

**MINUTES**  
**REGULAR MEETING**  
**THURSDAY APRIL 28, 2022 at 6:30PM**

Mayor Melissa Dabal calls the meeting to order at 6:45 p.m.

Flag Salute and Invocation

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

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

Borough Attorney Richard Allen – Here  
Borough Administrator Michael Kazimir –Here

Motion to suspend the normal order of business by Preinfalk, Seconded by Androwis,  
Roll Call: Rachelski AYE, Ivanicki AYE, Preinfalk AYE, Androwis AYE, Balik AYE, Sadecki AYE.

**YOUTH GOVERNMENT NIGHT**

**Motion to suspend normal order of business for youth government night**

By Preinfalk, Seconded by Balik, Roll Call: Rachelski AYE, Ivanicki AYE, Preinfalk AYE, Androwis AYE, Balik AYE, Sadecki AYE.

Students provided high level Mayor and Council reports

John Calandrillo from the Borough's insurance company to presented award for good safety practices performed by Borough Employees.

Mayor and Superintendent of Schools provided congratulations to the students.

**Motion to resume normal order of business for youth government night**

By Preinfalk, Seconded by Balik, Roll Call: Rachelski AYE, Ivanicki AYE, Preinfalk AYE, Androwis AYE, Balik AYE, Sadecki AYE.

Motion to go into Executive session by Ivanicki, Seconded by Sadecki,

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

**Borough Attorney Framed Executive session for personnel matters, pending litigation and employee discipline**

Motion to get out of Executive by Rachelski, Seconded by Androwis,

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

**INTRODUCTION OF 2022 BUDGET**

**Motion to dispense Regular Order of Business to Introduce the 2022 Budget** by Androwis,

Seconded by Preinfalk, Roll Call: Rachelski AYE, Ivanicki AYE, Preinfalk AYE, Androwis AYE, Balik AYE, Sadecki AYE.

A discussion took place with the CFO, Tax Collector, Borough Administrator and Governing Body on the Budget. Several points were discussed and it was agreed to post pone the introduction of the budget to the next meeting. There were questions regarding revenue recognition, transfers of money, and anticipated budget for summer program. A discussion took place on a reassessment and the cost estimate of the tax maps being updated. Borough attorney discussed the possibility of spreading the cost of the tax maps with a special emergency permissible under existing law. A budgetary and structural discussion took place on the three locations of the river embankment that need remediation and the budgetary impact. There are issues that are surfacing with Carlstadt court that need to be remediated. A discussion took place on various developments that are pending, PILOT programs, and a need to start a committee to ascertain what needs to happen for these things to be done properly. There is a need to reconfigure the space in the civic center.

**There was no process motion to return to the normal order of business; continued to normal order of business.**

**COMMUNICATIONS**

From: Wallington Board of Health

Re: Request to utilize Civic Center on June 18, 2022 for Blood Screen Program

Re: DPW remove sign at 171 Wallington ave

Re: DPW remove sign at 99 Mercer

From: Bergen County League of Municipalities  
Re: Resolution calling for review and reform of OPRA

From: Wallington High School Home & School Organization  
Re: Application for Raffle License

From: Wallington Little League  
Re: Application for Raffle License

From: Most Sacred Heart of Jesus  
Re: Application for Raffle License

From: Wallington Engine Company 202  
Re: Application for Raffle License

From: David A. Sireci, CPA, CMFO, CTC: Wallington CFO  
Re: Outline of Bond issuance for General Obligation and Water Utility Bonds

From: Kathy Sireci, CTC  
Re: Monthly Tax Collection Report

From: Passaic Valley Water Commission  
Re: information about drinking water

From: MEL  
Re: Municipal Excess Liability Joint Insurance Fund annual report

From: Next Request  
Re: Proposal for digitized FOIA/OPRA platform, Return on Investment Analysis, and proposal

From: Neglia Engineering  
Re: Proposal for Surveying, Engineering & Construction Management Services; Parkview Drive Drainage and Street Improvements; Maple Ave to Wallington Ave

Motion to refer the previous Communications to the proper Agencies

By Preinfalk, Seconded by Rachelski,

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

## **CONTINUING WITH COMMUNICATIONS**

From: Wallington Board of Education

Re: Request #11 in the amount of \$1,434,117.00

Motion to pay subject to fund availability

Motion by Ivanicki, Seconded by Preinfalk,

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

## **REDEVELOPMENT**

### **BOROUGH OF WALLINGTON COUNTY OF BERGEN RESOLUTION NO. 2022-106**

**RESOLUTION AUTHORIZING A CONTRACT WITH BURGIS ASSOCIATES TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, WHICH INCLUDES BLOCK 70.01, LOT 80 AND BLOCK 70.01, LOTS 1.01, 4.04 INCLUSIVE OF THOSE LOTS SO COMBINED BY THE TAX ASSESSOR INTO THOSE LINE ITEMS FOR CLASSIFICATION IS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A ET SEQ.**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et.seq., the Borough Council of the Borough of Wallington directed the Planning Board of the Borough to conduct a preliminary investigation and public hearing to determine whether certain areas of the Borough constitute areas in need of redevelopment by Resolution No. 2022-100 adopted March 24, 2022; and

**WHEREAS**, the Borough is in receipt of a proposal from Burgis Associates to conduct said investigation and if determined to be eligible to be declared an area in need of redevelopment, to prepare the required redevelopment plan on behalf of the Planning Board.

**NOW, THEREFORE BE IT RESOLVED**, by the Borough Council of the Wallington, County of Bergen, State of New Jersey:

- 1) Subject to the approval of the Planning Board, Burgis Associates is hereby authorized and directed to conduct a preliminary investigation pursuant to the Redevelopment Law, specifically N.J.S.A. 40A:12A-6, to provide the

planning services necessary to determine whether the "Study Area" satisfies the criteria set forth in N.J.S.A. 40A:12A-6, and should be designated as a non-condemnation area in need of redevelopment on behalf of the Planning Board as outlined in their proposal dated April 25, 2022 for a not to exceed amount of \$8,000.00 for the investigation and if so authorized, the preparation of a redevelopment plan for a not to exceed amount of \$5,000.00

- 2) As part of the investigation, the Burgis Associates shall prepare a map showing the boundaries of the Study Area and the location of the various parcels contained therein. There shall be a statement appended to the map setting forth the basis for the investigation.
- 3) After conducting its investigation, preparing a map of the Study Area, conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Borough Council as to whether the Borough Council should designate all or a portion of the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law.
- 4) The Borough Administrator, Clerk, Planning Board and its consultants and Borough Attorney are hereby authorized and directed to take any necessary and appropriate actions in connection with the preliminary investigation of the Study Area, and are hereby authorized and directed to take such actions, including but not limited to, the negotiation of any and all documents necessary to undertake the investigation as being hereby ratified and confirmed.
- 5) By the attached Certification the Chief Financial Officer has certified that funds are available for the contract described in this Resolution.

Resolution authorizing Burgis Associates to conduct preliminary investigation into redevelopment with an option to move forward with a redevelopment plan: Motion by Rachelski, Seconded by Preinfalk,

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

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

<b><u>Bill List Current Account April 26, 2022</u></b>			
<b><u>Vendor</u></b>	<b><u>INV#</u></b>	<b><u>Amount</u></b>	
<b><u>Action Data Services</u></b>	<b><u>22-00412</u></b>	<b><u>\$ 552.97</u></b>	
<b><u>Amazon Capital</u></b>	<b><u>22-00423</u></b>	<b><u>\$ 1,322.65</u></b>	
<b><u>Amazon Capital</u></b>	<b><u>22-00489</u></b>	<b><u>\$ 391.25</u></b>	
<b><u>Amazon Capital</u></b>	<b><u>22-00490</u></b>	<b><u>\$ 69.46</u></b>	
<b><u>American Water Works Assn.</u></b>	<b><u>22-00419</u></b>	<b><u>\$ 90.00</u></b>	
<b><u>Bergen County Assn.</u></b>	<b><u>22-00482</u></b>	<b><u>\$ 130.00</u></b>	
<b><u>Bergen County Police</u></b>	<b><u>22-00411</u></b>	<b><u>\$ 500.00</u></b>	
<b><u>Bittiger Elias</u></b>	<b><u>22-00446</u></b>	<b><u>\$ 945.00</u></b>	
<b><u>Borough of Wallington</u></b>	<b><u>22-00471</u></b>	<b><u>\$ 23.39</u></b>	
<b><u>Comcast</u></b>	<b><u>22-00486</u></b>	<b><u>\$ 344.00</u></b>	
<b><u>Direct Energy Services</u></b>	<b><u>22-00441</u></b>	<b><u>\$ 1,945.04</u></b>	
<b><u>Direct Energy Services</u></b>	<b><u>22-00442</u></b>	<b><u>\$ 3,073.95</u></b>	
<b><u>F. Basso</u></b>	<b><u>22-00451</u></b>	<b><u>\$ 37,500.00</u></b>	
<b><u>Fire and Safety Services</u></b>	<b><u>22-00474</u></b>	<b><u>\$ 2,177.35</u></b>	
<b><u>Garbarini &amp; Co</u></b>	<b><u>22-00410</u></b>	<b><u>\$ 7,000.00</u></b>	
<b><u>Hackensack Occupational</u></b>	<b><u>22-00413</u></b>	<b><u>\$ 1,200.00</u></b>	
<b><u>JFK Memorial Library</u></b>	<b><u>22-00440</u></b>	<b><u>\$ 25,000.00</u></b>	
<b><u>John Garcia Construction</u></b>	<b><u>22-00466</u></b>	<b><u>\$ 1,945.00</u></b>	
<b><u>John Garcia Construction</u></b>	<b><u>22-00466</u></b>	<b><u>\$ 30.00</u></b>	
<b><u>John Garcia Construction</u></b>	<b><u>22-00467</u></b>	<b><u>\$ 12,440.00</u></b>	
<b><u>Language Line</u></b>	<b><u>22-00407</u></b>	<b><u>\$ 17.00</u></b>	
<b><u>McNerney &amp; Associates</u></b>	<b><u>22-00447</u></b>	<b><u>\$ 400.00</u></b>	
<b><u>Michal Dec</u></b>	<b><u>22-00433</u></b>	<b><u>\$ 100.00</u></b>	
<b><u>New Jersey Department</u></b>	<b><u>22-00479</u></b>	<b><u>\$ 134.40</u></b>	
<b><u>New Jersey Department of Health</u></b>	<b><u>22-00445</u></b>	<b><u>\$ 43.20</u></b>	
<b><u>NJ Advanced Media</u></b>	<b><u>22-00406</u></b>	<b><u>\$ 156.78</u></b>	
<b><u>NJ Shade Tree Federation</u></b>	<b><u>22-00477</u></b>	<b><u>\$ 95.00</u></b>	
<b><u>NJ State Association of</u></b>	<b><u>22-00422</u></b>	<b><u>\$ 275.00</u></b>	
<b><u>Office of Weights and Measures</u></b>	<b><u>22-00443</u></b>	<b><u>\$ 250.00</u></b>	
<b><u>PSE&amp;G</u></b>	<b><u>22-00434</u></b>	<b><u>\$ 434.93</u></b>	
<b><u>PSE&amp;G</u></b>	<b><u>22-00475</u></b>	<b><u>\$ 558.81</u></b>	
<b><u>PSE&amp;G</u></b>	<b><u>22-00487</u></b>	<b><u>\$ 17,698.85</u></b>	
<b><u>PSE&amp;G</u></b>	<b><u>22-00488</u></b>	<b><u>\$ 17,967.27</u></b>	
<b><u>Pac Tool &amp; Supply</u></b>	<b><u>22-00416</u></b>	<b><u>\$ 102.23</u></b>	

<u>Passaic Valley Sewrage</u>	<u>22-00472</u>	<u>\$ 176,422.73</u>
<u>Passaic Valley Water Com.</u>	<u>22-00436</u>	<u>\$ 68,366.07</u>
<u>Passaic Valley Water Com.</u>	<u>22-00484</u>	<u>\$ 749.00</u>
<u>Power DMS</u>	<u>22-00404</u>	<u>\$ 805.00</u>
<u>PTOABC</u>	<u>22-00415</u>	<u>\$ 250.00</u>
<u>Ready Refresh</u>	<u>22-00439</u>	<u>\$ 414.93</u>
<u>Regional Risk Managers</u>	<u>22-00481</u>	<u>\$ 6,566.00</u>
<u>Rogut McCarthy</u>	<u>22-00426</u>	<u>\$ 1,109.23</u>
<u>TCTANJ Spring Conference</u>	<u>22-00403</u>	<u>\$ 420.00</u>
<u>The Sherwin-Williams Co.</u>	<u>22-00473</u>	<u>\$ 742.25</u>
<u>Thomas Gorski</u>	<u>22-00405</u>	<u>\$ 197.99</u>
<u>Treasurer, State of NJ</u>	<u>22-00444</u>	<u>\$ 350.00</u>
<u>Treasurer, State of NJ</u>	<u>22-00470</u>	<u>\$ 3,000.00</u>
<u>U.S. Postal Office</u>	<u>22-00452</u>	<u>\$ 2,081.00</u>
<u>US TEL</u>	<u>22-00431</u>	<u>\$ 249.00</u>
<u>US VOIP</u>	<u>22-00457</u>	<u>\$ 953.36</u>
<u>Verizon</u>	<u>22-00430</u>	<u>\$ 79.02</u>
<u>Verizon</u>	<u>22-00449</u>	<u>\$ 37.97</u>
<u>Verizon</u>	<u>22-00483</u>	<u>\$ 1,253.03</u>
<u>Verizon</u>	<u>22-00485</u>	<u>\$ 160.35</u>
<u>Verizon Wireless</u>	<u>22-00408</u>	<u>\$ 266.52</u>
<u>Verizon Wireless</u>	<u>22-00409</u>	<u>\$ 1,230.39</u>
<u>Wallington BOE</u>	<u>22-00491</u>	<u>\$ 478,039.00</u>
<u>Wallington BOE</u>	<u>22-00492</u>	<u>\$ 478,039.00</u>
<u>Wallington BOE</u>	<u>22-00493</u>	<u>\$ 478,039.00</u>
<u>Wallington BOE</u>	<u>22-00494</u>	<u>\$ 142.50</u>
<u>Wojciech Szymanski</u>	<u>22-00414</u>	<u>\$ 996.64</u>
<u>Total Bill List</u>		<u>\$ 1,835,873.51</u>

Motion to Pay List of Bills provided funds are available by Ivanicki, Seconded by Androwis,  
Roll Call: Rachelski AYE, Ivanicki AYE, Preinfalk AYE, Androwis AYE, Balik AYE, Sadecki AYE.

### **OLD BUSINESS**

A discussion took place on the library bids; a background check was done by both Neglia Engineering and Arcari & Iovino Architects. Borough Attorney requested a voice vote take place now approving same with a resolution to be placed onto the next meeting.

Motion to approve Library bid to lowest bidder Reliable NYC in the amount of \$2,967,000: Motion by Preinfalk, Seconded by Androwis,

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

### **NEW BUSINESS**

Councilwoman Ivanicki requested if someone is being hired for garbage enforcement? A discussion took place regarding the generic job descriptions.

Borough Administrator provided an update on 125 River Drive regarding lease payments. An additional piece of property can be potentially be rented out; there is a process for an open bid. Provided a summary of the Lodi Gas program, and a brief discussion took place on various considerations.

Councilman Androwis brought up numerous issues concerning guidelines and laws that were placed in Trenton regarding search and seizure and pursuit policies. Would like to put up a resolution to enable Wallington Police to do their job. Borough Attorney provided legal background. Councilman Androwis advised that Montvale governing body did a very nice resolution and did a good job and would like to take a resolution. Borough Attorney will report back to the Mayor and Council at the next meeting.

### **ADJOURNMENT**

Motion to adjourn at 10:21PM by Preinfalk, Seconded by Sadecki,

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

Respectfully Submitted,  
Grzegorz Zagaja  
Deputy Clerk