

**A REGULAR PUBLIC MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF ORADELL HELD AT RIVER DELL HIGH SCHOOL, 55 PYLE ST., ORADELL, NEW JERSEY, ON SEPTEMBER 25, 2018.**

**1. CALL TO ORDER- OPEN PUBLIC MEETINGS ACT – ROLL CALL**

Mayor Dianne Camelo Didio called the meeting to order at 7:30 p.m. and read Statement of Compliance with the Open Public Meeting Act.

At roll call, the following were present:  
Mayor Dianne Didio

Councilmembers:  
Tracy Schoenberg  
Roger Tashjian  
Stephen Carnevale  
Rob Jannicelli  
Tom Kelly  
Miriam Yu

Borough Administrator/Municipal Clerk Laura J. Lyons  
Borough Attorney Andrew Oddo, Esq.  
Borough Engineer David Atkinson

**Proclamation:** Mayor Didio presented a proclamation to Oradell Hawks 12U Girls Softball and complimented their efforts for winning the championship.

**Presentation:** Mayor Didio thanked first responders for their efforts throughout the year. She presented plaque to OEM. Councilman Carnevale presented a plaque to Police. Council President Tracy Schoenberg presented a plaque to Fire Dept. Councilman Jannicelli presented a plaque to New Milford Volunteer Ambulance Corps.

Borough Attorney Andrew Oddo spoke about proposed ordinance 18-13 regarding rezoning part of White Beeches with an underlying zone of conservation/recreation. Golf course will remain permitted use. Overlay zone for affordable housing with trigger mechanism to go into effect upon minimum of 50 acre of golf club becoming available for development. If property less than 50 acres becomes available, the permitted use would be conservation/recreation and any other use would have to be granted by zoning board by way of a variance.

Ordinance 18-13 will be introduced tonight and referred to planning board for input. If planning board approves, ordinance would go before Mayor and Council for final adoption.

**Public Comments:**

Paul Latsounas, 50 Beverly Road, agrees with Resolution 18-178 (Oppose the construction of the gas-powered North Bergen Liberty Generating Station).

Mr. Latsounas asked for clarification regarding 18-189 (NJES Urban and Community Forestry Program Green Communities Grant). Mrs. Lyons responded the grant allows for the Borough to hire a specialist for the purpose of creating a forestry management plan.

Mr. Latsounas asked for clarification on ordinance 18-11. Mayor Didio replied that it is to prohibit sale of recreational marijuana and/or paraphernalia.

Larry Sturm, 225 Beechwood Rd., questioned the intent of ordinance 18-12. Councilman Tashjian explained that the intent is to protect the roads which is the single biggest capital expense the borough has. As water is discharged, if water is puddling, it creates cracks and potholes.

Councilman Tashjian made a motion to close public comment, seconded by Council President Schoenberg. All in favor.

**Correspondence:**

Upon motion by Councilman Tashjian, seconded by Council President Schoenberg, with all in favor, the following correspondence will be filed:

1. 2018 BCUA Environmental Awareness Challenge Grant
2. Borough of Haworth – Application of St. Gabriel’s Syrian Orthodox Church
3. Bergen County Board of Chosen Freeholders Resolution 834-18 approving Oradell’s request for 5 bus shelters on Kinderkamack Rd.
4. Letter from Toni Maggio and Michael George re: curb damage on Oradell Ave.
5. Police Department’s monthly report for July 2018
6. Police Department’s monthly report for August 2018
7. Thank you letter from Eagle Scout Sean Hogan to Mayor Didio and Council

**Consent Agenda:**

Councilman Carnevale inquired as to who authored Resolution 18-178. Mayor Didio said the Hackensack Riverkeeper recommended the resolution. The power generated by this plant is for the benefit of the residents of New York City. Councilman Carnevale asked that resolutions such as these be pared down to the basics.

Upon motion by Councilman Tashjian, seconded by Council President Schoenberg, the Consent Agenda was approved as follows:

RESOLVED, that (made part hereof) Resolution #18-177: bills and vouchers in the amount of \$3,924,078.89, be approved.

RESOLVED, that (made part hereof) Resolution #18-178: oppose the construction of the gas-powered North Bergen Liberty Generating Station, be approved.

RESOLVED, that (made part hereof) Resolution #18-179: contract with County for flu vaccinations (2018-2019) be approved.

RESOLVED, that (made part hereof) Resolution #18-180: accept resignation of DPW laborer Genesisio Rizzo, be approved.

RESOLVED, that (made part hereof) Resolution #18-181: approval to cancel tax overpayment for Block 306 Lot 5 for \$3,430.01, be approved.

RESOLVED, that (made part hereof) Resolution #18-182: approval to cancel tax overpayment for Block 208 Lot 4 for \$2,827.77, be approved.

RESOLVED, that (made part hereof) Resolution #18-183: submission of grant application and grant agreement for DOT Phase 2: Oradell Ave. Roadway Improvements, be approved.

RESOLVED, that (made part hereof) Resolution #18-184: change order 1 for Schaefer Ave., be approved.

RESOLVED, that (made part hereof) Resolution #18-185: Close of Contract for Schaefer Ave., be approved.

RESOLVED, that (made part hereof) Resolution #18-186: Change Order for 2018 Road Program, be approved.

RESOLVED, that (made part hereof) Resolution #18-187: Close of Contract for 2018 Road Program, be approved.

RESOLVED, that (made part hereof) Resolution #18-188: Marlene Bandfield as volunteer on Stigma Free, be approved.

RESOLVED, that (made part hereof) Resolution #18-189: NJES Urban and Community Forestry Program Green Communities Grant (\$3,000), be approved.

RESOLVED, that (made part hereof) Resolution #18-190: purchase of 2 police cars, be approved.

RESOLVED, that (made part hereof) Resolution #18-191: sewer appeal for 701 Neill Ct., be approved.

RESOLVED, that (made part hereof) Resolution #18-192: parking restrictions on Prospect Ave. on Halloween, be approved.

RESOLVED, that (made part hereof) Resolution #18-193: notice of intent to purchase Fire Truck from Pierce Inc., be approved.

**Roll Call Vote:**

Ayes: Schoenberg, Tashjian, Carnevale, Jannicelli, Kelly, Yu

Nays: None

Absent: None

Abstain: None

**Committee Reports:**

**Administration, Fire & Business Development**

*Council President Tracy Schoenberg*

Administration

Council President Schoenberg thanked administration, staff and residents for their patience in dealing with the mold issue which caused the close of Borough Hall and the creation of satellite offices.

Fire

Council President Schoenberg congratulated the Fire Dept. for the purchase of fire truck on tonight's consent agenda.

She announced the Oradell 5K Fun Run on October 6<sup>th</sup>.

She also stated Eagle Scout Rob Laguardia marked out fire hydrants and supported by Troop 36 and Oradell DPW.

Business Development

She stated that Bergen for Business is now located on Oradell website and the Borough is working on setting up Open House with local businesses.

She expressed appreciation to seniors for being patient while the Borough works through this challenging period with the mold situation and special appreciation to Care One for hosting senior exercise classes.

**DPW & Engineering and Shared Service:**

*Councilman Roger Tashjian*

Dave Atkinson, Borough Engineer, thanked the Mayor and Council for resolutions closing out Schaefer Ave. project and Road Improvement project.

Councilman Tashjian reported that the DOT project which is from Oradell Ave. from Grove St. to Grant Ave. may take either 2-3 years, depending on state funding.

He encouraged people to use Recycle Coach which is located on Borough's website with recycling schedule.

He wished good luck to Genesio Rizzo, former DPW laborer, on his new position.

He thanked DPW for installing nets on basketball courts and OK Kids for funding the nets.

He also thanked Laura Lyons and Dan Nywening for finding additional bids for mold remediation.

The Borough is looking for other vendors for sidewalk repair.

Councilman Tashjian reported on the 2019 road program. PSEG does not have any planned work in town during 2019.

**Police, Emergency Management, Regional School Funding, Technology & Communication**

*Councilman Stephen Carnevale*

Councilman Carnevale stated that OPTV is finishing up standards for broadcasting campaign remarks for local elections. When Borough Hall is available again, messages should be recorded for this year's candidates.

Historical Committee

He indicated a proposal for establishment for Historical Commission is being drafted. The commission would be an advisory capacity, not regulatory.

Regional School Funding

Councilman Carnevale stated our appeal was filed last month and we are awaiting decision from NJ Supreme Court as to whether case will be considered or not.

Public Safety Committee

He stated Chief Wicker provided updates to the committee.

Planning Board

He reported the next meeting is scheduled for October 2<sup>nd</sup> at River Dell High School. Planning Board will be meeting at 5:30 pm for work session about Master Plan, prior to regular meeting at 7:30 pm.

**Ordinance**

*Councilman Rob Jannicelli*

Councilman Jannicelli announced Family Day on September 30<sup>th</sup> from 1-6 pm at Memorial Field.

Recreation

He stated due to summer schedules, it was difficult to have meetings.

Ordinances

Councilman Jannicelli stated that Ordinance 18-09 is ready for final reading. He explained that the ordinance deals with collecting fees for parking in the lot next to DPAC and the Swim Club during school day.

Borough Clerk read the ordinance into record by title only:

**AN ORDINANCE AMENDING CHAPTER 115 OF THE CODE OF THE  
BOROUGH OF ORADELL CONCERNING FEES**

Councilman Jannicelli made a motion to approve Ordinance 18-09 upon final reading, to be published in the Record on Friday, September 28, 2018. Councilman Tashjian seconded the motion.

**Roll Call Vote:**

Ayes: Schoenberg, Tashjian, Carnevale, Jannicelli, Kelly, Yu

Nays: None

Absent: None

Abstain: None

Councilman Jannicelli stated that Ordinance 18-10 is ready for final reading.

Borough Clerk read the ordinance into record by title only:

**AN ORDINANCE TO FIX COMPENSATION OF CERTAIN  
EMPLOYEES OF THE BOROUGH OF ORADELL,  
COUNTY OF BERGEN AND STATE OF NEW JERSEY**

Councilman Jannicelli made a motion to approve Ordinance 18-10 upon final reading, to be published in the Record on Friday, September 28, 2018. Council President Schoenberg seconded the motion.

**Roll Call Vote:**

Ayes: Schoenberg, Tashjian, Carnevale, Jannicelli, Kelly, Yu

Nays: None

Absent: None

Abstain: None

Councilman Jannicelli stated that Ordinance 18-11 is ready for introduction.

Borough Clerk read the ordinance into record by title only:

**AN ORDINANCE AMENDING CHAPTER 240 OF THE  
CODE OF THE BOROUGH OF ORADELL ENTITLED  
LAND USE**

Councilman Jannicelli made a motion to approve Ordinance 18-11 upon first reading, to be published in the Record on Friday, September 28, 2018. Council President Schoenberg seconded the motion.

**Roll Call Vote:**

Ayes: Schoenberg, Tashjian, Carnevale, Jannicelli, Kelly, Yu

Nays: None

Absent: None

Abstain: None

Councilman Jannicelli stated that Ordinance 18-12 is ready for introduction.

Olinda Sturm, 225 Beechwood Rd., asked if a determination will be made at the end of winter as to whether or not sump pumps are considered hazardous. Councilman Tashjian explained that it will be case-by-case basis depending on the determination of DPW Superintendent, Construction Official and/or Borough Engineer.

Borough Clerk read the ordinance into record by title only:

**AN ORDINANCE AMENDING THE ORDINANCES OF THE BOROUGH OF ORADELL BANNING CERTAIN WATER DISCHARGES INTO THE BOROUGH STREETS**

Councilman Jannicelli made a motion to approve Ordinance 18-12 upon first reading, to be published in the Record on Friday, September 28, 2018. Council President Schoenberg seconded the motion.

**Roll Call Vote:**

Ayes: Schoenberg, Tashjian, Carnevale, Jannicelli, Kelly, Yu

Nays: None

Absent: None

Abstain: None

Councilman Tashjian made a motion to add Ordinance 18-13 to tonight's agenda, seconded by Council President Schoenberg. All in favor.

David Bandfield, 80 Prior Ct., asked the total acreage of the golf course (White Beeches) within the Borough of Oradell. Mayor Didio responded a little over 52 acres.

Johanna Paulo, 308 Beechwood Rd., said her understanding of the ordinance is that the full 50 acres would have to be sold in order for affordable housing to take effect. Mr. Oddo concurred.

Councilman Jannicelli stated that Ordinance 18-13 is ready for introduction.

Borough Clerk read the ordinance into record by title only:

**AN ORDINANCE TO AMEND CHAPTER 240 OF THE ORADELL BOROUGH CODE, ENTITLED "LAND DEVELOPMENT," AND THE ORADELL BOROUGH-ZONING MAP AS THEY PERTAIN TO BLOCK 1401 LOT 1**

Councilman Jannicelli made a motion to approve Ordinance 18-13 upon first reading, to be published in the Record on Friday, September 28, 2018. Council President Schoenberg seconded the motion.

**Roll Call Vote:**

Ayes: Tashjian, Carnevale, Jannicelli, Kelly, Yu

Nays: None

Absent: None

Abstain: Schoenberg

**Finance and Insurance:**

*Councilman Thomas Kelly*

Councilman Kelly stated JIF is helping to offset costs related to mold that was discovered in Borough Hall.

He reported the Riverkeeper trip with Captain Bill Sheehan was a success and that there will be a River Cleanup with the Riverkeeper on October 7<sup>th</sup>.

He also stated that there will be seminar on coyote management in March and the Farmers Market last day will be on Sunday November 18<sup>th</sup>.

River cleanup with Riverkeeper on October 7<sup>th</sup>.

The Zoning Board continues to hear the Bergen Catholic application.

The newly formed Outreach Committee will have a table at Family Day. They meet the first Monday of the month.

**Mayor's Report:**

Mayor Didio advised that JIF is offering various seminars that would be good for the Borough.

She thanked Marlene Bandfield for joining Stigma Free Committee.

**Board of Health, Library, Municipal Drug Alliance:**

*Councilwoman Miriam Yu*

Councilwoman Yu reported that Board of Health unable to meet due to mold issue.

She stated the Borough will pursue grant for library that will hopefully address HVAC issues.

**Administrator/Clerk's Report:**

Mrs. Lyons thanked staff members for working together during the mold remediation process. She said we are all looking to move back into Borough Hall next week.

Mayor thanked the Administrator and Department Heads for making the situation as seamless as



possible.

Councilman Tashjian thanked Patrick Fletcher and River Dell High School for accommodating the Borough. Mayor Didio added that the community and neighboring towns have been very gracious as well.

**Borough Attorney's Report:**

Nothing further to report.

**Public Comment:**

Anonymous member of the public stated that he received a letter regarding the alarm board and spoke to a member of the police department and learned that in January the Borough will no longer be offering hook up to the alarm board. Mrs. Lyons explained that the individual received inaccurate information in that a final decision has not yet been made. The matter will be discussed in closed session among the Mayor and Council and once a decision has been made, the public will be informed.

George Carter, 767 Park Ave., stated that there is mold in the library and, specifically, 11 cases of books that are affected. Mrs. Lyons will speak to Dan Nywening, DPW Superintendent, about the mold remediation company providing an estimate for the library.

Mr. Carter commented that ordinances are being passed too swiftly and there is no time for the public to study and learn about them. He offered his idea for passing ordinances that would enable the public more time to discuss.

Mr. Carter said that the deer population is growing at a rapid rate and eating everything in sight. Mayor replied that County must assess the situation. Councilman Kelly added that if anyone spots coyotes, please call DPW.

In terms of ordinances, Mr. Kelly said that he is committed to changing the process of ordinances so that it is more clear for the general public. Mrs. Lyons added that she will add a summary to the agenda when ordinances are introduced so the general public will be clear as to the purpose and intent of the ordinance.

Tom Belthoff, 74 Beechwood Rd., thanked the governing body for listening to the residents and passing ordinance 18-13.

Olinda Sturm, 225 Beechwood Rd., asked what JIF stands for. Mayor Didio responded "Joint Insurance Fund". Mrs. Sturm is a certified Seniors Real Estate Specialist. She has a lot of resources and would be willing to share information. She will reach out to Senior Liaison, Council President Schoenberg.

Paul Latsounas, 50 Beverly Rd., asked if Bergen County decided to sell Emerson Golf Course, what would happen? Mr. Oddo replied that the golf course is zoned conservation/recreation and, therefore, return unless the zone is changed.

Mr. Latsounas wanted to know if the County is in talks to purchase Blauvelt Mansion. Mayor Didio replied that the County Executive has been in discussion with Care One (the owners of the Mansion) for the last two years, but there is a non-disclosure agreement so the public is not privy to their discussions.

Sam Tripsas, 327 Maple Ave., announced that on September 28<sup>th</sup>, OPTV will be broadcasting Jim Bellis' 2012 interview about the Blauvelt Mansion.

Mr. Tripsas asked if the 2018 Planning Board minutes can be uploaded to the website.

Councilman Tashjian made a motion to close public comment, seconded by Council President Schoenberg.

All in favor.

Councilman Tashjian made a motion to adjourn public meeting and enter closed session, seconded by Council President Schoenberg.

All in favor.

**ADJOURNMENT**

At 9:00 pm, the public meeting was adjourned.

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Laura J. Lyons, CPM, RMC, RPPO  
Borough Administrator/Municipal Clerk