

**MINUTES**  
**CAUCUS/ WORK SESSION MEETING**  
**MARCH 10, 2020 at 6PM**

This is listed as a courtesy and attempt to inform the public of actions being considered by the Mayor and Council. There may be additions and deletions prior to the Council taking final action. Any action may be taken at any meeting, which includes all work and public sessions.

Mayor Melissa Dabal calls the meeting to order at 6:02 p.m.

Flag Salute and Invocation

Mayor Dabal reads the Public Meeting Notice pursuant to the Sunshine Law

Mayor Dabal – Here  
Councilman Rachelski – Here  
Councilwoman Preinfalk - Here  
Councilman Orzechowski – Here  
Councilman Sadecki - Here  
Councilwoman Ivanicki – Here  
Councilman Androwis – Here

Borough Attorney Richard Malagiere – Present  
Borough Administrator Hector Olmo – Here

**HEARING OF CITIZENS**

No citizens were present

**APPROVAL OF MINUTES**

Caucus/ Work Session Meeting February 11,2020

Motion by Ivanicki Seconded by Preinfalk,

Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

**COMMUNICATIONS**

From: New Jersey General Assembly  
Re: 2020 Census Complete Count Committees

From: Mid-Bergen Regional Health Commission  
Re: Novel Coronavirus (COVID-19)

From: State of New Jersey  
Re: Stormwater Management Rules

From: Passaic Valley Sewerage Commission  
Re: Supplemental Resolution 17 &20

From: Wallington Building Department  
Re: February 2020 Cash Receipts Audit report

From: Wallington Truck C.O. 1  
Re: Appointment of new member Clifford Kuzmuk

From: Bittiger Elias & Triolo  
Re: Case Management Update

From: Wallington Planning Board  
Re: Resolution #20-369

From: NJ Office of the Attorney General  
Re: Raffle License Application Approval  
For Little League and  
Most Sacred Heart

From: Bergen County Dept of health Services  
Re: First Responder Training

From: MEL/JIF  
Re: 2020/2021 Employment Practices Liability Program

From: Neglia Engineering  
Re: March Report

Motion to refer the previous Communications to the proper Agencies  
By Rachelski, Seconded by Sadecki,  
Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski YES, Sadecki AYE, Ivanicki AYE, Androwis  
AYE.

## **COMMITTEE REPORTS**

### **Engineer Report:**

John Dunley: Provided a high-level summary of all relevant projects in progress and planning for 2020. Described flow map analysis on River Drive & Main by bridge. A discussion took place in regards to additional overhead lighting. Borough Engineer has a light illumination meter. A possible illumination study is being considered. The discussion transitioned into a need to install lighting at the county park.

## **RESOLUTIONS**

The following Resolutions can be approved "En Mass" by Consent Agenda. These items are either routine in nature (i.e. raffle license, payment of bills, etc.) or discussed and unanimously approved in the Work Session meeting.

### **Resolution 2020 – 076**

A Resolution to reschedule the March 26,2020 meeting to March 25,2020.

### **Resolution 2020 – 077**

A Resolution to rescind Resolution 2019-202 Deferring School Taxes.

Motion to approve Resolutions "En Mass" by Rachelski, Seconded by Sadecki,

Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

Borough Attorney invited the council for a motion for a bid package for the solicitation of bids for 125 River drive. Brough Attorney provided a high-level description of what is to be included in the package. There was a discussion into the bid process. Borough Attorney provided a description of what needs to happen and what the borough is required to do legally with this effort. The discussion then transitioned into the possibility of including a billboard for additional revenue. Borough attorney described how the Mayor and Borough Administrator have been pro active in finding a potential lessor, and there would be carve outs in the lease to accommodate space for the DPW and billboard. The idea would be to maximize the amount of revenue from this property while maintaining space for the borough. The discussion then transitioned into the process of auctioning off abandoned trees on the property.

Motion by Rachelski, Seconded by Sadecki,

Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

Borough Attorney invited the council for a motion for an auction for plants and trees on 125 River Drive.

Motion by Orzechowski, Seconded by Ivanicki,

Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

## **ORDINANCES**

**2020- 002      2nd Reading:** An Ordinance to Exceed the Municipal Budget Appropriations Limits and to Establish a CAP Bank pursuant to (N.J.S.A. 40A: 4-45.14)

Motion to Open the Meeting to the Hearing of the Citizens relative to Ordinance No. 2020-002 by Androwis, Seconded by Rachelski,

Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

John Rebecky, 269 Hathaway Street: What does this mean?

Borough Administrator provided high level description of the ordinance as being a tool needed by CFO and financial professionals while developing the budget.

Motion to Close the Meeting to the Hearing of Citizens by Androwis, Seconded by Rachelski,

Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

Motion to Adopt Ordinance No. 2020-002 by Rachelski, Seconded by Androwis,

Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

**2020- 003      2nd Reading:** An Ordinance to amend Chapter IX “Traffic” Renewal of Handicapped Parking, and to amend Ordinance 2019-001 Handicapped Parking.

Motion to Open the Meeting to the Hearing of the Citizens relative to Ordinance No. 2020-003 By Preinfalk, Seconded by Orzechowski,

Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

John Rebecky, 269 Hathaway Street: What does this do?

Borough Administrator provided high level description of the annual renewal process of handicapped parking spaces.

Motion to Close the Meeting to the Hearing of Citizens by Orzechowski, Seconded by Androwis,  
Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

Motion to Adopt Ordinance No. 2020-003 by Androwis, Seconded by Rachelski,  
Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

Councilman Sadecki asked if there would be a need for subdivisions for 125 River drive. Borough Attorney, Richard Malagiere, provided a high-level description of the scenario. There will likely be a need for a change in zoning. A brief discussion took place with Councilman Rachelski, Councilman Sadecki, and Borough Attorney. Councilman Sadecki brought up the idea of multiple billboards due to the length of the property. It was agreed that maximizing revenue from the property is the goal.

#### **LIST OF BILLS AND SUPPLEMENTAL LIST OF BILLS**

Councilman Androwis raised a concern over the Prosecutor expense. Borough Administrator Hector Olmo advised that it was incorrectly accounted for in the past. A brief discussion on municipal prosecutor salaries ensued.

Motion to Pay List of Bills provided funds are available by Preinfalk, Seconded by Sadecki,

Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

#### **OLD BUSINESS**

NONE

#### **NEW BUSINESS**

Mayor Dabal brought up the following issues: 1) Poorly maintained properties throughout the borough. Specifically, Lezze Flowers. Discussion took place spear headed by the Borough Attorney Richard Malagiere and Mayor Melissa Dabal on reviewing ordinances and citing property owners. 2) DPW Superintendent is asking for a new truck.

A brief discussion followed with Councilwoman President WendySu Ivanicki, Mayor M. Dabal, and Borough Administrator on Costs and what is needed. 3) Idle or defunct equipment needs to be identified and cleaned out. This led into a discussion with Borough Attorney Richard Malagiere suggesting various auctioning options for auctioning off the equipment. Borough Administrator Hector Olmo stated in effect that he will have Ray look and inventory what equipment can be used and what needs to be eliminated. 4) The need for public garbage cans. A high-level discussion took place with the available funds, grants, cost of garbage cans, new technologies that limit theft, abuse, and graffiti, and existing quality of garbage cans by Councilman Rachelski, Councilwoman President Ivanicki, Mayor Dabal, and Borough Administrator Olmo. 5) Theft of street signs. Borough Administrator explained what is happening and that Wallington isn't the only victim through this crime of opportunity. Looking into street signs that will not attract thieves. This also led into a discussion on street sign poles. Borough Administrator explained why poles need to have breakaway technology and why they cannot be cemented in place. There is a budget issue in replacing all the poles with the latest available technology. 6) Fire Alarm Ordinance and Fines: A very brief discussion took place on False alarms and the need to develop a Fire Alarm ordinance with fines to address habitual offenders. 7) Fire Hydrants and Light Poles need painting: Mayor Dabal described numerous fire hydrants around town look terrible and need to be painted. She also expressed concern on new light poles where the paint is chipping away. Very Brief discussion took place. Councilwoman President WendySu Ivanicki added that the flags on the fire hydrants have largely been stolen. 8) Mark Lepinski our OEM coordinator is actively communicating with Bergen County, board of health, and Board of Education with the Corona Virus. Superintendent Albro is working on a plan for kids to be schooled from home. 9) Deeds: Borough Attorney Richard Malagiere stated that his office completed work on everything. Then a discussion took place in regards to the Little League and Board of Education. Mayor Dabal followed up with Mayor emeritus Tomko and Slomieski; Title search appears that the Borough owns the property, and discussions with former Mayor Slomieski indicated that it was never finalized in the 60's. 10) Scheduled a walk through with Kearney Bank. A brief discussion took place on available square feet and the need for the Borough Engineer to be present as he is familiar with the old police building and would know what incremental items need to take place to bring the facility up to code. 11) Time Trackers: Mayor Dabal could not understand why these were purchased for \$27,000 and never utilized and why new ones cost a fraction at \$1,000 per year. A discussion followed on the need to install these time trackers and have them interface with Edmunds software for the Civic Center, Library, DPW, and Police. Borough Administrator Olmo raised caution on inserting this equipment in the Police station as the Chief of Police and CAD system is currently in place and official record of the department. 12) Moldy Police Records: Mayor Dabal is concerned over the mold covered police

records and the possible need to remediate it. She raised questions as to whether these records can be destroyed. Borough Administrator Hector Olmo advised that some records cannot be destroyed and must be preserved. Borough Attorney Richard Malagiere advised that this appears to be another unfunded state mandate. Mr. Olmo further stated that he had a similar incident take place at his prior employer and it cost about \$50,000 to preserve the records and remediate the mold. 13) Wallington Signs: Councilwoman President WendySu Ivanicki conducted research on new signs and their costs. A discussion took place on sprinkler availability at each sign location, and what can be done to improve the aesthetic looks in the area of the sign. 14) Post office Sign: Mayor Dabal has contacted the USPS and request that the Post office has a proper sign. A brief discussion ensued on the financial troubles of the USPS, changing business conditions and the poor aesthetic looks of the cracked lettering in the window.

Councilwoman President WendySu Ivanicki brought up an issue with an Electrical Panel at the 201 Union Blvd. Firehouse. Borough Administrator Hector Olmo advised that he has become aware of the issue and just received an initial estimate of approximately \$5,500 to remediate the issue.

Borough Administrator Hector Olmo advised that Fire company 202 has appointed Jose Castillo from 211 Alden Street. There were no objections from the council.

Mr. Olmo also advised that the doors in borough hall need to be replaced and the initial estimate is about \$6,800. A brief discussion on doors, costs, and weather it can be done more cost effectively in house took place.

## **ADJOURNMENT**

Motion to adjourn at 7:42 PM by Ivanicki, Seconded by Sadecki,

Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

Respectfully Submitted By:

Greg Zagaja

Acting Deputy Clerk

