



**Borough of Wallington
Mayor and Council Public Session Minutes
Thursday, October 5th, 2023, 6:30 P.M., Civic Center**

Mayor Dabal called the meeting to order at **6:34 PM** and read the OPMA Notice, followed by the Pledge of Allegiance followed by the Invocation.

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

HEARING OF CITIZENS

Mr. Rachelski motioned to **OPEN** the **HEARING OF THE CITIZENS** seconded by **Ms. Ivanicki**.

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

Mr. Walter Wargacki Jr. (26 Veterans Court) Mr. Wargacki had a question regarding Resolution 2023-177. Mayor Dabal stated it was a credit for the circulation desk for \$10,000.00 for the JFK Library. Ms. Preinfalk further broadened the subject and stated the original builder was going to construct the circulation desk and the change order was necessary in which the decision behind the order was more practical. Mr. Wargacki had no further comment.

Councilman Christopher Sinisi (10 Lilac Lane) Mr. Sinisi stated that he had emailed pictures regarding a large sinkhole on September 9th, 2023, and had not received a formal response from the Borough. Mayor Dabal stated that she would have the DPW follow up as there would be a meeting with them directly regarding other business that would involve PSE&G. Mayor Dabal stated that most likely, it would be resolved in February as PSE&G is starting an initiative to replace all electric utilities in Roehrs Track and will need to dig up the street as well as some residential property.

Mr. Sinisi raised another question regarding the Mayor taking on the role as the Business Administrator, and if there was an additional salary or stipend for compensation. Mayor Dabal responded that there was no additional stipend or additional salary for the additional day-to-day activities of the Borough. Mayor Dabal stated that she has only received the Mayor's designated salary at no additional compensation.

Ms. Ivanicki followed up with Mr. Sinisi regarding an older issue regarding the removal of dead trees from ShopRite and stop signs that were requested prior. Mr. Sinisi responded stating that the issue was resolved and is grateful for the follow up. Ms. Ivanicki wanted to recognize Ms. Balik for coordinating the efforts with Shoprite of Wallington.

Mr. Sadecki asked Mayor Dabal if there was an opportunity to "bring up a couple things and I was hoping that would trigger some reaction from the public." Mayor Dabal had point of order and stated that it was not appropriate during the HEARING OF CITIZENS.



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Mayor Dabal redirected point of order of the meeting and opened to the floor if there was anyone from the public wishing to address to the Governing Body. Seeing no one from the public had no additional public question or comment, **Mr. Rachelski** motioned to **CLOSE** the **HEARING OF CITIZENS**, seconded by **Ms. Preinfalk**.

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

CONSENT AGENDA

Mr. Rachelski motioned to approve “en mass” for **RESOLUTIONS NO. 2023-177 – RESOLUTIONS NO. 2023-181**, seconded by **Ms. Balik**. Motion carried by majority vote.

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

1. **RESOLUTION NO. 2023 – 177:** Authorizing A Change Order to the Construction Contract for the Wallington Veterans Memorial Library
2. **RESOLUTION NO. 2023 – 178:** Authorization of Payment of Bills
3. **RESOLUTION NO. 2023 – 179:** Authorization to Advertise for Bids Mt. Pleasant Basketball Court
4. **RESOLUTION NO. 2023 – 180:** Authorization to Advertise for Bids King St. Roadway Improvements and Parkview Dr.
5. **RESOLUTION NO. 2023 – 181:** Appointing Justin Decker as a Firefighter for Truck Co. 1 in the Wallington Fire Department

Mr. Androwis questioned resolution 177 and asked why we need more money for the library. Mayor Dabal explained that this was already explained during hearing of the citizens. Again, Mayor explained it was a credit for a change order. Mr. Androwis said he wasn’t here when it was discussed. Ms. Ivanicki stated that Mr. Androwis was present for the discussion and he must not have been paying attention.

Councilwoman Preinfalk questioned Resolution No. 2023-173 Rescinding liquor license – Vicki’s Bar. Acting Borough Clerk Antonio explained it was due to a tax clearance issue.

Councilwoman Ivanicki discussed providing a gas stipend to the Captain of EMS in lieu of his request for a new vehicle.

COMMUNICATIONS

Ms. Ivanicki moved to approve all communications to the proper departments as listed, seconded by **Ms. Balik**.



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

1. New Jersey State League of Municipalities
Re: Notice of Proposed Membership Dues
2. Bergen County Division of Senior Services
AD/October 2023 Calendar
3. JS | Held.
Re: Remedial Action Protectiveness / Biennial Certification Form – Soil
4. Michael Siciliano
Re: Schedule of Class of 2024 Car Wash – Saturday October 14th, 2023
5. James J. Tedesco, Bergen County Division of Community Development
Important Funding Notice – Application Information for 2024-2025 Funding
6. Bergen County Board of Elections
Vote by Mail Notification – Borough of Wallington
7. James J. Tedesco, Bergen County Board of Commissioners
Caregivers Conference Invitation – Saturday October 14th, 2023
8. James J. Tedesco, Bergen County Board of Commissioners
Italian American Heritage Month Invitation – Wednesday October 11th, 2023
9. Kathryn Ennist, Library Director
John F. Kennedy Memorial Library October 2023 Newsletter
10. Nick Melfi, Building Official
September 2023 Building Department Summary
11. David Juzmeski, PE, PP
October 2023 Engineer's Report – September 2023
12. Monica DiGiorgi, EMS Lieutenant
September 2023 Wallington Emergency Squad Monthly Report
13. Mary Ann Stevens
Re: Rotary Club of Meadowlands for the Borough of Wallington



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14. NJ Department of Community Affairs
Re: Property Tax Grace Period Extension During Prolonged Federal Government Shutdown
15. Karen Zupanovich
Re: Revised Holiday Schedule
16. Pam Tamburo
Re: Pothole Issue on 92 Locust Avenue

ORDINANCES

No Ordinances on the Agenda.

NON-CONSENT AGENDA

No Items for Non-Consent Agenda.

APPLICATIONS

No Applications on the Agenda.

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

ENTERED EXECUTIVE SESSION AT 6:38 P.M.

RETURNED INTO PUBLIC SESSION AT 7:03 P.M.

NEW BUSINESS

Ms. Preinfalk motioned for **RESOLUTION NO. 2023-182** Resolution Retaining the Services of Bowman Consulting Group, LTD to Provide Traffic Engineering Services Relating to the Devli Redevelopment Proposal. Seconded by **Mr. Rachelski**. Motion carried by unanimous vote by Roll Call.

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



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Ms. Preinfalk introduced **RESOLUTION NO. 2023-183** A Resolution Authorizing The Execution Of A Developer's Agreement Between The Borough Of Wallington And Zenon Kopec For Property Known As Block 71, Lots 13 & 14 (95-99 Midland Avenue). Seconded by **Mr. Rachelski**. Motion carried by unanimous vote by Roll Call.

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

OLD BUSINESS

Mr. Sadecki inquired about the 48-hour notice of M&C meeting packet delivery. Mr. Sadecki stated that the packets were sent late multiple times this year and should not be less than 48 hours to review for the meeting. Mr. Sadecki brought up a resolution from 2019 stating that packets should be delivered in 48 hours. Mayor Dabal and Borough Attorney Allen corrected Mr. Sadecki and pointed out that the resolution read that “no action shall be taken unless, it is received by the Borough Clerk 48 hours prior to the meeting.” Mr. Sadecki continues and asks Borough Clerk Ace Antonio why the Mayor and Council didn’t get their packets 48 hours in advance as they have been delivered in the past. Mr. Sadecki explained that it is very important for him to receive the packet in advance as he is very slow and it takes a long time for him to process things. Mr. Androwis then asked if the delivery of the late packets is in violation of the 2019 resolution. Borough Attorney Allen explained to Mr. Androwis again that the resolution has nothing to do with meeting packet delivery. Mayor Dabal stated that while she agrees that the packets should be delivered 48 hours in advance, she was perplexed by the constant interest in advance packet delivery by Mr. Sadecki and Mr. Androwis as neither of them open their packets prior to their arrival at the meeting. Mr. Rachelski stated further that the 2019 resolution that Mr. Sadecki and Mr. Androwis are referring to states that all documents are to be submitted to the Borough Clerk 48 hours in advance, not to the M&C. Mr. Sadecki continued to question Acting Borough Clerk Antonio’s failure to deliver the packets and Mayor Dabal provides a lengthy explanation as to why the Mr. Antonio may at times be delayed with the delivery. As a result, Mayor Dabal suggests that to remove the WPD from the delivery process and to save paper costs, the packets should be delivered digitally. Mayor Dabal asked Mr. Antonio if that was acceptable and he stated it was okay.

Mr. Sadecki continued that a year ago he suggested that the DPW hand out sand bags to residents in the flood zone in preparation of a hurricane and asked why it wasn’t done. Mayor Dabal reminded Mr. Sadecki that while she was in favor of the idea, she asked Mr. Sadecki a year ago to do the research and bring cost, product amount, storage and a plan to distribute to the Council and instead of doing it himself, he delegated it to Ms. Balik and then never followed up. Ms. Balik stated that she checked with the DPW and they confirmed that while they offered it in the past, the sand was taking up too much space at the DPW, had to be stored in a secure location and in the end really didn’t protect the properties from rising flood water so they didn’t think it was a good idea. Mr. Sadecki stated that he called the DPW and had a lengthy conversation with them the day after he suggested it. Mayor Dabal said that is all well and good but Mr. Sadecki



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failed to bring the information back to the Council for consideration. Mr. Sadecki stated that Mr. Wargacki spoiled us as he filled the sandbags himself.

Mr. Sadecki then motioned to have "Mr. Wargacki come to a meeting to lecture the governing body". Seconded by **Mr. Androwis**. The majority vote defeated the motion.

ROLL CALL: **AYES:** Androwis, Sadecki

NAYES: Rachelski, Ivanicki, Preinfalk, Balik

Mr. Rachelski stated that he would be more than happy to have Mr. Wargacki attend if he is able to also lecture the governing body on how NOT to run the water department and a discussion of planting trees that are uplifting all resident's sidewalks and costing the town and home owners hundreds of thousands of dollars.

Mr. Sadecki then asked about the status of the tax maps. Mayor Dabal stated that in the last meeting, it was Mr. Sadecki was going to contact Mr. Brown the Tax Assessor to check if they were completed and noted that Mr. Sadecki did not do that either. Mayor Dabal said that she did the homework instead and that the tax maps were completed, approved by the State of New Jersey and that Neglia Engineering would be sending a confirmation document shortly that the State of New Jersey approved the work and the job is completed.

Mr. Sadecki then made a motion to terminate the current CFO for paying Neglia Engineering for the tax maps and not informing him they were completed. The Borough Attorney sternly warned Mr. Sadecki that this is a violation of the CFO's employment rights and if you are going to comment publicly on the performance of or threaten to fire a public employee you have to issue a RICE notice and allow them to be present during the discussion. Mr. Sadecki stated, "Yeah, you're right."

Mr. Rachelski asked Mr. Sadecki and Mr. Androwis to take these meetings and the subject matter more seriously because you are now jeopardizing the welfare of the town with these silly statements. Mr. Rachelski stated that he knows there is a lot of tension but these are statements that are doing nothing for the town. These meetings are about town business. Mayor Dabal reminded the governing body why they were there and to push through the nonsense from certain Council members and to stay focused.

Mayor Dabal then focused her attention to Mr. Sadecki and Mr. Androwis and stated, "You're record is poor for anything you say to be accurate. You have no idea what you are talking about. It is just an attempt to act out in front of an audience. You constantly speculate, bait, stir the pot and cause problems but in three years you have not done any work for the people of this town. Don't you remember several meetings ago Mr. Sadecki, you tried to punch a Fireman when he disagreed with you?"

Mr. Sadecki then asked if anyone on the governing body was taking money from the town.



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Members stated that “like you” just the salary. He asked if anyone gets stipends and everyone stated, “like you” no. Mayor stated that instead of putting on a public show, you could have visited our CFO and made the inquiry. Mr. Androwis stated that he is waiting for responses on twelve OPRA requests that he submitted months ago. Mr. Androwis further stated, “Mr. Antonio my friend, where are my OPRA requests?” Mr. Antonio did not respond. Mayor Dabal asked Ace if he was working on catching up with Borough Attorney Allen and he said yes. Mr. Androwis said, no, he has been waiting for months and Mr. Antonio is in violation. Mayor Dabal told Mr. Androwis that he makes quite a lot of threats about everything but doesn’t actually do anything. Mr. Androwis stated that he is a sitting councilman and he needs his data for his agenda.

Mayor Dabal then announced that there was newly passed legislation at the State that required every municipality in New Jersey to inspect every single home and apartment for lead contamination. Further, she stated that since Mr. Sadecki felt that he wasn’t given responsibilities worthy of his experience, Mayor made him the chairperson of this committee last year that would require regular meetings, coordination with vendors and residents. Mayor asked, “what have you done?” Mr. Sadecki replied, “what was I supposed to do?” Mayor explained again what his responsibilities were. Ms. Ivanicki stated that as of the four meetings scheduled he attended two and cancelled two.

Mayor Dabal then stated that she met with a vendor that does this kind of work in various municipalities but stated that the cost would be high. We have had several other inquiries and they are all willing to come and speak to the governing body about what is required.

Mayor Dabal concluded by saying she doesn’t care for people that abuse, bully or beat up on others for not completing tasks when those same people are doubly guilty for the same behavior. Mr. Sadecki stated, “Who cares what you like.”

Mr. Androwis again addressed Mr. Antonio and Borough Attorney Allen stating that he is a sitting Councilman and needs his data. He continued that this has been going on for months and Mr. Antonio is in violation. Mayor Dabal asked Mr. Androwis why he needs so many OPRA requests? “If you attend the meetings including Executive Session, you should know everything going on, unless you are not paying attention.” Mr. Androwis responded that he needs this information as it is required for his certain agenda.

Mr. Sadecki inquired if there are standards for governing body members to run like if someone is hearing impaired, has cognitive difficulties, mentally unstable or have a low IQ. Borough Attorney Allen stated that it would be unlawful.

ADJOURNMENT

There being no further business before the Mayor and Council, Mayor Dabal requested a motion



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for adjournment. **Ms. Balik** made the motion for adjournment seconded by **Mr. Rachelski**.
Unanimously approved by Roll Call Vote.

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

The meeting was adjourned at **8:39 P.M.**

Respectfully Submitted By,

Ace Antonio
Acting Municipal Clerk