 1471-24 was made by Councilwoman Buechner, and seconded by Councilman Jurgensen. Upon a roll call vote, all members voted in the affirmative. Ordinance 1471-24 was introduced on 11/12/2024.

ORDINANCE NO. 1472-24

AN ORDINANCE AMENDING ORDINANCE 1457-24 OF THE BOROUGH OF CALDWELL IN THE COUNTY OF ESSEX, STATE OF

NEW JERSEY, AMENDING CHAPTER 175 OF THE BOROUGH CODE REGARDING REQUIREMENT FOR INSPECTION OF LEAD-BASED PAINT IN CERTAIN RESIDENTIAL DWELLINGS

A motion to Introduce Ordinance 1472-24 was made by Councilwoman Buechner, and seconded by Councilman Alonso. Upon a roll call vote, all members voted in the affirmative. Ordinance 1472-24 was introduced on 11/12/2024.

ORDINANCE NO. 1473-24 AN ORDINANCE OF THE BOROUGH OF CALDWELL, IN THE COUNTY OF ESSEX, NEW JERSEY, PROVIDING FOR AN ADDITION TO THE FIREHOUSE AND APPROPRIATING \$325,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$325,000 IN BONDS OR NOTES OF THE BOROUGH OF CALDWELL TO FINANCE THE SAME

A motion to Introduce Ordinance 1473-24 was made by Council President Brown, and seconded by Councilman Daniolowicz. Upon a roll call vote, all members voted in the affirmative. Ordinance 1473-24 was introduced on 11/12/2024.

ORDINANCE NO. 1474-24 AN ORDINANCE AMENDING CHAPTER A270 -1 OF THE CODE OF THE BOROUGH OF CALDWELL, BEING THE SCHEDULE OF FEES CHARGED BY THE BOROUGH

A motion to Introduce Ordinance 1474-24 was made by Councilwoman Buchner, and seconded by Councilman Alonso. Upon a roll call vote, all members voted in the affirmative. Ordinance 1474-24 was introduced on 11/12/2024.

ORDINANCES FOR SECOND READING

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 open the public hearing on Ordinance 1467-24 was made by Councilman Alonso and seconded by Councilman Jurgensen. Upon a voice vote, all members voted in the affirmative. There being no comments from the public, a motion to close the public hearing was made by Councilman Daniolowicz and seconded by Councilman Alonso. Upon a voice vote, all members voted in the affirmative.

A motion to adopt Ordinance 1467-24 was made by Council President Brown and seconded by Councilwoman Buechner. Upon a roll call vote, all members voted in the affirmative. Ordinance 14-67-24 was adopted on 11/12/2024.

ORDINANCE NO. 1470-24 AN ORDINANCE TO AMEND ORDINANCE 1446-23 ESTABLISHING SALARIES OR WAGES OF OFFICIALS AND EMPLOYEES OF THE BOROUGH OF CALDWELL, IN THE COUNTY OF ESSEX

A motion to open the public hearing on Ordinance 1470-24 was made by Councilman Alonso and seconded by Councilman Daniolowicz. Upon a voice vote, all members voted in the affirmative. There being no comments from the public, a motion to close the public hearing was made by Council President Brown and seconded by Councilwoman Rodeffer. Upon a voice vote, all members voted in the affirmative.

A motion to adopt Ordinance 1467-24 was made by Council President Brown and seconded by Councilwoman Buechner. Upon a roll call vote, all members voted in the affirmative. Ordinance 14-67-24 was adopted on 11/12/2024.

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.

11-269	AUTHORIZING AN AWARD OF CONTRACT FOR PROFESSIONAL ENGINEERING AND SURVEYING SERVICES FOR THE DESIGN OF ELLA ROAD - ESSEX ROAD - PARK LANE, TO PETRY ENGINEERING 155 PASSAIC AVENUE, FAIRFIELD, NJ 07004 THE AMOUNT OF \$29,200
11-270	A RESOLUTION APPROVING THE DESIGNATING TWO COURTESY BUS STOPS, AS PERMANENT BUS STOPS, ON ROSELAND AVENUE, IN THE BOROUGH OF CALDWELL

11-271	RESOLUTION AUTHORIZING THE SALE OF THE OBSOLETE POLICE DEPARTMENT VEHICLE THROUGH THE INTERNET SITE GOVDEALS.COM
11-272	A RESOLUTION AUTHORIZING SOLICIATION OF RFQS FOR PROFESSIONALS FOR 2025
11-273	RESOLUTION AUTHORIZING THE ISSUING OF LICENSE FOR RAFFLE. APPLICANT AND APPLICATION HAVE BEEN APPROVED BY THE CLERK'S OFFICE -NJ Lions Charitable Foundation Inc - Off-Premise - 50/50 Cash Raffle
11-274	A RESOLUTION AUTHORIZING SOLICIATION OF AN RFP FOR PROPOSALS FOR A BOROUGH-WIDE REVALUATION OF ALL REAL PROPERTY
11-275	AUTHORIZING ISSUANCE OF ONE (1) TAXICAB LICENSE TO Gul Ozturk of FLASH LIMOUSINE, LLC, 26 PARKWAY EAST, CALDWELL, NJ 07006. APPLICATION AND APPLICANT HAVE BEEN APPROVED BY APPROPRIATE MUNICIPAL DEPARTMENTS.
11-276	RESOLUTION AUTHORIZING A REFUND OF A BOND PAYMENT TO JAMES VERE, PROPERTY OWNER OF 89 BROOKSIDE AVENUE, FOR A ROAD OPENING PERMIT
11-277	RESOLUTION URGING AMENDMENT OF THE NEW JERSEY BAIL REFORM ACT TO STRENGTHEN THE CRITERIA FOR PRETRIAL CONFINEMENT FOR CERTAIN CRIMINAL DEFENDANTS
11-278	RESOLUTION TO CANCEL OUTSTANDING CHECKS
11-279	RESOLUTION TO AMEND RESOLUTION 1-13 AND INCREASE THE MAXIMUM AMOUNT TO BE PAID TO ROBERT COSGROVE, ESQ. OF DURKIN AND DURKIN LLC., AS THE MUNICIPAL PROSECUTOR, BY AN ADDITIONAL AMOUNT NOT TO EXCEED \$4,271.00
11-280	RESOLUTION AUTHORIZING THE SALE OF THE OBSOLETE DEPARTMENT OF PUBLIC WORKS VEHICLE THROUGH THE INTERNET SITE GOVDEALS.COM
11-281	PULLED
11-282	AUTHORIZING PAYMENT OF THE BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD OF 10/12/2024 THROUGH 11/08/2024 IN THE AMOUNT OF \$4,589,049.85
11-283	RESOLUTION AUTHORIZING THE APPOINTMENT OF PATRICIA JAMISON AS A CROSSING GUARD IN THE BOROUGH OF CALDWELL EFFECTIVE IMMEDIATELY
11-284	RESOLUTION AUTHORIZING REFUNDS, OVERPAYMENTS OR CANCELLATIONS IN THE TAX OFFICE
11-285	RESOLUTION AUTHORIZING BUDGET TRANSFERS
11-286	RESOLUTION AUTHORIZING A CONTRACT TO NORCON ENVIRONMENTAL FOR SLRP SERVICES FOR THE BOROUGH OWNED PROPERTY, LOCATED AT 5 KNOLLWOOD TERRACE, FOR AN AMOUNT NOT TO EXCEED \$8,000.00
11-287	RESOLUTION AUTHORIZING THE APPOINTMENT OF CARL THUNELL AS INTERIM PART-TIME CONSTRUCTION OFFICIAL AND BUILDING SUB CODE OFFICIAL EFFECTIVE JANUARY 1, 2025

A motion to pull resolution 11-269 and resolution 11-270 from the consent agenda and consider separately, was made by Council President Brown and seconded by Councilwoman Buechner. Upon a roll call vote, all members voted in the affirmative.

A motion to approve the amended consent agenda, was made by Councilman Alonso, and seconded by Council President Brown. Upon a roll call vote, all members voted in the affirmative. All resolutions listed on the amended consent agenda were approved 11/12/2024.

Upon discussion, a motion to approve resolutions 11-269 and resolution 11-270 was made by Councilman Alonso and seconded by Councilman Daniolowicz. Upon a roll call vote, all members voted in the affirmative. Resolutions 11-269 & 11-270 were approved 11/12/2024.

NEW BUSINESS

1. Best Practices Inventory 2024

- a. Mr. Palumbo explained that this is an annual survey that the CFO, Borough Administrator, and Borough Clerk must complete. It was sent to the Council for review ahead of the meeting.

COUNCIL COMMITTEE REPORTS

Borough Council Members

1. Councilman Daniolowicz

- a. Communication
 - i. Meeting about our website this afternoon.
 - ii. Exploring other options to see what we can do with the website
 - iii. Payment options, applications for licensing
 - iv. Newsletter will hopefully be on the website next week
- b. Senior Transportation
 - i. Call Betty at 973-226-5108 to arrange rides.
 - ii. Betty provided rides to voting booths last week on Election Day
- c. Library
 - i. Encouraged residents to stop by. Programming is available for all ages.
 - ii. Museum passes available through the library
 - iii. Fundraiser, on December 6th & 7th - jewelry sale. Looking for any old jewelry, including costume jewelry.

2. Councilwoman Rodeffer: Caldwell West Caldwell Board of Education / Community Interfaith Thanksgiving Service

- a. Board of Education
 - i. Nov. 4th was the last meeting. Basically, a repeat of the last meeting in October.
 1. Referendum Questions:
 - Infrastructure- will not affect taxes
 - Field House/Athletic Center design - will affect taxes
- b. Interfaith Thanksgiving Service
 - i. Tuesday Nov. 26th at the Saints Nicholas, Constantine & Helen Greek Orthodox Church in Roseland
 - ii. Spirit of gratitude and unity of all of our communities.
 - iii. All faiths participate in this service. Collecting food items and/or monetary donations for the Caldwell Food Pantry and NJ Community Food Bank
 - iv. West Essex Ministerial Association provided goodie bags for poll workers last Tuesday.

3. Councilwoman Buechner: Senior Advisory

- a. Board of Health
 - i. Dec. 4th final blood pressure screening
- b. Seniors
 - i. NJ Citizens Action program "New Jersey Save"
 1. Assistance for enrollment in various programs available at this event
 - ii. Pizza and Bingo, November 21, 2024 from 1pm-2:30pm. -
 - iii. Turkey Drive: November 24th. 14 Drop off at 14 Park Avenue from 12-4pm (Turkey breast or Ham)

4. Councilman Jurgensen:

- a. Will be going to Atlantic City next week to attend the League of Municipality conference
 - i. Taking classes on stormwater management, recycling, climate change,
 - ii. Etc.
- b. Asking for approval of historic preservation roster.
 - i. Mayor approves the list and will do so in writing

REPORT OF MAYOR

Mayor Jones

Mayor Jones reported:

- Introduced Nichele Patrick to the public, she will be joining our executive session, which is why she is here tonight.
 - She was out on Halloween with Lt. Pellegrino handing out candy to trick-or-treaters.
- Happy with our government efficiency in Caldwell, since we have taken the reigns
- Things may move slower, but we are making sure to do things right.
 - Ask for the cost of the deck, so that can be separate. Might be something that we add on to 80 Bloomfield Ave down the road, depending on the cost.
- People were setting up in August for Halloween, and we now have our Christmas decoration on the avenue. Some wreathes are not lit.
 - Mr. Palumbo said that we will look into that with PSE&G, and get that fixed.
- Maybe I will get the new Fire Truck for my birthday. Should be in next Spring.

REPORT OF BOROUGH ADMINISTRATOR

Alex Palumbo

- Mobile DMV will be back in town from February 3rd - 7th

- Public Works is collecting leaves. Please let us know if there are any pot holes out there.
- Councilman Jurgensen said that he read the 90-page report submitted to the council last meeting. I read through it and thank you for doing it. What will happen with that report now? How will items be corrected?
 - Intention of that report is to take a look at the buildings and address any urgent needs, for instance we are working towards fixing the fire house roof, which is an immediate concern.
 - Councilman Jurgensen asked about the possibility of adding to the report, i.e. boiler that may need replacing soon. So, things can be incorporated into the budget.
 - Mr. Palumbo said that the intent is to highlight issues, and not include the minutia.
 - Mayor Jones said his goal is to also be able to set aside funding for some of the lesser needed items at other times. The Fire Department roof has been leaking for years. '
 - Councilman Jurgensen expressed his concern that Council members come and go, and so things don't always get addressed. This report may be a place where we can plan for the future.
 - Mayor Jones said that he agrees with Alex, we have a capital fund, and we should start saving for things that we know are coming up.
- Council President said that we can have an inventory for larger ticket items, a life cycle inventory. A lot of these building will have new equipment, but we can put them in the inventory as well.
- Mr. Palumbo said that we could do a 5-year capital improvement report.
- Councilman Alonso said that from the operation side we would always do that to track prices and need. That way you can plan for what is ahead.
- Councilman Jurgensen said it is actually in the best practices inventory which is where I saw the idea originally.

REPORT OF BOROUGH ATTORNEY

Kate Fina

- No Report at this time

PUBLIC COMMENTS

David Cowell, 29 Brookside Ave. Urge the council to take seriously the request of the library regarding the basement storage. There are volumes that need to be maintained. The records of the Borough will need the same control as what is needed for the Library books. Make sure the Library has adequate space

Mr. Palumbo said that we have had discussions with the Architecture on this. We will have dehumidifiers down there, and raised shelving. No air conditioning in the basement

Ann Marchioni, 85 Brookside Ave, and Environmental commission: this is the perfect time to incorporate environmental options. Permeable paving options can be used there. Rain Garden could be built, possibly. Solar panels on the parking lot could be incorporated, state wide incentives. Native plants can help with climate change and help creatures. Echo friendly lighting fixtures. EV Chargers in the parking lot. Is there a room for council chambers? Where will council meetings be held?

Council President Brown said that we are still working on that. We wanted to get the Library and offices in spaces first.

Ms. Marchioni said that It would be lovely to have a section in the library for the History of Caldwell.

Mayor Jones said that we have a plan for that

Ms. Marchioni said that the Borough's Broze level certification from Sustainable New Jersey, will be presented at the luncheon at the league

Lisa Jenkins: Roseland Avenue. Thanked the Council and Administrator and Mike DeCarlo for their work on the Bus Stops. I moved here right after the library shut down, and it is just very exciting to be here at this time. I am also a librarian, so I will double down on the library space, I use it all the time in the Library I work at.

Mayor Jones thanked Ms. Jenkins for bringing this to our attention and for being persistent. We can only change things if we are made aware of them.

EXECUTIVE SESSION

Mayor Jones 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 Matters; 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.

11-288	RESOLUTION AUTHORIZING AN EXECUTIVE SESSION FROM WHICH THE PUBLIC IS EXCLUDED For the Meeting of November 12, 2024
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A motion to close the public portion of the meeting and enter executive session, was made by Councilwoman Buchner and seconded by Councilman Jurgensen. Upon a voice vote, all members voted in the affirmative. Council left the public session, and entered closed session at 8:52pm

A motion to close the closed session and open the meeting back to the public, was made by Council President Brown, and seconded by Councilwoman Buechner. Upon a voice vote, all members voted in the affirmative. The meeting was opened to the public at 9:08pm

ADJOURNMENT

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

The meeting adjourned at 9:09pm.

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

11/13/2021
DATE