

**BOROUGH OF DUMONT  
BERGEN COUNTY, N.J.  
PUBLIC MEETING MINUTES  
SENIOR CENTER  
JUNE 21, 2016  
6:30 PM**

Mayor Kelly called the meeting to order  
Flag Salute, Moment of Silence

**Sunshine Law:** The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time and place of this regular meeting in the annual schedule and notice of regular meetings of this Governing Body. Such annual schedule and notice of regular meetings is posted at Borough Hall, was sent to *The Record* and the *Ridgewood News*, posted on the Borough website and filed with the Borough of Dumont.

**Roll Call:**

Council members: Correa, Di Paolo, Hayes, Morrell, Riquelme-present  
Councilwoman Zamechansky-absent  
Mayor Kelly-present

Motion to accept agenda as presented: Councilman Morrell  
Second: Councilman Riquelme  
All in favor.

Approval of Minutes:

Motion to approve the May 17, 2016 Public Meeting and Closed Session minutes:

Councilman Riquelme

Second: Councilwoman Correa

Roll call vote: Council members Correa, Di Paolo, Hayes, Riquelme

Councilman Morrell abstained

Motion to approve the June 8, 2016 Closed Session minutes: Councilman Hayes

Second: Councilman Riquelme

Roll call vote: Council members Correa, Di Paolo, Hayes, Riquelme

Councilman Morrell abstained

**MAYOR'S REPORT**

No Report

**ADMINISTRATOR'S REPORT**

Mr. Herr explained that we are introducing the bond ordinance regarding the Roosevelt Avenue drainage project.

**COUNCIL COMMITTEE REPORTS**

- Councilwoman Correa

*Board of Education*

Teachers are still working without a contract. Some areas of concern were found in the water in the schools.

- Councilman Di Paolo

The Shade Tree meeting was postponed as was the Shared Service meeting with Bergenfield.

- Councilman Hayes

No Report

- Councilman Morrell

*Recreation*

Applications were being accepted for the Recreation Director’s position. Recreation is having a special meeting tomorrow at 7:00 in Borough Hall. Bill Brophy has stepped in until the position is filled. Summer Recreation is moving along-the numbers are down but people are still coming in to sign their children up.

- Councilman Riquelme

No Report

**ATTORNEY’S REPORT**

No Report

**Review of Consent Agenda Items:** All items with an asterisk are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a member of the public or a Council member. Also, any item may be removed for further discussion or for roll call vote in which case the item will be removed and considered in its normal sequence as part of the general order of business.

**RESOLUTIONS**

**#16-148** Resolution Regarding the Refunding of General Improvement Bonds, Series 2010A and the Negotiated Sale of Same to RBC Capital Markets, LLC \*

**#16-149** Approval of Remington, Vernick & Arango Proposal for Johnson Avenue Improvements Phase II-\$29,490 \*

**#16-150** Authorization for the Municipal Clerk to Advertise for Bids for Johnson Avenue Improvements Phase II \*

**#16-151** Bills List \*

**#16-152** Approval of Limousine & Taxi Permit Renewals \*

**#16-153** Approval of Coin Machine Permit Renewals \*

**#16-154** Approval of Liquor License Renewals \*

**#16-155** Approval of Tax Appeal Settlement for 335 E. Madison Avenue \*

There were no questions or comments from the Council

Motion to open to the public on the Consent Agenda: Councilman Hayes

Second: Councilman Riquelme

All in favor.

Motion to close to the public: Councilman Morrell

Second: Councilman Hayes

All in favor.

Motion to adopt the Consent Agenda: Councilman Riquelme

Second: Councilman Hayes

Roll call vote: Council members Correa, Di Paolo, Hayes, Morrell, Riquelme-yes

## **Non-Consent Agenda**

**#16-156** Approval of Conflict Liquor License Renewal-Dumont Elks Lodge #2593 Club Inc.

There were no comments or questions from the Council

**#16-157** Approval of Conflict Liquor License Renewal-TwinBoro Columbian Club Inc of St. John's Council 1345

There were no comments or questions from the Council

Motion to open to the public on Resolutions 156 and 157: Councilman Hayes

Second: Councilman Morrell

All in favor.

Motion to close to the public: Councilman Morrell

Second: Councilman Hayes

All in favor.

Motion to adopt Resolution #156: Councilman Morrell

Second: Councilman Hayes

Roll call vote: Council members Correa, Hayes, Morrell-yes

Council members Di Paolo and Riquelme abstained

Motion to adopt Resolution #157: Councilman Riquelme

Second: Councilman Di Paolo

Roll call vote: Council members Correa, Di Paolo, Riquelme-yes

Council members Hayes and Morrell abstained

## **Ordinances**

### *Second Reading*

**#1501** Bond Ordinance Providing for Various Capital Improvements, Appropriating the Aggregate Amount of \$185,000 and Authorizing the Issuance of \$176,000 Bonds or Notes

Motion to waive formal reading: Councilman Morrell

Second: Councilman Hayes

All in favor.

There was no discussion from the Council.

Motion to open to the public: Councilman Hayes

Second: Councilman Morrell

All in favor.

Seeing no one, motion to close to the public: Councilman Morrell

Second: Councilman Hayes

All in favor.

Motion to adopt on second reading: Councilman Hayes

Second: Councilman Morrell

Roll call vote: Council members Correa, Di Paolo, Hayes, Morrell, Riquelme-yes

**#1502** Ordinance Amending Chapter 322, Revising Calculation of Maximum Rent Increases under the Jurisdiction of the Rent Leveling Board of Dumont

Motion to waive formal reading: Councilman Hayes

Second: Councilman Morrell

All in favor.

Councilman Di Paolo stated he is opposed to this ordinance. By allowing rent increases of 1.5% regardless of the CPI we are doing a disservice to the renters in town. It is harmful to the seniors and those on fixed incomes. This passed 5-1 on first reading but he said he wanted to voice his opposition and hope that the Council would reconsider.

Councilwoman Correa asked if Councilman Hayes had reached out to the Rent Leveling Board as discussed at the last meeting. Councilman Hayes said he reached out to the County. He received information listing all the county services with financing. Ms. Faulborn, director of Social Services, said that the town has a program but it is very restrictive. The Rent Leveling Board has an appeal process. The Board consists of two renters, two landlords and a homeowner and they are the ones who came up with this. If the landlords can't meet their expenses, they will file a tax appeal. The Councilwoman said the seniors she spoke to were very upset because they don't think they would be able to pay the increase. There was discussion about amending the ordinance. The Mayor will set up a meeting with the Rent Leveling Board.

Motion to Table: Councilman Di Paolo

Second: Councilwoman Correa

Roll call vote: Council members Correa, Di Paolo, Hayes, Morrell, Riquelme-yes

**#1503** Ordinance Amending Chapter 344 SHADE TREES of the Dumont Code-Permits and Penalties

Motion to waive formal reading: Councilman Hayes

Second: Councilman Riquelme

All in favor.

There was no discussion from the Council.

Motion to open to the public: Councilman Hayes

Second: Councilman Riquelme

All in favor.

1. Ray Slaman, Sherwood Road, president of the Shade Tree Commission, thanked the Ordinance Committee and Council for putting forward this amendment to the ordinance.

2. Lili Binney, Roxbury, referring to Ordinance #1502, asked what the average dollar amount is for an average tax appeal. That might help in making a decision.

Motion to close to the public: Councilman Morrell

Second: Councilman Riquelme

All in favor.

Motion to adopt on second reading: Councilman Morrell

Second: Councilman Hayes

Roll call vote: Council members Correa, Di Paolo, Hayes, Morrell, Riquelme-yes

*First Reading*

**#1504** Bond Ordinance supplementing Bond Ordinance #1436 finally adopted on December 20, 2011, providing for various storm water sewer improvements by the Borough of Dumont, by appropriating an additional \$46,000 therefor and by authorizing the issuance of an additional \$43,500 bonds or notes of the borough to finance the cost thereof

Motion to waive formal reading: Councilman Hayes

Second: Councilwoman Correa

All in favor.

There was no discussion from the Council.

Motion to pass on first reading: Councilman Morrell

Second: Councilman Hayes

Roll call vote: Council members Correa, Di Paolo, Hayes, Morrell, Riquelme-yes

Motion to open to the public for general comments or questions: Councilman Hayes

Second: Councilwoman Correa

All in favor.

1. Judy Parker, Susan Drive, Closter, is a landlord. Addressing Ordinance #1502 she said that utility bills go up and the those companies don't cut the seniors any slack. She has a house on West Shore and due to the current ordinance, the Housing Authority will only give her an increase of \$5.00 per month. That doesn't even cover the increase in property taxes in town. She sits on the Rent Leveling Board and they were originally looking at a 2 and ½% increase and after much discussion, even the seniors on the Board agreed to 1 and 1/2% increase.

2. Lynn Vietri, Wilkens Drive, thanked the Mayor and Council for supporting the athletes. When Landmark builds the buildings, are they taxed as they are rented? The response was when they receive the certificate of occupancy. Ms. Vietri has not yet received the paperwork for Dumont Day. The people running it seem to need guidance.

3. Tom Gorman, Wilcox Street, asked who the liaison to the Building Department is. He asked her to follow up on what is going on with 76 Wilcox. He asked who would be paying for the remediation at 50 Washington Avenue. Mr. Paster responded that Landmark would be covering the entire cost if they are building there. If option 2 is selected and all the apartments are at the farm, then they'll demolish the building and pull out the underground tank and the rest would be up to the town. Mr. Gorman thanked Councilman Riquelme for asking about the stump at 6 Shelby Street.

4. Lili Binney, Roxbury, questioned the statement about Landmark not expecting to be in litigation for four years. She also asked about the sewer amendment to the Landmark settlement. Mr. Paster explained that there are 400 linear feet of new pipe to be installed and 280 feet of existing pipe to be replaced. She asked if this was the resolution that was on the non-revised agenda. Why was it removed? Mr. Paster replied it was and the amendment was not yet finalized. When will updates be made available on the website? Ms. Binney asked Ms. Green's and Mr. Layton's hourly rate. She wants the draft of the area in need of redevelopment put on the website immediately.

5. Tom Kelly, Beacon Street, asked about the sewer pipes. When will the next Joint Land Use Board meeting be? Mayor Kelly replied July 14<sup>th</sup>. Are there fewer public hearings when an area is classified as an area in need of redevelopment as opposed to rezoning? Mr. Paster responded that the former requires more hearings. Mr. Kelly asked if the JLUB would be able to give input to the redevelopment plan and would there be public comment on that. Mr. Paster said the Land Use board would be able give input.

6. MaryAnn Russini, Roosevelt, had asked in the past how much the town has spent on Landmark. Do you have that figure? Mr. Herr explained that the Edmunds doesn't break down expenses by project, just by vendor. We are working on it. It is very time consuming.

7. John Sansone, Beacon Street, asked why we would have D'Angelo's as an area in

need of redevelopment. There is already a developer. Is it because of PILOTS? It doesn't make sense. It comes down to PILOTS, that's it.

8. Chris Sheridan, Wilcox Street, said that it was reported in the TwinBoro that the Mayor stated that had we lost the lawsuit, it would have been \$7,000,000 worth of stuff. Mayor Kelly said he was misquoted-what he had said was several million. The Mayor said it would include widening of roads by D'Angelo's, sewer lines, water lines, the 50 Washington Avenue building demolition and remediation and other items.

9. Linda Fusco, Harwick Road, said she was offended by Mr. Paster's comment in an article in the June 9<sup>th</sup> TwinBoro about education being the same in the last ten years. New Jersey has a higher rate of autism than the national rate. She spoke of the schools' expenses for things like out-of-district placement, litigation, higher salaries of teachers, the more advanced curriculum, wife, computers, "no child left behind", and gifted program. Lead was found in the drinking water in our schools. Programs are mandated by the State but not given any funding. There is not enough money. She asked where the number of "twenty" children expected to move into that complex came from. Mr. Paster replied it was based on historical statistical information. Ms. Fusco said she went on the computer and found 1.8 children per family in New Jersey, which would be 140. If that's the case, there will be a significant number of autistic children and out-of-district placements. With the PILOT program the school will not get any taxes. She said she looked it up and Landmark hasn't built apartments before. Who will oversee the remediation and have there been environmental studies done on the property? She wants to see the studies. Mr. Paster said that once it goes to the Joint Land Use Board for consideration of the site plan approval all the studies will be made public. Ms. Fusco wants to know who did the study, when it was done and if they are qualified to do the study. She asked if there have been any other environmental studies been done in the past ten years. Will they just break down the building and let asbestos in the air. She doesn't live near 50 Washington Avenue but she is very concerned.

10. Mike Sullivan, Andover Avenue, asked if D'Angelo's is being taxed. The Mayor replied that they are up-to-date on their taxes.

Motion to close to the public: Councilman Morrell

Second: Councilman Hayes

All in favor.

The Municipal Clerk read the resolution to enter closed session to discuss:

Personnel-COAH, Personnel-Recreation and Contract, potential litigation.

Motion: Councilman Morrell

Second: Councilman Di Paolo

Roll call vote: Council members Correa, Di Paolo, Hayes, Morrell, Riquelme-yes

Following closed session, motion to go back into public: Councilman Morrell

Second: Councilman Hayes

All in favor.

Motion to adjourn: Councilman Morrell

Second: Councilman Hayes

All in favor.

Meeting adjourned at 8:50PM

Minutes respectfully submitted by:

Susan Connelly, RMC  
Municipal Clerk