

Regular Meeting
September 18, 2017

A Regular Meeting of the Mayor and Council of the Borough of Wanaque was held on Monday, September 18, 2017, at 8:35 P.M. in the Wanaque Municipal Building.

The Mayor called the meeting to order.

On roll call, the following Council Members responded: Balunis, Cortellessa, Leonard, Pasquariello, Pettet and Willse. 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:

August 14, 2017.

Councilman Cortellessa said my comments on the Tilcon Memorandum of Understanding are not in there and need to be included.

On entertainment of the Mayor, Councilmen Willse and Leonard moved a motion to approve the aforementioned including Councilman Cortellessa's comments.

On roll call, all voted yes, except Councilman Cortellessa who abstained and the Mayor declared the motion carried.

ORDINANCES:

Introduction of Ord. #11-0-17:

Re: Sale of Property – Shady Avenue – Block 425, Lots 27 and 28

On entertainment of the Mayor, Councilmen Cortellessa and Willse moved that Ordinance #11-0-17 be taken from the table and read by the Clerk, by title only, for consideration of first 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: AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTIES OWNED BY THE BOROUGH OF WANAQUE, PASSAIC COUNTY, NEW JERSEY, AND NOT REQUIRED FOR PUBLIC PURPOSES PURSUANT TO N.J.S.A. 40A:12-13 ET SEQ.

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

BE IT RESOLVED THAT an Ordinance entitled: AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTIES OWNED BY THE BOROUGH OF WANAQUE, PASSAIC COUNTY, NEW JERSEY, AND NOT REQUIRED FOR PUBLIC PURPOSES PURSUANT TO N.J.S.A. 40A:12-13 ET SEQ. pass first reading, and that said Ordinance be further considered for final passage and adoption at a regular meeting of the Borough Council to be held on the 16th day of October 2017, at the Municipal Building in the Borough of Wanaque at 8:00 PM., and that at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance; and

BE IT FURTHER RESOLVED that the Borough Clerk be instructed to publish in the manner provided by law a copy of said Ordinance, together with introduction thereof and notice when same will be considered for final passage and adoption.

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

PUBLIC DISCUSSION:

The Mayor opened the Public Discussion.

Sandy Lawson, 28 Haskell Avenue, Haskell said where is the property on Shady Avenue. The Borough Administrator said that is by 27 Shady Avenue.

Sandy Lawson said what is 8.13.

The Borough Administrator said that is the road by Susquehanna Avenue and also Pompton Lakes and the Borough owns the property on the side next to it and they need to sign the permit. Tilcon brought the property and the Elks camp is staying there.

Sandy Lawson said what is 8.14.

The Borough Administrator said that is for the water main, curbs and road resurfacing on Dickens Place, Monroe Street and Jackson Street.

Sandy Lawson said what is the grant application for and what is the fuel price.

The Borough Administrator said that is for the roads that were done. The price for delivery for the Morris County contract is .0975 and the State contract is .0370.

Sandy Lawson said I have mentioned it several times that there is overgrowth on the sidewalks on Ringwood Avenue by Dunkin Donuts.

The Borough Administrator said I will let Mr. Hammerle know.

The Mayor closed the Public Discussion.

CONSENT AGENDA:

Resolution #159-0-17:

Re: Refund of Tax Sale Certificate #14-00013 for Block 248, Lot 2.01 in the amount of \$6,761.57 for the Tax Sale Certificate and \$1,300.00 for the Premium

WHEREAS, a Tax Sale was held for 2014 delinquent Municipal charges on September

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16, 2015;

WHEREAS, US Bank Cust-ProCap4 & Crdtrs, was the successful bidder for Block 248 Lot 2.01, 708 Ringwood Avenue for which certificate 14-00013 was assigned,

WHEREAS, Corelogic for the mortgage company, has redeemed said certificate of which funds have been deposited into the Current Account;

NOW, THEREFORE, BE IT RESOLVED Treasurer shall refund the lienholder \$6,761.57 for the tax sale certificate and \$1,300.00 for the premium as per the certification of the Tax Collector.

Resolution #160-0-17:

Re: Refund of Tax overpayments on various properties in the amount of \$8,343.49

WHEREAS, there exists tax overpayments on the following block and lots for the 2017 3rd quarter taxes,

Block/Lot	Address	Overpayment Amount
236.01/26	18 Railroad Ave	\$2,941.06
435.01/3.201	43 Elston Court, Unit 201	\$1,976.99
435.01/4.204	43 Elston Court, Unit 204	\$ 936.58
435.01/4.205	43 Elston Court, Unit 205	\$ 495.26
453/5	105 Jefferson St	\$1,993.60

WHEREAS, the owners have requested a refund of said overpayments;

NOW, THEREFORE, BE IT RESOLVED that the Treasurer shall refund \$8,343.49 as per the certification of the Tax Collector.

Resolution #161-0-17:

Re: Refund of Tax overbilling on Block 240, Lot 1 due to a Tax Court of New Jersey Judgment in the amount of \$8,336.63 for 2014, \$8,504.54 for 2015 and \$12,275.52 for 2016 totaling \$29,116.69

WHEREAS, there exists tax overbilling on Block 240 Lot 1 due to a Tax Court of New Jersey Judgment;

WHEREAS, the credits total \$8,336.63 for 2014 and \$8,504.54 for 2015 and \$12,275.52 for 2016; and the attorney for the owner has requested a full refund;

NOW, THEREFORE, BE IT RESOLVED that the Treasurer shall issue a check in the amount of the 2014 refund to the attorney for the property owner and the refund for 2015 & 2016 to the lienholder who has paid the taxes on those years.

Resolution #162-0-17:

Re: Refund of Water overbilling on 25 Dena Drive due to an estimated bill adjustment in the amount of \$1,582.54

WHEREAS, there exists a water over billing on 25 Dena Drive due to a misread by the water department, this misread was unable to be corrected due to the homeowner denying access to the meter;

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WHEREAS, the owner has requested a refund;
NOW, THEREFORE, BE IT RESOLVED that the Treasurer shall issue a check in the amount of \$1,582.54

Resolution #163-0-17:

Re: Credit for Block 206, Lot 59C0018 for the 4th Quarter 2017 in the amount of \$2,684.31 and the 1st and 2nd Quarter of 2018 totaling \$5,239.74 and refunding \$1,700.31 the portion of the 3rd Quarter that is exempt

WHEREAS, the owner of Block 206 Lot 59C0018 qualifies for a 100% disabled Veteran exemption from tax beginning on August 3, 2017, the date of purchase

WHEREAS, the 3rd quarter of 2017 was paid in full by the seller and must be partially refunded; and the 4th quarter of 2017 along with the 1st and 2nd quarter of 2018 must be credited

NOW, THEREFORE, BE IT RESOLVED that the Tax Collector shall credit this block and lot for the 4th quarter 2017 in the amount of \$2,684.31 and the 1st and 2nd quarter of 2018 totaling 5,239.74 and the Treasurer shall issue a refund in the amount of \$1,700.31, the portion of the 3rd quarter that is exempt.

Resolution #164-0-17:

Re: Refund of Tax overpayment on Block 401, Lot 3 for the 1st and 2nd Quarter of 2017 in the amount of \$2,297.60

WHEREAS, there exists a tax overpayment on Block 401 Lot 3 for Lake Iosco due to a reduction in the assessment of the property for 2017

WHEREAS, the property owner has asked for a refund on the payments for the 1st and 2nd quarter of 2017 that was billed based upon a higher assessment

NOW, THEREFORE, BE IT RESOLVED that the Treasurer shall issue a refund in the amount of \$2,297.60

Resolution #165-0-17:

Re: Approval of Contract for the purchase of gasoline and diesel fuel under New Jersey State Contract for Rachele Michelles Oil Company, 116 Kuller Road, Clifton, New Jersey in an amount not to exceed \$70,000.00

BE IT RESOLVED that a contract for the purchase of gasoline and diesel fuel under NJ State Contract 80913 and 82769 be awarded to Rachele Michelles Oil Company, 116 Kuller Road, Clifton NJ; and

BE IT FURTHER RESOLVED that the Chief Financial Officer has certified that funds are available in budget accounts 7-CU-01-146-202 and 7-WP-02-050-246 in an amount not to exceed \$70,000.00.

Resolution #166-0-17:

Re: Authorizing the Tax Assessor to place a zero value on various lots due to not having a recorded owner

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WHEREAS, during the 2013 revaluation of properties in the Borough of Wanaque, the following lots were discovered to not have a recorded owner:

- Block 252.01 Lot 6
- Block 252 Lot 8
- Block 302 Lot 3.01
- Block 477 Lot 2.02
- Block 416 Lot 15
- Block 400 Lot 2

and;

WHEREAS, these properties, are vacant, some landlocked, and have no value to the Borough; and

WHEREAS, it is not cost effective to do a property search to establish ownership.

NOW, THEREFORE, BE IT RESOLVED that the Tax Assessor is authorized to place a zero value on these lots until such time as a property owner is identified.

Application for Soil Removal Permit:

Re: 34 Rhinesmith Avenue, Wanaque

Five (5) Applications for Raffle Licenses:

Re: 1) Wanaque First Aid Auxiliary – RA:967, 2) Lakeland Chorale Association – RA:968, RA:969 and RA:970 and 3) Ringwood- Wanaque Ice Hockey Association – RA:971

Resolution #167-0-17:

Re: Award Bid – 2017 NJDOT Road Resurfacing - Tilcon

Held.

Resolution #168-0-17:

Re: Appoint Suburban Consulting for Design Improvements at Back Beach Park

WHEREAS, the Borough of Wanaque advertised for and received bids on August 9, 2017, at 10:30 a.m., for the Back Beach Park Recreation Improvements, and bids were received from the following contractors:

Christopher P. Statile, P.A. Consulting Engineers & Planners 3 Fir Court Oakland, NJ 07436	\$9,800.00
E & LP 140 West Main Street High Bridge, NJ 08829	\$13,000.00
Suburban Consulting Engineers, Inc. 96 U.S. 206, Suite 101 Flanders, NJ 07836	\$16,710.00
United Terrain Group	\$20,000.00

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875 River Road Piscataway, NJ 08854 Meeting \$500 Nights \$750	Construction Mgt not Included @ 125 hr
Petry Engineering 155 Passaic Avenue Fairfield, NJ 07004	\$52,300.00
Alaimo Group Consulting Engineers 200 High Street Mt. Holly, NJ 08060	\$114,640.00

and,

WHEREAS, the Borough Administrator and Borough Engineer have reviewed the bid of Suburban Consulting Engineers, Inc., and finds them to be responsive and responsible and in compliance with N.J.S.A. 40A:11-1 et. seq. "Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED that a contract be awarded to Suburban Consulting Engineers, Inc., 96 U.S. 206, Suite 101, Flanders, NJ 07836 in the amount of \$16,710.00; and

BE IT FURTHER RESOLVED that the Chief Financial Officer has certified that funds are available in budget accounts.

Resolution #169-0-17:

Re: Authorize the Mayor to sign the Freshwater Wetlands Application - Tilcon

BE IT RESOLVED that the Mayor be and he is hereby authorized to execute the Freshwater Wetlands Application.

Resolution #170-0-17:

Re: Approval of payment for Current Estimate No. 3 for Water Main Replacement and Road Improvements to Regal Utility Services, Inc. in the amount of \$42,006.63

BE IT RESOLVED that Current Estimate No. 3 for the Water Main Replacement and Road Improvements for Dickens Place, Monroe Street and Jackson Street that the and payment to Regal Utility Services, Inc. in the amount of \$42,006.63 be and is hereby approved.

Resolution #171-0-17:

Re: Award Bid – Automotive Repair

WHEREAS, the Borough of Wanaque solicited bids for Automobile repair for the Wanaque Police Department and Administrative Vehicles on June 8, 2017 and no bids were received, and again on July 7, 2017 which was rejected by resolution on July 10, 2017 as being above the budgeted amounts; and

WHEREAS, N.J.S.A. 40A:11-5 (3) allows for negotiation when no bids were received and/or rejected because of price on two occasions; and

WHEREAS, the Borough of Wanaque solicited proposals for this service and received the following:

Superior Automotive - \$1474 per month for labor

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Leneve Automotive LLC - \$1,550 per month for labor
*parts to be paid for directly by the Borough at cost

NOW, THEREFORE, BE IT RESOLVED that a contract be awarded to Superior Automotive, 400 Union Avenue, Haskell, NJ in the amount of \$1474 per month for a period of two (2) years for automobile repair and maintenance services, effective September 1, 2017 terminating on August 31, 2019, and;

BE IT FURTHER RESOLVED that the Chief Financial Officer has certified that funds are available in budget account 7-CU-01-124-261.

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 August 2017 -
2. Police Department Report for August 2017-
3. Tax Collector's Report for August 2017 -
4. Municipal Court Report for August 2017 –

On entertainment of the Mayor, Councilmen Willse and Cortellessa 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:

Best Practices Checklist – Continuation of WVRSA and Personnel Manual:

The Borough Administrator said this has to be done every year and there are twenty five questions which have been completed and the score for those is eighty eight percent. The CY 2017/SFY 2018 Best Practice Inventory has been completed and was discussed at this meeting held on September 18, 2017.

Closed Session:

Re: Litigation/Negotiation/Personnel

None.

UNFINISHED BUSINESS:

Status Report - Lakeside Manor.

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RESOLUTIONS:

None.

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	\$ 350,765.32
Water Operating 2017	\$ 79,903.96
Sewer Operating 2017	\$ 33,230.60
Escrow	\$ 6,935.21
Animal Trust	\$ 22.20
Other Trust	\$ 400.00
General Capital	\$ 47,432.95
Water Capital	\$ 4,641.00
Unemployment/Disability Trust	\$ 0.00
Recreation Trust	\$ 6,676.06
Voucher Total:	\$ 530,007.30

PAYROLL:

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

PR #17	8/25/2017	\$ 235,646.98
PR #18	9/08/2017	\$ 234,193.06
Payroll Total:		\$ 469,840.04
Grand Total:		\$ 999,847.34

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

Daniel Mahler
Mayor

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ADJOURNMENT:

On entertainment of the Mayor, Councilmen Leonard and Willse 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.

Katherine J. Falone, RMC, CMC
Municipal Clerk