

Regular Meeting  
August 14, 2017

A Regular Meeting of the Mayor and Council of the Borough of Wanaque was held on Monday, August 14, 2017, at 8:45 P.M. in the Wanaque Municipal Building.

The Mayor called the meeting to order.

On roll call, the following Council Members responded: Balunis, Leonard, Pasquariello, Pettet and Willse. Councilman Cortellessa was absent. The Mayor declared a quorum. The Borough Attorney and Borough Engineer were present.

The Mayor read the following Sunshine Statement: This is a Regular meeting of the Mayor and Council and adequate notice thereof has been given by advertising the date, time and place of the Regular meetings in the Suburban Trends and the Herald News newspapers and was e-mailed to these papers on December 29, 2016, and a notice thereof has been posted on December 29, 2016 on the bulletin board in the Wanaque Municipal Building, 579 Ringwood Avenue, Wanaque, New Jersey and a copy thereof has been on file in the office of the Municipal Clerk.

MINUTES:

July 10, 2017.

On entertainment of the Mayor, Councilmen Pettet and Willse moved a motion to approve the aforementioned.

On roll call, all voted yes, and the Mayor declared the motion carried.

ORDINANCES:

Public Hearing of Ord. #10-0-17:

Re: Bond Ordinance appropriating \$330,000 for the Improvement of the Storm Water  
Drainage System

On entertainment of the Mayor, Councilmen Willse and Leonard moved that Ordinance #10-0-17 be taken from the table and read by the Clerk, by title only, for consideration of final reading.

On roll call, all voted yes, and the Mayor declared the motion carried.

The Clerk took from the table and read by title only as follows: BOND ORDINANCE PROVIDING FOR THE IMPROVEMENT OF THE STORM WATER DRAINAGE SYSTEM IN AND BY THE BOROUGH OF WANAQUE, IN THE COUNTY OF PASSAIC, NEW JERSEY, APPROPRIATING \$330,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$313,500 BONDS OR NOTES OF THE BOROUGH FOR FINANCING SUCH APPROPRIATION.

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This Ordinance has been duly advertised in accordance with the statutes; a copy was posted on the bulletin board in the Municipal Building, a copy was available for the public to read in the Clerk's office, and copies are available for the public present here this evening.

Councilman Willse said this is the concrete wall and not the wire mesh baskets and the whole length of the gabian. I just want to make sure it is the whole thing.

The Mayor opened the Public Hearing.  
No one came forward.  
The Mayor closed the Public Hearing.

On entertainment of the Mayor, Councilmen Willse and Pettet moved that,

BE IT RESOLVED that an Ordinance entitled: BOND ORDINANCE PROVIDING FOR THE IMPROVEMENT OF THE STORM WATER DRAINAGE SYSTEM IN AND BY THE BOROUGH OF WANAQUE, IN THE COUNTY OF PASSAIC, NEW JERSEY, APPROPRIATING \$330,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$313,500 BONDS OR NOTES OF THE BOROUGH FOR FINANCING SUCH APPROPRIATION pass final reading, and that said Ordinance be adopted as an Ordinance of the Borough of Wanaque; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby directed to cause said Ordinance to be published in the manner prescribed by law.

On roll call, all voted yes, and the Mayor declared the motion carried.

PUBLIC DISCUSSION:

The Mayor opened the Public Discussion.  
No one came forward.  
The Mayor closed the Public Discussion.

CONSENT AGENDA:

Resolution #144-0-17:

Re: Resolution Authorizing the Award of a Non-Fair and Open Contract for the Purchase and Repair of Lawn Maintenance Equipment

WHEREAS, the Borough of Wanaque has a need to purchase and repair lawn maintenance equipment as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and,

WHEREAS, the Borough Administrator has determined and certified in writing that the value of the acquisition will exceed \$17,500; and,

WHEREAS, the anticipated term of this contract is one year; and

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WHEREAS, Riverdale Power Mower has completed and submitted a Business Entity Disclosure Certification which certifies that Riverdale Power Mower has not made any reportable contributions to a political or candidate committee in the Borough of Wanaque in the previous one year, and that the contract will prohibit Riverdale Power Mower from making any reportable contributions through the term of the contract, and

WHEREAS, the Chief Financial Officer has certified that funds are available in budget account 7-CU-01-132-261.

NOW THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Wanaque authorizes the Borough Administrator to enter into a contract with Riverdale Power Mower, 90 Hamburg Turnpike, Riverdale, NJ 07457 as described herein; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

Resolution #145-0-17:

Re: Resolution of Support for Sustainable Open Space, Farmland, Historic Preservation and Stewardship Funding of New Jersey

WHEREAS New Jersey's population demands an ample water supply provided by adequate open space to support our quality of life; and

WHEREAS, Open Space in the form of parkland, family farms, historic and cultural sites, recreational areas and natural watershed areas is vital to our economy, planned growth, protection of property values, water quality, and safety and urban, suburban and rural quality of life; and

WHEREAS, continued, plentiful and sustained funding is vital to a strategic Open Space program to bolster and enhance private, municipal, county, other state and federal Open Space funding programs; and

WHEREAS provisions for stewardship to properly care for parks, preserved land, and historic sites is an important component of Open Space efforts; and

WHEREAS, New Jersey's Payment In Lieu of Taxes program (PILOT) should be restored to full funding because it encourages municipalities to host state and non-profit preserved open space;

NOW, THEREFORE, BE IT RESOLVED that the Borough of Wanaque supports sustainable, continuing funding for Open Space in New Jersey.

Resolution #146-0-17:

Re: Approve Proposal – Richard A. Alaimo Associates – 2017 NJDOT Road Resurfacing

Held.

Resolution #147-0-17:

Re: Approval Proposal – Richard A. Alaimo Associates – 10 Lines Avenue Drainage

WHEREAS, Richard A. Alaimo Engineering Associates has been appointed as the Borough Engineer under a fair and open process to provide professional engineering services to the Borough of Wanaque; and



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130-158 John F. Kennedy Blvd N  
Bloomfield, NJ 07003

Rockborn Trucking & Excavation Inc.  
12 Taylor Road  
Wharton, NJ 07885

\$174,448.30

D.L.S. Contracting Inc.  
271 Highway 46, Suite D-205  
Fairfield, NJ 07004

\$837,253.00

and;

WHEREAS, the Borough Administrator and Borough Engineer have reviewed the bid of J.A. Alexander Inc. and find it to be responsive and responsible and in conformance with N.J.S.A. 40A:11-1 et. seq. "Local Public Contracts Law."

NOW, THEREFORE, BE IT RESOLVED that a contract for resurfacing/reconstruction of Jenkins Avenue, Storms Place, Locust Street, Maple Avenue, Orchard Street be awarded to J.A. Alexander Inc., 130-158 John F. Kennedy Drive N, Bloomfield, NJ at the bid price of \$169,814.66; and

BE IT FURTHER RESOLVED that the Chief Financial Officer has certified that funds are available in budget account X-GC-03-396-201.

Resolution #151-0-17:

Re: Affordable Housing Ballot Question

Held.

Resolution #152-0-17:

Re: Approval of Current Estimate No. 2 for Water Main Replacement and Road Improvements – Dickens Place, Monroe Street, Jackson Street and payment to Regal Utility Services, Inc. in the amount of \$102,419.94

BE IT RESOLVED THAT Current Estimate No. 2 for Water Main Replacement and Road Improvements - Dickens Place, Monroe Street, Jackson Street and payment to Regal Utility Services, Inc. in the amount of \$102,419.94 be and is hereby approved.

Resolution #153-0-17:

Re: Approval of Current Estimate No. 3 for the NJDOT Municipal Aid Grant for Sixth Avenue and Phelan Court and payment to John Garcia Construction Company in the amount of \$82,964.12

BE IT RESOLVED THAT Current Estimate No. 3 for the NJ DOT Municipal Aid Grant for Sixth Avenue and Phelan Court and payment to John Garcia Construction Company in the amount of \$82,964.12 be and is hereby approved.

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Application for a Used Car Lot License:

Re: City Motor Group, 1368 Ringwood Avenue, Haskell

Letter from the Fire Chief:

Re: Membership Application – Jesse Burgos to the roles of Company #2 and remove  
Wilmer Zambrano from the roles of Company #2 effective immediately

Letter from Jonathan Cass, 27 Shady Avenue:

Re: Purchase adjoining vacant lot – Block 425, lotw 27 and 28 owned by the Borough

Resolution #154-0-17:

Re: Chapter 159 – Insert Special Item of Revenue into the Budget – Wanaque Public  
Library Elevator - \$42,000.00

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any Special Item of Revenue in the Budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the Budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for an equal amount;

**NOW, THEREFORE, BE IT RESOLVED** that the Borough of Wanaque, in the County of Passaic, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an Item of Revenue in the Budget for the year 2017 in the amount of \$42,000.00

**BE IT FURTHER RESOLVED**, that a sum of \$42,000.00 is hereby appropriated under the caption of:

WANAQUE PUBLIC LIBRARY ELEVATOR \$42,000.00.

**BE IT FURTHER RESOLVED**, that the Borough Clerk forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

Resolution #155-0-17:

Re: Chapter 159 – Insert Special Item of Revenue into the Budget – CDBG Grant -  
\$59,694.72

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any Special Item of Revenue in the Budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the Budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for an equal amount;

**NOW, THEREFORE, BE IT RESOLVED** that the Borough of Wanaque, in the County of Passaic, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an Item of Revenue in the Budget for the year 2017 in the amount of \$59,694.72

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**BE IT FURTHER RESOLVED**, that a sum of \$59,694.72 is hereby appropriated under the caption of:

CDBG GRANT –ELEVATOR WANAQUE PUBLIC LIBRARY \$59,694.72.

**BE IT FURTHER RESOLVED**, that the Borough Clerk forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

Resolution #156-0-17:

Re: Approve NJDOT 2018 Municipal Aid Application

BE IT RESOLVED that the Borough Administrator is authorized and directed to file the 2018 New Jersey DOT Local Aid Application to provide for the road resurfacing of the following streets:

Midvale Avenue  
Ann Street  
Harriet Street  
De Bow Ave.  
Furnace Avenue  
Stevens Avenue  
Lines Avenue  
George Avenue  
Erie Avenue  
and;

BE IT FURTHER RESOLVED that the Borough Administrator and Borough Clerk are authorized to alter the format of this resolution to conform to the NJDOT requirements upon submission of the application.

Resolution #157-0-17:

Re: Accept Gift of 1963 Plymouth Belvedere from Wanaque F.O.P. (Fraternal Order of Police)

BE IT RESOLVED that the Borough of Wanaque accepts the transfer of title of one 1963 Plymouth Belvedere, VIN# 3236209097 from the Wanaque Fraternal Order of Police Lodge #145.

Resolution #158-0-17:

Re: Resolution authorizing and directing the Wanaque Planning Board to Undertake a Preliminary Investigation of the properties in the Twin Lakes Area Redevelopment Zone

WHEREAS, the Borough of Wanaque is in the process of re-examining the Borough's Master Plan and is seeking to implement potential development projects that will reduce the property tax burden for Wanaque taxpayers that will sustain Wanaque; and

WHEREAS, the administration of the Borough of Wanaque (“Borough”) is commencing the study of Twin Lakes area to achieve certain objectives, including improving property values and increasing the Borough's tax base; and

WHEREAS, Article VIII, Section III of the Constitution of the State of New Jersey establishes that the clearance, planning, development, or redevelopment of certain areas of the State of New Jersey is a viable public purpose; and

WHEREAS, the Legislature of the State of New Jersey has adopted a comprehensive set of laws, the centerpiece of which is the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), allowing for the substantial improvement to, and turnaround of, underutilized, unused, and deteriorated properties through the careful design, writing and implementation of local redevelopment plans; and

WHEREAS, it appears that within the general area of what is commonly referred to as the Twin Lakes area of the Borough and identified in the following charts there exists property (land) which, by reason of faulty arrangement of design, deleterious land use, obsolescence or obsolete layout or other factors, have remained vacant, stagnant, unproductive, under-utilized and undervalued and may be detrimental to the safety, health, morals or welfare of the Borough of Wanaque as specifically to be studied by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Wanaque, Passaic County, New Jersey, pursuant to N.J.S.A. 40A:12A-1 et seq., that the Wanaque Planning Board is hereby authorized and directed to undertake a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether certain properties in the Wanaque industrial zone, and as identified in the following Figure 1, and as depicted on the official tax map of the Borough of Wanaque is a non-condemnation redevelopment area in accordance with the criteria of N.J.S.A. 40A-12A-5.

Figure 1.

The Borough of Wanaque, New Jersey	
Identification of Potential Twin Lakes Area ANR-Parcels to be Investigated-NOT Subject to Condemnation.	
Block-Lot	Property Location
468, 2.01	Adjacent to the Borough of Bloomingdale
475, 1	Adjacent to the Borough of Bloomingdale
470, Lots 1, 2, 3, 4, 5, 6, 7, and 8	Near Algonquin Path
471, Lots 1, 2, 3, 4, 5, 6, 7, and 8	Near Seminole Path
472, Lots 1, 2, 3, 4, and 5	Near Pocahontas Path
473, Lots 1, 2, 3, 4, and 5	Near Susquehanna Avenue

BE IT FURTHER RESOLVED that Benecke Economics has been retained to and is authorized to study said area and to guide the Mayor and Council and the Planning Board in the redevelopment process, deliberations, and public hearing(s).

BE IT FURTHER RESOLVED that the Wanaque Planning Board shall conduct a public hearing at the appropriate time respecting the proposed redevelopment area and after public notice is given in accordance with N.J.S.A. 40A:12A-6.

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BE IT FURTHER RESOLVED that after completing its public hearing(s) and deliberation, the Wanaque Planning Board shall submit a recommendation to the Mayor and Council as to whether the delineated area, or any part thereof, be or not be determined to be a redevelopment area, with any conditions related thereto.

On entertainment of the Mayor, Councilmen Willse and Pettet moved a motion to approve the aforementioned Consent Agenda.

On roll call, all voted yes, and the Mayor declared the motion carried.

REGULAR REPORTS - PROFESSIONAL REPORTS:

1. Clerk's Receipts for July 2017 -
2. Police Department Report for July 2017-
3. Tax Collector's Report for July 2017 -
4. Municipal Court Report for July 2017 -

On entertainment of the Mayor, Councilmen Willse and Leonard moved that reports be received and filed; and that all monies be turned over to the Treasurer.

On roll call, all voted yes, and the Mayor declared the motion carried.

COMMUNICATIONS: None.

NEW BUSINESS:

Closed Session:

Re: Litigation/Negotiation/Personnel

None.

UNFINISHED BUSINESS:

Status Report - Lakeside Manor.

RESOLUTIONS:

Resolution #142-0-17:

Re: Approve updated Tilcon Memorandum of Understanding

The Borough Administrator said on behalf of Councilman Cortellessa who is not present tonight but would like his voice heard that he is not in favor of the Memorandum of Understanding and the traffic from Tilcon Quarry. He has extensive concerns and would like to see those questions answered before the Council moves forward. Tilcon has to go before the Planning Board for everything to be addressed. We have provided Tilcon four traffic studies and

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they also have to go to the County and the Planning Board. The following statement is from Councilman Cortellessa.

“As you are aware, I am not ready to vote yes on the Tilcon deal due to the truck traffic including 18 wheelers on Union Avenue, Ringwood Avenue, the 287 interchanges, etc. Further, it was agreed in the meeting with Tilcon that they would include in their traffic study the impact of current in process development traffic. It does not state that in the Memorandum of Understanding. As a Council we need to consider quality of life issues current and future for our residents. We have 4 developments in process that have not started to add traffic in our community. Each of the traffic reports for those communities consider only their impact on traffic and is no consideration of the impact of all developments. Additionally, the development plans discussed on Union Avenue, hotels, restaurants, etc. along with Tilcon will dramatically impact traffic and quality of life issues for our residents. We as a Council need to ensure that we look to the future of all projects and not simply one at a time projects. I understand the financial of the Tilcon proposal but the quality of life issue is even more valuable to residents. Further, if this Council approves the Tilcon deal, I’m not there yet. We need a clear and intelligent plan as to what to do with the revenue now. I will not vote yes on the Tilcon deal.”

On entertainment of the Mayor, Councilmen Pettet and Willse moved that,

WHEREAS, the Borough of Wanaque has been in discussions with Tilcon New York Inc. to allow for the extension of Susquehanna Avenue to connect to the Tilcon facility in Pompton Lakes; and

WHEREAS, Tilcon New York has accomplished many of the items on a prior Memorandum of Understanding and Intent, and wishes to update said MOU to reflect those changes; and

WHEREAS, it is in the best interest of the Borough of Wanaque to approve a revised Memorandum of Understanding and Intent in order for Tilcon New York to continue to pursue the necessary approvals for this improvement.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Wanaque does hereby approve the revised Memorandum of Understanding and Intent with Tilcon New York, and hereby authorizes the Mayor and Borough Clerk to execute said document.

On roll call, all voted yes, and the Mayor declared the motion carried.

PUBLIC DISCUSSION: (Work Meeting)

FINANCE REPORT: Vouchers - Payrolls

Councilman Pettet said your Finance Committee respectfully reports that they have examined and approved the following and recommend that warrants are issued for their payment when the funds of the Borough of Wanaque are sufficient to meet them:

VOUCHERS:

Current Operating 2017

\$ 289,205.03

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County Tax	\$2,275,045.15
Water Operating 2017	\$ 36,318.32
Sewer Operating 2017	\$ 853,676.04
Escrow	\$ 19,089.99
Animal Trust	\$ 28.80
Other Trust	\$ 2,423.80
General Capital	\$ 137,912.20
Water Capital	\$ 212,388.55
Unemployment/Disability Trust	\$ 2,606.39
Recreation Trust	\$ 30,718.00
Voucher Total:	\$3,859,412.27

**PAYROLL:**

Councilmen Pettet and Pasquariello moved a resolution approving the following payrolls:

PR #14	7/07/2017	\$ 242,159.15
PR #15	7/21/2017	\$ 243,261.57
PR #16	8/11/2017	\$ 227,319.93
Payroll Total:		\$ 712,740.65
Grand Total:		\$4,572,152.92

On roll call, all voted yes, and the Mayor declared the resolution adopted and forthwith approved it.

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Daniel Mahler  
Mayor

**NEW BUSINESS:**

**Closed Session:**

**Re: Litigation/Negotiation/Personnel**

None.

**ADJOURNMENT:**

On entertainment of the Mayor, Councilmen Leonard and Balunis moved a motion to adjourn the meeting.

On roll call, all voted yes, and the Mayor declared the motion carried; meeting adjourned at 8:50 P.M.

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Katherine J. Falone, RMC, CMC  
Municipal Clerk

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