

Borough of Norwood
Work Session
December 28, 2016

The Work/Executive Session of the Mayor and Council of the Borough of Norwood was held on the above date.

Council President Brizzolara called the meeting to order at 7:00P.M.

Council President Brizzolara stated:

Adequate notice of this meeting has been provided in accordance with the Open Public Meeting Law, P.L. 1975, Ch. 231, setting forth the time, date, place and purpose of this Public Meeting through a legal notice published in The Record and Star Ledger.

Present at Roll Call:

Council President	Tom Brizzolara
Councilwoman	Marianne Orecchio
Councilman	Allen Rapaport
Councilman	Barry Scott

Also Present:

Borough Attorney	Andrew Fede
Chief Financial Officer	Judith Curran
Chief of Police	Jeffrey Krapels

Absent:

Mayor	James Barsa
Councilman	Joseph Ascolese
Councilman	Frank Marino

Council President Brizzolara pointed out the fire exits.

At this time, Council President Brizzolara entertained a motion to open the meeting to the public. Motion to open the meeting to the public was made by Mrs. Orecchio, seconded by Mr. Rapaport with all Council Members present voting aye.

Joseph Salerno, 216 Summit Street, identified himself as a 45-year resident. He voiced his displeasure with the Northern Valley Regional School No. 3 for challenged adults 18 to 21 years of age being on the site of the former Immaculate Conception School building. He explained that not only are seven trailers housed on this site but also numerous buses parked seven days a week. He displayed pictures on his phone stating that they are no more than ten feet from his property posing a constant eyesore. Mr. Salerno is very concerned about the devaluation of his property and referenced the landscaping debris that he has asked the landlord to remove to no avail. He also questioned why the surrounding residents were never notified of the school moving into this facility.

Council President Brizzolara advised the governing body does not have jurisdiction over the school. He said that they would be willing to meet with the Salerno's and the Board of Education to see if the Board would erect a buffer along the property line to help shield the structure. Fede explained that the Northern Valley Board of Education is leasing the building and property from the Archdiocese of Newark and since it previously was a school all improvements are governed by State law. He continued that they are not held to the 200 ft. notice since they are exempt from local zoning requirements adding that the governing body has no control.

Mr. Rapaport suggested that Mr. Salerno contact a State representative who may be able to intercede on the State level. He also recommended that a letter under the Mayor's signature be sent to the school board strongly recommending a buffer. He continued that should there be property maintenance issues, the Property Maintenance Officer should be asked to investigate.

Council President Brizzolara recommended that a representative from the school be asked to attend the next Work Session so that the governing body could make their concerns known. It was the consensus of the Council that the Administrator/Clerk prepare a letter for the Mayor's signature. Mr. Scott also suggested that it be determined who maintains the property.

Jim Elling, 263 Summit Street, questioned the status of the membership of the Environmental Commission. Mrs. McMackin advised that it is the Mayor's intent to appoint Bob Lewis to fill Christine Hageman's unexpired term and that there are three vacancies. She recommended that any individuals wishing to serve obtain a Citizen's Interest form her office. In response to Mr. Elling's statement that the Commission may have to become a Committee, Mrs. McMackin advised that it is a Commission by Borough ordinance.

No one else wishing to be heard, motion to close the meeting to the public was made by Mr. Rapaport and seconded by Mrs. Orecchio. All Council Members present voted in favor of the motion.

Items for Discussion:

Discussion regarding tabled Resolution 16:196 Authorizing the Execution of Developer's Agreement with Alliotts Construction Inc.

Dean Stamos, 22 Paris Avenue, Rockleigh, NJ, identified himself as legal counsel for Alliotts Construction Inc. He explained that from the beginning of this application, there was confusion on the part of his client as to whether or not a Developer's Agreement was required. He continued that an excavation permit was issued and it was then confirmed that a Developer's Agreement was needed. He stressed that his client proceeded with only the excavation work covered under the permit.

Mr. Rapaport voiced his opinion that both Messrs. Stamos and Alliotts are experienced enough in their fields to know that a Developer's Agreement was

needed and continued that Mr. Alliotts' action put the Borough in a very bad position. Mr. Scott advised of his total agreement with Mr. Rapaport's comments. Council President Brizzolara voiced his opinion that Mr. Alliotts should have been in attendance this evening out of respect for the governing body since he was the individual invited.

At this time, Mr. Fede explained that a signed Developer's Agreement has been received along with all the required documents including Certificate of Liability Insurance, Letter of Credit, deeds confirming that the property has been transferred, County Planning Board exemption. Mr. Fede advised that the Developer's Agreement can be executed on behalf of the Borough, but recommended that it wait for Mayor Barsa to return for his signature.

Therefore, motion approving Resolution 16:196 was made by Mr. Rapaport, seconded by Mrs. Orecchio and declared carried upon the affirmative vote of all Council Members present.

Fire Department to discuss proposed Engineer Positions (2) within Fire Department – Council President Brizzolara announced that Michel Congiusti and Kevin McLaughlin were here this evening to present the Fire Department's proposal to add two Engineer positions to their roster. Mr. McLaughlin explained that due to the reduced manpower, trucks and apparatus are not being serviced properly. The proposal is to assign two men to the position of engineer for a two-year term at an annual salary of \$1,500.00. Mr. McLaughlin explained that the \$3,000.00 can be taken from the vehicle maintenance line item since most of the vehicles are still under warranty. Each engineer will be responsible for two truck and apparatus reports per month; the repair of lighting, flashlights, etc.; once a month washing of vehicles; notification to assigned officer when bulbs, fluids, etc. run low; instruction of driver trainees for a six-month period on the ins and outs of engines. Failure to complete the required truck reports will result in verbal warning for a 1st offense; \$25.00 per miss or uncompleted report; 3rd offense will result in removal from the position.

Council President Brizzolara thanked Mr. McLaughlin for the presentation and advised this matter would be taken under consideration during budget hearings.

Approval of Resolutions: Council President Brizzolara asked for a motion to approve the following resolutions:

- 16:200 Requesting insertion of an Item of Revenue in the 2016 Budget – Body Armor Grant
- 16:201 Appointment of Brad Young as a Permanent Police Officer

Motion of approval was made by Mrs. Orecchio, seconded by Mr. Scott and declared carried upon the affirmative vote of all Council Members present.

Borough Attorney's Report – Mr. Fede advised he had nothing to report in open session.

Administrator's Report – Mrs. McMackin reported as follows:

Compliance Officer – She explained that the classification of Compliance Officer is a requirement of the State in order to ensure that equal opportunity employment practices are being followed. Mrs. McMackin asked that she be named Compliance Officer for the Borough. The motion was made by Mrs. Orecchio, seconded by Mr. Rapaport with all Council Members present voting aye.

Verizon – Mrs. McMackin referred to request from Verizon to install network nodes on the utility poles within the right-of way. They need approval from the municipality to install the equipment. Mr. Fede asked that he be given time to look into this matter. Council President Brizzolara asked that during his research he also determine whether other towns are being given or have been given stipends for their approval.

County of Bergen Court System – Mrs. McMackin explained that the County of Bergen is requiring all municipalities to enter into a shared services agreement when they are employing a Municipal Court Administrator from another town. The assignment of the Court Administrator to cover for a Municipal Court Administrator during in his/her extended absence would be handled by the County with the towns entering into an agreement.

Mrs. McMackin reported that the County has prohibited the use of a Court Administrator's personal phone for court business and has mandated that the municipality provide a phone for his/her use for court matters.

General Public Comment:

Motion to open the meeting to the public was made by Mrs. Orecchio, seconded by Mr. Rapaport and declared carried upon the affirmative vote of all Council Members present.

John Guercio, Assessor referred to the Alliotts Developer's Agreement and reported that upon reviewing a copy of the unfiled deed, there is a discrepancy between the legal description and the tax map regarding the frontage dimensions on each of the two lots. The Construction Official, Mr. Renaud noted that it has to be further investigated since there is a possibility that another variance may be required. Mr. Fede advised that he would have to further examine these findings and that the Borough Engineer also investigate them. He recommended that the Mayor not sign the Developer's Agreement until further report by the Borough Engineer to the governing body. Mr. Fede advised that he would so notify Mr. Stamos.

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No one else wishing to be heard, motion to close the meeting to the public was made by Mrs. Orecchio and seconded by Mr. Rapaport. All Council Members present voted in favor of the motion.

Council President Brizzolara asked if there were any comments regarding the 2017 proposed committee assignments and no objections were voiced.

Closed Session:

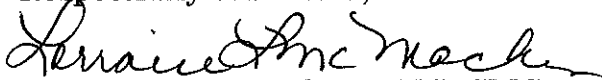
Motion to approve Resolution 16:202 authorizing the governing body to convene into closed session to discuss personnel and legal issues was made by Mr. Scott and seconded by Mrs. Orecchio. All Council Members present voted in favor of the motion. Formal action may be taken upon reconvening into open session.

Council President Brizzolara reconvened the meeting and asked for a motion to adjourn.

Adjournment:

Motion to adjourn at 8:36 PM was made by Mr. Rapaport, seconded by Mrs. Orecchio with all Council Members present voting aye.

Respectfully submitted,


Lorraine L. McMackin, RMC, CMC
Administrator/Clerk