



**Borough of Wallington
Mayor and Council Public Session Minutes
Thursday, September 21st, 2023, 6:30 P.M., Civic Center**

Mayor Dabal started the meeting at 6:30 PM by reading the OPMA meeting notice, followed by the Pledge of Allegiance and the invocation.

ROLL CALL: Members Present – Rachelski, Ivanicki, Preinfalk, Balik, Sadecki, Dabal
Also Present- Borough Attorney Allen

Mr. Androwis arrived at the meeting at approximately 6:55 PM after the first roll was completed.

HEARING OF CITIZENS

Mr. Rachelski motioned to **OPEN** the **HEARING OF THE CITIZENS** seconded by **Ms. Ivanicki**. Unanimously approved by Roll Call Vote.

ROLL CALL: AYES: Rachelski, Ivanicki, Preinfalk, Androwis, Balik, Sadecki

Mayor Dabal asked the present public if anyone wanted to be heard. Seeing none, Mayor Dabal requested a motion to **CLOSE** the **HEARING OF THE CITIZENS**.

Mr. Rachelski motioned to **CLOSE** the **HEARING OF THE CITIZENS** seconded by **Ms. Preinfalk**. Unanimously approved by Roll Call Vote.

ROLL CALL: AYES: Rachelski, Ivanicki, Preinfalk, Androwis, Balik, Sadecki

APPROVAL OF MINUTES

Mayor Dabal requested a motion to approve May 18th, 2022, Regular Public Session Minutes, June 1st, 2023, Regular Public Session, and June 22nd Regular Public Session Minutes.

Mr. Sadecki asked if since he received his meeting packet last night and not 48 hours in advance, is this meeting illegal? Mayor Dabal commented that he asked that same question months ago. Borough Attorney Allen stated that OPMA requires that notice of the meeting must be published and the agenda to the extent known should be delivered to the public 48 hours in advance. Mayor Dabal clarifies and states that every single year prior to the 10th of January, OPMA requires that the meeting schedule must be published for the entire year in the newspaper and posted publicly on the bulletin board for the public to view. She continued that if you checked now, you would see it out there on the bulletin board with the original newspaper ad. Councilman Sadecki then asks so what does the 48-hour requirement have to do with meetings? Borough Attorney Allen comments that special meetings should be notified 48 hours in advance.

Hearing no further discussion, the motion was still open to the floor for minutes to be approved.

Hearing no further discussion, Mayor Dabal requested the motion to approve May 18th, 2022, Regular Public Session Minutes, June 1st, 2023, Regular Public Session, and June 22nd Regular Public Session Minutes.

May 18th, 2022, Regular Public Session Minutes

Motion to approve by **Mr. Rachelski**, seconded by **Ms. Balik**. Motion carried by majority vote.

ROLL CALL: AYES: Rachelski, Ivanicki, Preinfalk, Balik
NAYS: Androwis, Sadecki

June 1st, 2023, Regular Public Session Minutes

Motion to approve by **Mr. Rachelski**, seconded by **Ms. Balik**. Motion carried by majority vote.

ROLL CALL: AYES: Rachelski, Ivanicki, Preinfalk, Balik
NAYS: Androwis, Sadecki



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June 22nd, 2023, Regular Public Session Minutes

Motion to approve by **Mr. Rachelski**, seconded by **Ms. Balik**. Motion carried by majority vote.

ROLL CALL: **AYES:** Rachelski, Ivanicki, Preinfalk, Balik

NAYS: Androwis, Sadecki

CONSENT AGENDA

Mayor Dabal requested a motion for approval “en mass” for **RESOLUTION NO. 2023-172- RESOLUTION NO. 2023-175**.

Borough Attorney Allen explained that **RESOLUTION NO. 2023-176** approving Liquor License Marian Rys as a new application but awaiting further information from the ABC.

Mr. Rachelski motioned to approve “en mass” for **RESOLUTION NO. 2023-172 – RESOLUTION NO. 2023-175** apart from **RESOLUTION NO. 2023-176**.

Councilwoman Preinfalk questioned Resolution No. 2023-173 Rescinding liquor license - Vicki’s Bar. Acting Municipal Clerk explained it was due to a tax clearance issue and while they are sorting out their situation, as long as they filed their ad interim permit they can continue to stay open for business.

Following the motion by **Mr. Rachelski** earlier made, **Ms. Preinfalk** seconded the motion amending the primary motion to add **RESOLUTION NO. 2023-176**. Motion carried by majority vote.

ROLL CALL: **AYES:** Rachelski, Ivanicki, Preinfalk, Androwis, Balik, Sadecki

1. **RESOLUTION NO. 2023 – 172:** Authorizing Payment Of Bills And Supplemental List Of Bills.
2. **RESOLUTION NO. 2023 – 173:** Rescinding Liquor License – Vicki’s Liquor LLC Due To Tax Clearance Issue
3. **RESOLUTION NO. 2023 – 174:** Change Order No. 3 In The Amount Of \$1,900.00.
4. **RESOLUTION NO. 2023 – 175:** Borough Of Wallington To Enter A Grant Agreement With The County Of Bergen

Ms. Ivanicki motioned to approve **RESOLUTION NO. 2023-170**, which was discussed at the last meeting, for the Captain of the Emergency Squad, seconded by **Mr. Rachelski**.

ROLL CALL: **AYES:** Rachelski, Ivanicki, Preinfalk, Androwis, Balik, Sadecki

COMMUNICATIONS

Ms. Preinfalk motioned to approve all communications to the proper departments as listed, seconded by **Mr. Rachelski**. Unanimously approved by Roll Call Vote.

ROLL CALL: **AYES:** Rachelski, Ivanicki, Preinfalk, Androwis, Balik, Sadecki

1. Wallington Pulaski Memorial Association 2023 Wallington Contingent
86th Pulaski Day Parade – Sunday October 1st, 2023
2. Wallington Holiday Parade Committee
Wallington Fire Department Annual “Holiday Parade” - November 25th, 2023



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3. Wallington Planning Board July 18th, 2023, Minutes
Marta Goldyn, Planning Board Secretary
4. Tree Removal Along County Roads
Thomas J. Duch, County Administrator/County Counsel
5. Temporary Shared Services Agreement
Thomas J. Duch, County Administrator/County Counsel
6. Truck Spray – Notification
Nikki Brown, County of Bergen Department of Public Works/ Mosquito Control Division
7. Duet Fact Sheet
Nikki Brown, County of Bergen Department of Public Works/ Mosquito Control Division
8. Vecto Fact Sheet
Nikki Brown, County of Bergen Department of Public Works/ Mosquito Control Division
9. Vectobac Specimen Label
Nikki Brown, County of Bergen Department of Public Works/ Mosquito Control Division
10. Re: Ordinance No. 2023-11
Township of South Hackensack, Megan Krusznis
11. Formal Notification Re: Bergen County Division of Community Development Annual Application Period
Robert Esposito, Director

ORDINANCES

Mr. Rachelski motioned for the 2nd reading, and for final adoption, **ORDINANCE 2023-05** An Ordinance To Amend And Supplement Chapter 107 Of The Code Of The Borough Of Wallington To Facilitate The Ability Of The Borough Of Wallington To Hire Police Officers Through Intergovernmental Transfer Program As Authorized By The Civil Service Commission, seconded by **Ms. Ivanicki**.

Mr. Rachelski a motion to **OPEN** for public comment, as **ORDINANCE 2023-05** for final adoption. Mayor Dabal asked the public who was present if they would like to be heard regarding **ORDINANCE 2023-05**. Seeing and hearing no one from the public for comment. **Ms. Preinfalk** motioned to **CLOSE** for public comment, seconded by **Ms. Balik**.

ROLL CALL: AYES: Rachelski, Ivanicki, Preinfalk, Androwis, Balik, Sadecki

Mr. Rachelski motion **ORDINANCE 2023-05** for final adoption, second by **Ms. Ivanicki**.

ROLL CALL: AYES: Rachelski, Ivanicki, Preinfalk, Androwis, Balik, Sadecki

NON-CONSENT AGENDA

No Items for Non-Consent Agenda.

APPLICATIONS



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Mayor Dabal requested a motion to approve **Raffle Application 23-310**, Church of the Most Sacred Heart of Jesus. **Mr. Rachelski** motioned to approve, seconded by Ms. Balik. Unanimously approved by Roll Call Vote.

ROLL CALL: AYES: Rachelski, Ivanicki, Preinfalk, Androwis, Balik, Sadecki

COMMITTEE REPORTS

Mr. Rachelski discussed still working with the redevelopers and just found out that the Sheraton Crossroads in Mahwah is going to be demolished for 1.7 million square foot warehouse. Mr. Rachelski explained he wants to move quickly and that he doesn't want to be on the tail end of opportunities, especially with the possibilities on the table such as refrigerated warehouses, data centers, warehouse storage etc. that will bring much needed revenue into the Borough. Mr. Rachelski advised that he will bring a more detailed update in the next couple of months. Mr. Rachelski also wanted to recognize Councilwoman Ivanicki and Mayor Dabal for their dedication in the day to day operations. Mr. Rachelski further discussed the organization of paperwork in the office. He also expressed his sincere gratitude to both Councilwoman Ivanicki and Mayor Dabal for helping in the absence of a Borough Administrator.

Ms. Ivanicki reported that she had met with Frank Belli regarding the Crossing Guard contracts, the Wallington Employment Association and has finally come to an agreement that all parties would agree. Ms. Ivanicki stated that she is coordinating with a third-party vendor Green Chip for disposal of old outdated electronic equipment in the office. Ms. Ivanicki will designate a day by the end of the year for a secure drop off for all electronics, tv's, tablets, computers, monitors etc. for the residents as well. Ms. Ivanicki also reports that there are now mattress bags available for Wallington residents for \$5 instead of having to go to a retail store. Residents can purchase these mattress bags like they do leaf bags at the Borough Hall.

Mr. Androwis reported there are no lights out and no claims for insurance that he is aware of.

Mr. Androwis proposed a motion on the floor, *To not allow any elected official to hold any paid salary position while serving on the Mayor and Council.* Mayor Dabal asked Mr. Androwis if that included him as well. He responded no, only elected officials. He continued to say they shouldn't receive a salary while office. The Mayor commented *but you are in office and receive a salary from the town.* Motion was seconded by **Mr. Sadecki**. Motion was defeated by Roll Call vote by majority vote.

ROLL CALL: AYES: Androwis, Sadecki
NAYES: Rachelski, Ivanicki, Preinfalk, Balik

Mr. Androwis proposed a motion on the floor, *to limit the Mayor to 2 terms and council people to 3 terms.* Councilwoman Preinfalk stated that she didn't think that a motion like that could be made. Borough Attorney Richard Allen stated that while you can make any motion you want, that is contrary to a state law that allows for no term limits. Councilwoman Preinfalk suggests that Mr. Androwis do his homework beforehand. Mr. Androwis stated that he understands it's like the marijuana thing. Mayor asked for a second for the motion on the floor. Hearing none, the motion was defeated.

Mr. Androwis proposed a motion on the floor *to not allow any stipend to be paid to any elected official other than the designated stipend (salary) for an elected official.* Mayor Dabal, Mr. Rachelski, Ms. Balik, Ms. Preinfalk and Ms. Ivanicki all expressed confusion simultaneously and Mayor Dabal stated to Mr. Androwis that in the first motion you didn't want elected officials to receive salaries, but now they can? Mr. Androwis stated that they can't receive stipends in addition to salaries. Mayor Dabal remarked that unless Mr. Androwis is receiving a stipend, she can assure everyone with certainty that no one on the dais is receiving any stipend.



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Councilman Rachelski asked to bring some logical motions next time. Ms. Preinfalk also asked that Mr. Androwis not make motions out of revenge as it was a waste of everyone's time. Mr. Androwis stated he wants to protect the Borough and Mayor Dabal responded then why not make these motions over the last 8 years?

Ms. Preinfalk gave a construction update regarding the Library. Ms. Preinfalk reported that in the last two weeks the storefront doors, asphalt, and curbing have been installed. Ms. Preinfalk is happy to work with the present construction company as the that the construction of the new library is scheduled for opening in January 2024. Ms. Preinfalk gave an update regarding the present situation with the Police Department Headquarters. Presently with drafts of interior designs, there has been discussion in detail specifically the sally port. Ms. Preinfalk also wanted to remind everyone regarding The Fall Festival presented by the Mayor and Council. Ms. Preinfalk wanted to especially recognize that the newest street sweeper will be featured, music, touch a truck from the Wallington Police Department, food vendors, and stated it will be a community event.

Mr. Sadecki inquired about a Recreation Board Program being canceled. Ms. Preinfalk stated that it was canceled due to low enrollment and will offer it again in the next season 2024.

Ms. Balk reported that two handicapped applications were approved, and she wants to thank Ms. Ivanicki for scheduling the notification of mosquito spraying in the Borough. Ms. Balik discussed the Rent Leveling Board, regarding its present duties and an uptick in tenants reporting that landlords are increasing the rents around the Borough. The DPW is replacing water meters, painting curbs, responding to sewer backups, trimming and cutting trees, working on Borough vehicles, cleaning Borough buildings and placing stop signs in the Roehrs development. Ms. Preinfalk designed a new decal that will go on all Borough DPW vehicles and shared it with the Governing Body. Mayor Dabal asked for a motion to approve the new design for the DPW. Ms. Preinfalk, second by Ms. Ivanicki.

ROLL CALL: AYES: Rachelski, Ivanicki, Preinfalk, Androwis, Balik
NAYS: Sadecki

Ms. Balik worked with ShopRite to have dead trees removed from their property and also wanted to commend and express her gratitude for the DPW's operations for planting the new trees throughout the town and removing the large dead tree on Park Row. Ms. Balik reported that presently the Health Department would like to skip the flu shot clinics as pharmacies are offering them for free. She showed her gratitude for the Wallington Police Department and the Borough Engineer for completing the requested traffic study and have already replaced outdated equipment.

Mr. Sadecki questioned the status of Neglia Engineering's work on the tax maps. Mayor Dabal encouraged Mr. Sadecki to reach out to Neglia Engineering directly. Mr. Sadecki discussed the settlement of the recording studip and had nothing else to report.

Mayor Dabal stated that she was contacted by a resident in town that was given a list of questions by Councilman Androwis and encouraged her to attend the meeting and confront the Mayor with the questions. Mayor Dabal stated that she will not only answer those questions that Councilman Androwis gave her but will also discuss everything else she is currently working on. Mayor stated that the Borough was awarded 3.8 million dollars from FEMA for Hurricane Ida relief. Disbursements may start at the end of October and the first project we will work on is fortifying the embankment and placing the gazebo in its original location. We have meetings scheduled this week with Counsellor DiPisa to finalize the PBA, Chief, Captain, and Crossing Guard contracts. We have started preliminary contract negotiations with the DPW and will work to finalize them over the next couple of months. We had a rental offer for the Wilenta property for substantially more than they are currently paying. Obviously, we cannot entertain as it needs to go out to public bid once the contract is close to expiration. Mayor spoke to the owner of the Post Office and asked him to plant seasonal flowers in front of the building. Mayor was finally able to get someone in



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Civil Service to acknowledge Marta Goldyn as the only name on the competitive list and to finally be given the title of Registrar of Vital Statistics. Purchase orders were sent to Winner Ford to start the order process for the two new Chief's trucks. The street sweeper is registered and on the road. A renewed shared service agreement with Carlstadt was close to completion to utilize their equipment as a backup and they will use our equipment. This will contribute to paying down the cost of the new sweeper. We are looking at grants to update our ecode360 online portal. The floor plans were discussed and approved by the WPD Committee and the DOC. We are awaiting a meeting with the JJC and are still on schedule for completion in 2024. The Wallington employee's medical insurance review is scheduled for the third week in October. Invitations will be sent to all employees shortly. Our quarterly safety reports have been accepted and approved by our risk management insurance agency. Cyber security controls will be put in place to further protect the Borough from any unwanted cyber breach and associated financial loss. The Municipal Court contract is completed (thanks to Dick Allen) but requires a small amendment. We are currently preparing for the annual uniform reimbursement with accounts payable as well as LOSAP processing. Court revenue is up significantly higher this quarter than last year's same quarter. The patrol officer list has been certified and we are scheduled to hire officers for the academy or via IG transfer to ensure that we meet the number of officers set by the state for our community size. Church of Transfiguration railings will be installed shortly. Our streets are being evaluated for new/updated signage. Mayor stated that she is scheduled to meet with representatives from the County to discuss excessive truck traffic on County roads and prohibiting large truck traffic on all local roads. We finished all the document requests for the annual audit, and we satisfied all categories. We applied for the Federal Appropriations Grant in 2018 to assist with the cost of replacing the galvanized lines throughout the Borough. Since the cost is approximately 15 million, the grant applied for was 12 million. We are still awaiting the results of the grant award and in the meantime, Our DPW has been changing the lead lines over the years little by little as a significant cost savings to the Borough. Approximately 400 of the 800 have been changed to date. The challenge will now be Wallington and Locus Avenues. Mayor Dabal wanted to show her gratitude to Ray Dynes and the DPW for their hard work. Mr. Rachelski also wanted to highlight that there has been consistency of close monitoring and testing and there has been no positive testing for lead; in fact, results have been presented below the state standards.

Mayor Dabal touched upon the minutes of the council meetings and stated that prior to the Mayor's administration that minutes were in violation of OPMA. Minutes were often presented to the governing body for review and approval twelve to sixteen months late. In addition, for decades, the prior administration would advertise at the beginning of the year for three meetings a month, conducted three meetings a month, but only produced meetings minutes to the public for one meeting per month. Thousands of hours of borough plans and decisions regarding but not limited to finances, infrastructure, personnel, increases, contracts, tax dollars, etc were never documented and hidden from the public.

EXECUTIVE SESSION

Ms. Preinfalk motioned to convene into **EXECUTIVE SESSION** as per RESOLUTION NO. 2023-162 in accordance with Title 10 Chapter 4 through 12 Section B to discuss **personnel, litigation, and contracts**. Seconded by **Mr. Rachelski**. Unanimously approved by Roll Call Vote.

ROLL CALL: AYES: Rachelski, Ivanicki, Preinfalk, Androwis, Balik, Sadecki

Mr. Sadecki left the meeting at **6:38 P.M.**

ENTERED EXECUTIVE SESSION AT 7:38 P.M.

Mr. Androwis left the meeting at **7:42 P.M.**

RETURNED INTO PUBLIC SESSION AT 7:57 P.M.

OLD BUSINESS



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Ms. Ivanicki wanted to announce to the Mayor and Council that the Wallington EMS Squad will be hosting the 2nd Annual Pig Roast, rain, or shine, please come out and support.

NEW BUSINESS

Mr. Rachelski motioned **RESOLUTION NO. 2023-177** assigning Special Legal Counsel authorizing Mark DiPisa Re: Wallington Liquor License LLC. Seconded by **Ms. Ivanicki**. Unanimously approved by Roll Call Vote.

ROLL CALL: AYES: Rachelski, Ivanicki, Preinfalk, Balik

Ms. Balik wanted to bring attention to the DPW Building as the DPW Office has surpassed its present capacity. Ms. Balik reported that the DPW's workload and operations require their office to be updated with the numerous operations they complete in the Borough. The council had discussed and agreed that the DPW needs an upgraded building to better accommodate their resources and would table the discussion.

ADJOURNMENT

There being no further business before the Mayor and Council, Mayor Dabal requested a motion for adjournment. **Ms. Balik** motioned for adjournment of the meeting, seconded by **Ms. Ivanicki**. Unanimously approved by Roll Call Vote.

ROLL CALL: AYES: Rachelski, Ivanicki, Preinfalk, Balik, Sadecki

The meeting was adjourned at **8:07 P.M.**

Respectfully Submitted by,

Ace Antonio
Acting Municipal Clerk