

MINUTES
REGULAR MEETING
June 25, 2020

Mayor Melissa Dabal calls the meeting to order at 6:34 p.m.

Flag Salute and Invocation

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

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

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

HEARING OF CITIZENS

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

Bonnie Lu Gaspar, 535 Ridgebury Rd. Slate Hill, NY. 10973: Asked Questions regarding additional costs and burden to tax payors for COAH and low-income housing. Mayor Melissa Dabal advised that a white paper on COAH and a Planning Board Presentation was posted on the Borough Website. Furthermore, Mayor Dabal described a long and detailed planning board meeting where the borough planner came and described all three ordinances.

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

ORDINANCES

2020-007 2nd Reading by Title Only: An Ordinance to Amend and Supplement Chapter 365, Zoning to Create and Establish a New Article Entitled “Affordable Housing Zone”.

Motion to Open the Meeting to the Hearing of the Citizens relative to Ordinance No. 2020-007 by Rachelski, Seconded by Ivanicki,

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

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

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

Motion to Adopt Ordinance No. 2020-007 by Rachelski, Seconded by Sadecki,

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

2020- 008 2nd Reading by Title Only: An Ordinance to Amend and Supplement Chapter 153, Titled “Affordable Housing”.

Motion to Open the Meeting to the Hearing of the Citizens relative to Ordinance No. 2020-008 by Orzechowski, Seconded by Rachelski,

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

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

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

Motion to Adopt Ordinance No. 2020-008 by Rachelski, Seconded by Orzechowski,

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

2020- 011 2nd Reading by Title Only: An Ordinance to Amend and Supplement Chapter 330, Article VIII, On-Tract Improvement.

Motion to Open the Meeting to the Hearing of the Citizens relative to Ordinance No. 2020-011 by Rachelski, Seconded by Androwis,

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

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

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

Motion to Adopt Ordinance No. 2020-011 by Rachelski, Seconded by Androwis,

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

APPROVAL OF MINUTES

Regular Meeting -June 9, 2020

Motion by Preinfalk Seconded by Rachelski,

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

COMMUNICATIONS

From: NJSEA

Re: Application for Variance from Zoning Regulations in East Rutherford

From: PS&S on behalf of PVSC

Re: Wallington Pump Station Rehab Project

From: NJ Transit

Re: Fiscal year 2020 Request for Federal Financial Assistance

From: S&P Global Ratings
Re: Summary Wallington Borough

From: 28 Brook Avenue
Re: Letter to Mayor and Council

From: Wallington Board of Health
Re: Approval of designated Handicapped Parking Space at 12 Dankoff Avenue.

From: Jason R. Tuvel of Prime & Tuvel
Re: Notice of Hearing at the Planning Board for 23 Wallington Avenue

From: PVSC
Re: Information on Block 1 Lot1 125 River Drive

From: CivicPlus
Re: 2020 Transition to CivicPlus Annual Service Agreements

From: Wallington LOSAP Committee
Re: 2019 LOSAP Certification List

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

CONTINUING WITH COMMUNICATIONS

From: Wallington Board of Education
Re: Request #1 in the amount of \$1,422,635.00

Motion to pay subject to fund availability
Motion by Rachelski, Seconded by Androwis,
Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis AYE.

COMMITTEE REPORTS

COUNCILMAN EUGENIUSZ RACHELSKI

We just adopted a resolution to reduce our interest costs by \$687,000. He is looking into more areas of savings and is proud of the people who he is working with. Seeking ways to improve efficiency while maintaining the same standards of services.

COUNCILWOMAN SUSANNE PREINFALK

Provided a high-level summary of the events taking place at the Board of Education; A modified graduation will take place on July 8 for High School students. Opening of schools in September are contingent on the directives from Trenton. Two major projects will be taking place at Gavlak School. Number of new positive reports of COVID-19 are slowing in Wallington. Reminded everyone to license their cat or dog with the board of health. Libraries are now permitted to open at 25% capacity starting July 6.

COUNCILMAN TOMASZ ORZECZOWSKI

Unfortunately, due to COVID-19 the summer recreation program has been cancelled. Seeing positive results with property maintenance. Numerous properties are engaged in construction to address deficiencies.

COUNCILMAN TOMASZ SADECKI

Going out to bid for 2020 road program and the engineering work has been completed. Applied to Bergen county open space to make upgrades to the Hathaway Park. Zoning board will have a meeting In June. It is anticipated that the July Zoning board meeting will be open to the public.

COUNCILWOMAN WENDYSU IVANICKI

Electrical replacement panel estimate for 201 fire house have started coming in and the door at 203 firehouse has been replaced. Met with EMS and Fire on new revenue opportunities; they raised some concerns and they will be talked about at our next meeting.

COUNCILMAN KHALDOUN ANDROWIS

Multiple items will be presented to borough employees for insurance by the insurance company concerning enrollment. Last safety meeting there were no major issues and nothing to report with lights.

MAYOR'S REPORT

There were a multitude of mistakes that happened in the past and praised the work done by many. This included the borough attorney, borough administrator, hired professionals, and current council members. There are so many issues that are being cleaned up and fixed that it cannot be all mentioned. One such example is 125 river road or the KC's landscaping site; We were receiving \$1,500 rent per month. Multiple red flags

were raised for the size of the property. In 2017 the council asked for a professional company to assess the value and the former Borough Administrator reached out to Mr. Zaccone's company, Cornerstone. The response was that \$1,500.00 was the right amount for that property. After the tenant was evicted and the property was put out to bid, we received 5 bids and the winning bid was \$9,000.00 a month. This is a huge win for the borough, and because the water wasn't getting paid it turned out to be a negative \$1,000.00 a month or a \$120,000 positive impact to the town. Mayor Dabal admonished what had happened in the past and the residents of Wallington were robbed and is proud of the current council and all the efforts made.

ATTORNEY'S REPORT

Borough attorney pointed out that the 125 River Road property has additional benefits that were carved out by the Mayors work. This would include at least 1 billboard, and space for the DPW.

ADMINISTRATOR REPORT

Provided a background summary of the winning bid for 125 River Road. Gene Rachelski suggested we look into doing something similar for the latex property as long as traffic is kept to a minimum. Revenues are tight and we need to find additional revenue opportunities. The old deal with Bergen county is \$50.00 a year for K-9 training. Provided a summary of the energy audit; replacing all inefficient lighting, cooling, and heating; Savings will begin to be realized after 2-3 years. Described all the work with the COAH lawsuits. A high-level discussion took place with Kearny Federal, and talks are moving forward.

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 2020-114

A resolution authorizing inclusion in the Bergen County Community Development Program

Resolution 2020 -115

A resolution authorizing the execution of an agreement with the County of Bergen to supersede the Co-op Agreement dated July 1 200 and Amendments thereto establishing the Bergen County Community Development Program

Resolution 2020 -116

A resolution authorizing Borough Administrator Hector Olmo to execute an Agreement with the Bergen County Cares Act Municipality Reimbursement Agreement.

Resolution 2020-117

A resolution authorizing appointment of Municipal Representatives to the Bergen County Community Development Regional Committee.

Resolution 2020-118

A resolution endorsing 2020 Housing Element and Fair Share Plan in accordance with COAH

Resolution 2020-119

A resolution adopting Affirmative Marketing Plan in accordance with COAH regulations.

Resolution 2020-120

A resolution adopting Housing Rehabilitation Program Manual in accordance with COAH regulations.

Resolution 2020-121

A resolution adopting Spending Plan in accordance with COAH regulations.

Resolution 2020-122

A resolution to appoint Community Action Services of PO Box 6025, East Brunswick, NJ as the COAH Administrative Agent in accordance with COAH regulations.

Resolution 2020-123

A resolution to appoint Borough Administrator Hector Olmo as the COAH Municipal Liaison in accordance with COAH regulations.

Resolution 2020-124

A resolution to bond in the event of a funding shortfall in the Affordable Housing Trust Fund.

Resolution 2020-125

A resolution to authorize the refund of \$4,363.05 to 299 Paterson Avenue Block 49.18 Lot 8 due to a tax appeal and the Tax Collector shall adjust his books accordingly.

Resolution 2020-126

A resolution authorizing Borough Administrator Hector Olmo to execute an Agreement with the Bergen County for Snow Removal and Salt Agreement.

Resolution 2020-127

A resolution requesting permission from the Director of the DLGS for dedication by rider for Donation- Home Town Heroes Flags and Banners.

Resolution 2020-128

A resolution requesting permission from the Director of the DLGS for dedication by rider for Donation- Parks.

Resolution 2020-129

A resolution requesting permission from the Director of the DLGS for dedication by rider for Donation- Police Camp.

Resolution 2020-130

A resolution requesting permission from the Director of the DLGS for dedication by rider for Donation- Memorial Day Parade.

Resolution 2020-131

A resolution accepting a bid from the highest bidder for the lease of 125 River Drive, Wallington, NJ Block 1 Lot 1.

Motion by Rachelski, Seconded by Orzechowski,

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

Resolution 2020 -113

A resolution to Refund Bonds authorized pursuant to Refunding Bond Ordinance.

Motion by Androwis, Seconded by Rachelski,

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

LIST OF BILLS AND SUPPLEMENTAL LIST OF BILLS

Motion to Pay List of Bills Subject to Fund Availability by Orzechowski, Seconded by Rachelski,

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

OLD BUSINESS

Councilwoman Ivanicki – Looking to gain insight into new street scape lights on Hathaway street. Borough administrator will check with borough engineer on the specs and if there is money there we will look into that.

NEW BUSINESS

Councilwoman Ivanicki – Reiterated that the town wide garage sale will take place this Saturday. She would like to see another one in the fall considering everything that has happened. Borough Administrator advised that he will look into this in late August and depending on what is going on in the month of September to avoid any conflicts. Councilwoman Ivanicki spoke with a representative from Hackensack Hospital with setting up a testing center. Borough administrator advised that there is no cost to the borough, the test would be charged to the individuals health insurance; Both tests will be administered. A discussion took place on licensing dogs and cats in town; A dog census is being planned.

Councilman Rachelski – Requested that attire for the summer meetings be more casual due to the heat and humidity.

Borough attorney invited motions for two resolutions:

The first is to appoint retired Judge Carroll as a hearing officer for disciplinary matters

Motion by Rachelski, Seconded by Orzechowski,

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

The second is to consider Richard Cedzidlo as special counsel to handle negotiations for the lease for 125 river drive and the highest bidder.

Motion by Rachelski, Seconded by Orzechowski,

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

EXECUTIVE SESSION:

Motion to enter the Meeting into Executive Session by Sadecki, Seconded by Ivanicki,
Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis
AYE.

Borough Attorney framed the discussion: Part time Tax Assessor employment- Rice notice was given

Motion to exit Executive Session & resume meeting by Ivanicki, Seconded by Preinfalk,
Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis
AYE.

ADJOURNMENT

Motion to adjourn at 7:54 PM by Orzechowski, Seconded by Androwis,
Roll Call: Rachelski AYE, Preinfalk AYE, Orzechowski AYE, Sadecki AYE, Ivanicki AYE, Androwis
AYE.

Respectfully Submitted By:
Greg Zagaja
Acting Deputy Clerk