



## BOROUGH OF LEONIA

COUNCIL- Work Session  
~ Minutes ~

Trina Lindsey, Borough Clerk

312 Broad Avenue  
Leonias, NJ 07605  
<http://www.leonianj.gov/>

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June 27, 2022

7:30 pm

Leonias Senior Center

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A Work Session Meeting of the Mayor and Council of the Borough of Leonias was held in person at the Leonias Senior Center at 305 Beechwood Place, Leonias, NJ, and virtually via GoToMeeting on June 27, 2022. The meeting was called to order at 7:30 p.m. by Mayor Zeigler.

Those present were led in the Flag Salute by Council President Flaim.

Mayor Zeigler read the following statement: "In compliance with the Open Public Meetings Act, the notice requirements have been satisfied. The meeting dates for the year are confirmed at the Annual Reorganization Meeting, are posted on the public bulletin board in Borough Hall and on the Borough website, published in the Record within the first 10 days of the New Year, and copies are sent to the Star Ledger. Notice of this meeting was published in the January 11<sup>th</sup> edition of the Record, sent to the Star Ledger, and posted on the public bulletin board in Borough Hall and on the Borough website."

PRESENT: Mayor Judah Zeigler, Councilwoman Maureen Davis, Councilman Pasquale Fusco, Councilman Louis Grandelis, Councilwoman Joanne Terrell and Councilman William Ziegler

ABSENT: Council President Flaim

ALSO PRESENT: Borough Administrator Andrea Wardrop  
Borough Engineer Drew DiSessa  
Borough Attorney Brian Chewcaskie  
Chief of Police Scott Tamagny  
Borough Clerk Trina Lindsey

### ***Appointments***

**RES. 2022-163 Appoint Police Sergeant**  
[2022-163 Appoint Police Sergeant.pdf](#)

Mayor Zeigler took a moment to express how happy he is to place a nomination for this individual to become a police sergeant.

Motion by Councilwoman Davis, second by Councilman Ziegler, that Resolution #2022-163 be approved.

On a roll call, the vote was recorded as follows:

Council President Flaim:	Absent	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Aye
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

Councilwoman Davis administered the oath of office to Police Sergeant Chung.

Police Chief Tamagny congratulated Sergeant Chung and thanked the Mayor and Council and the police department.

### ***Presentation***

#### **Broad Avenue Section 9 Update – Borough Engineer Drew DiSessa**

Borough Engineer DiSessa gave a presentation on the Broad Avenue Section 9 Improvements.

Mayor Zeigler questioned the timeline that was presented. He expressed worry over the lack of responsiveness from the contractor. He asked if any member of the governing body was informed of this lack of responsiveness by the Borough Engineer.

Councilman Ziegler stated that there was a discussion at the Shade Tree Commission when trees were uprooted.

Mayor Zeigler asked Borough Engineer DiSessa if he thinks that the process that has been experienced is okay, or if it is normal.

Borough Engineer DiSessa responded that this is normal for certain contractors. He stated that they have tried to stay on them, but that he believes there is more that could have been done.

Mayor Zeigler expressed that it is not okay for the contractor to take this long. He continued to express that it is Borough Engineer DiSessa's job to manage the contractors and make sure that they stay on schedule. He stated that he is seeing a lack of managing from Borough Engineer DiSessa's team.

Borough Engineer DiSessa agreed with the mayor that improvement is needed. He offered to keep the Mayor and Council more up to date on the progress and if any concerns arise.

Councilwoman Davis asked if this is the same company that we have had past issues with.

Borough Engineer DiSessa informed the Mayor and Council that this is a different company.

Borough Attorney Chewcaskie explained that the law requires that we go to bid on these projects and that this does not always yield the best company, and that we are required to go with the lowest bidder.

Mayor Zeigler responded that it is the lowest responsible bidder.

Borough Attorney Chewcaskie stated that in order to determine responsibility it could require going to court.

Councilman Ziegler asked Borough Engineer DiSessa would do something different knowing what he knows now.

Borough Engineer DiSessa replied that he hit his key points, but would also be more stringent on the dates.

Mayor Zeigler stated that the goal is not to create more work for the Borough Attorney.

Councilman Ziegler asked Borough Attorney Chewcaskie if we could write projects in a way that incentivizes positive performance.

Borough Attorney Chewcaskie responded that the specifications would have to be specific on those terms.

Mayor Zeigler stated that he has also looked into this and it is not happening very often.

Councilman Fusco agreed with these points. He then asked why it took four months from an agreement until a meeting occurred to move the project forward.

Borough Engineer DiSessa stated that the borough came to a consensus that they did not want to begin construction until the summer was over.

Borough Administrator Wardrop confirmed Borough Engineer DiSessa's statements.

Councilman Fusco stated that this was not a good reason to delay.

Mayor Zeigler finished by stating that Mr. DiSessa should put pressure on the contractor to complete the project by July 8, 2022.

### ***Public Comment***

The record will reflect that no such comments were entered into the chat window accessible through GoToMeeting nor via the United States Postal Service or Email. As well, no residents present wished to comment.

### ***Appointments***

#### **RES. 2022-164 Appointment of Chief Financial Officer**

[2022-164 Appointment of CFO.pdf](#)

Motion by Councilman Ziegler, second by Councilwoman Terrell, that Resolution #2022-164 be approved.

On a roll call, the vote was recorded as follows:

Council President Flaim:	Absent	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Aye
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

**RES. 2022-165 Appointment of Technical Assistant to Construction Official**  
[2022-165 Appointment of TA to CO.pdf](#)

Motion by Councilman Fusco, second by Councilwoman Terrell, that Resolution #2022-165 be approved.

On a roll call, the vote was recorded as follows:

Council President Flaim:	Absent	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Aye
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

***Approval of Minutes***

Motion by Councilwoman Terrell, second by Councilwoman Davis, and all members present voting in favor, that the Minutes of April 4, 2022 Regular Meeting were approved.

***Adoption of Ordinances***

**Ordinance 2022-08**

[ORD. 2022-08 – Salaries.pdf](#)

The Borough Clerk read the title of the ordinance into the record:

“An Ordinance Amending Salaries, Wages and/or Compensation and to Establish Salary & Wage Ranges of Certain Officers, Employees and Public Servants of the Borough of Leonia, in the County of Bergen and State of New Jersey for the Year Beginning January 1, 2022.”

Borough Administrator Wardrop explained the ordinance to the governing body.

Councilwoman Terrell motioned that ordinance 2022-08 be adopted on second reading. Seconded by Councilman Ziegler.

On a roll call, the vote was recorded as follows:

Council President Flaim:	Absent	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Aye
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

***Consent Resolutions***

**~~RES. 2022-166 Authorize Bill List~~**

~~[2022-166 Authorize Bill List.pdf](#)~~  
~~[Bill List Backup.pdf](#)~~

**RES. 2022-167 Vaccination Policy**

[2022-167 Amend Vaccination Policy.pdf](#)

**RES. 2022-168 ABC Liquor License Renewal**

[2022-168 Renewal of ABC Liquor Licenses for 2022-2023.pdf](#)

**RES. 2022-169 Metro Inspections – Proposal for Third Party Inspection Services – Municipal Building Construction Project**

[2022-169 Metro Inspections Third Party Inspections Services.pdf](#)

**RES. 2022-170 Authorization to Purchase and Install Air Conditioning Unit at Borough Hall**

[2022-170 HVAC Equipment for Borough Hall.pdf](#)

**RES. 2022-171 Authorization to Advertise for Program Director – Recreation Department**

[2022-171 Authorization to Advertise for Program Director – Recreation Department.pdf](#)

**RES. 2022-172 Authorize Three Change Orders – Municipal Building**

[2022-172 Authorize Three Change Orders – Municipal Building.pdf](#)

Motion by Councilwoman Terrell, second by Councilwoman Davis, that the Consent Agenda

On a roll call, the vote on the Consent Agenda was recorded as follows:

Council President Flaim:	Absent	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Aye
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

***Pull for Discussion***

**RES. 2022-166 Authorize Bill List**

[2022-166 Authorize Bill List.pdf](#)

[Bill List Backup.pdf](#)

Councilwoman Terrell asked that this resolution be pulled from the Consent Resolutions in order to abstain.

Motion by Councilwoman Davis, second by Councilwoman Terrell, that RES. 2022-166 be approved.

On a roll call, the vote on the Consent Agenda was recorded as follows:

Council President Flaim:	Absent	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Abstain
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

***Unfinished Business***

**Downes Agreement – Terms of Lease – Brian Chewcaskie**

Borough Attorney Chewcaskie explained that he was instructed to finalize this lease agreement. He explained the terms of the lease agreement. He continued to explain that the tenant has met all terms.

Mayor Zeigler asked if the goal is to have this approved at the next meeting, and Borough Attorney Chewcaskie confirmed.

Councilman Ziegler asked what the term of this lease is and what happens if we want to end early.

Borough Attorney Chewcaskie answered that it would be a one-year lease, but that there is no termination clause.

### **Alternate Street Parking Communication with Residents – Joanne Terrell**

Mayor Zeigler explained that the signs for alternate street parking would not be posted until communication was made to the residents, but the signs went up anyway. He expressed the need for the borough to be more careful in these matters. He explained that there was a discussion about putting a communication into the tax bill, but that they could not meet the deadline and preferred to take the time to do this right.

Councilwoman Terrell stated that herself and Chief Tamagny worked together to make an FAQ to help residents understand the alternate side parking. This was also sent over to the mayor and council.

Mayor Zeigler stated that the explanation is too dense and would need to be made more readable. He offered some additions and changes to the letter.

Councilman Ziegler agreed with the mayor on his points.

Mayor Zeigler asked if the grace period could be extended until September 15<sup>th</sup>.

Chief Tamagny offered that the date is dependent on when the DPW can completely hang them, and agreed with the mayor's decision to move back the date.

Councilwoman Davis inquired about the grace period and if this would allow for warnings.

Mayor Zeigler clarified that educational warnings would still be handed out.

Chief Tamagny expanded on this stating that the warnings would have no penalty and merely be for the purpose of letting residents know.

Councilwoman Davis asked if it was clear that the warnings are not tickets, and Chief Tamagny answered that it is not.

Mayor Zeigler cautioned that this would mean that during the grace period this will lead to residents parking on both sides.

Chief Tamagny responded that the letter should clarify that residents should start following the rules even before they are in effect.

Mayor Zeigler stated that it is for the good of the town and it should be stressed that this is to help emergency vehicles.

Councilwoman Terrell stated that the original draft came from the Borough Administrator and the Chief of Police, and asked if they could address a detail on the bottom that was discussed removing.

Borough Administrator Wardrop explained her reasoning for adding the details to the draft letter. She stated that she is okay with the discussed changes.

Councilwoman Terrell stated that alternate street parking has always existed, and that we are merely changing the times.

Councilman Fusco added that the residents are concerned that people will be coming onto side streets as overflow parking for Wood Park.

Mayor Zeigler answered that this is nothing new and that this issue is not a concern.

### **Redevelopment Plan and Proposal from H2M – Brian Chewcaskie**

Borough Attorney Chewcaskie explained that the priority of the borough was the master plan and the housing element fair share plan. He spoke on the area in need of redevelopment designated by the governing body through the planning board. He explained that H2M created a proposal for a plan for this redevelopment.

Mayor Zeigler asked if this was a matter for the planning board.

Borough Attorney Chewcaskie answered that it would begin with the planning board and then come to the mayor and council as an ordinance.

Mayor Zeigler expressed that this should start at the planning board who should work with H2M.

Councilman Ziegler asked if the services are authorized by the governing body for the planning board to review the proposal, or does it work in the reverse where it starts at the planning board. He expressed an issue with the fact that the redevelopment plan and the proposal are not a part of the packet that was given to the council.

Borough Attorney Chewcaskie suggested that the proposal be circulated and discussed at the next meeting.

Councilman Ziegler asked if the proposal includes Fort Lee Road.

Councilman Fusco spoke on the process, and stated that any application currently at the planning board is at risk at the planning board. He answered Councilman Ziegler in stating there is not a proposal for Fort Lee Road.

Mayor Ziegler and Councilman Ziegler suggested that the proposal should include Fort Lee Road and should encompass the entire area in need of redevelopment.

Borough Attorney Chewcaskie informed the Mayor and Council that the proposal is for the entire area. He also answered Councilman Ziegler stating that they cannot ignore one proposal while waiting for another.

Mayor Zeigler stated that it will be put on for the next meeting as a resolution.

### ***New Business***

**Oktoberfest 2022 – Request to Move to Wood Park – Bill Ziegler / Rotary Club (Andee Post / Sally Seymour)**

Mayor Zeigler suggested that they not need go through the whole proposal, and stated that they cannot approve the use of Wood Park as that would have to go before the Recreation Commission. He suggested that the governing body however has to approve Oktoberfest to serve alcohol.

Councilman Ziegler asked if one of the members of the Rotary Club could comment on why Oktoberfest is such an important community event.

Andee Post, 319 Clinton Place, Hackensack, NJ, spoke on the importance of Oktoberfest as a community event. The event began as small fundraiser to assist with the Snack Pack Program and has outgrown the American Legion. Ms. Post explained that it is a wonderful event for both residents and non-residents and their children.

Mayor Zeigler agreed with Ms. Post comments.

Councilwoman Terrell asked if the American Legion is aware that they would like to move the event to Wood Park. Ms. Post responded that they are aware of the potential move.

Mayor Zeigler inquired about the next steps and what the governing body needs to do to move this forward.

Councilman Ziegler and Borough Attorney Chewcaskie spoke on the need to apply through the Clerk's office before a Resolution has to be made.

Councilman Grandelis offered that the Recreation Commission would be meeting soon and that the Rotary Club could contact Recreation Superintendent Sean Krakower to begin the process.

Mayor Zeigler asked if any member of the governing body had any objections and none present did.

Councilman Ziegler asked when they would do their approval of the Rotary Club to serve alcohol.

Councilman Grandelis asked if they could be approved on resolution to serve alcohol before the location is approved, and the mayor confirmed that they can.

Councilman Fusco stated that there is an alternate location as well if they are not approved.

Borough Clerk Lindsey stated that once these two processes are finished, they must then submit through the Clerk's office.

**Elevator Inspections – Third Party Inspector – Municipal Inspection Corporation – Pasquale Fusco / Mark Moeller**

Councilman Fusco explained that there is a request for personnel to handle elevator inspection for public buildings in Leonia. The building department cannot handle this task.



Mayor Zeigler expressed that there is a process for this and it was not brought through a headcount approval form as part of the budget process.

Administrator Wardrop explained that it did not follow the process.

Mayor Zeigler expressed that he believes this should follow the proper introduction process.

Councilman Fusco agreed to submit a proposal based on the proper process.

### **Borough Owned Vacant Land Analysis – Bill Ziegler**

Councilman Ziegler stated that this discussion would have to be deferred until July. He expressed that in order to handle this, the governing body needs a listing of the properties and a map. This is a very important topic as it is required to protect the Borough's rights as it relates to vacant land. These various land parcels may be subsumed by a private homeowner, should the Borough not protect its rights to them.

Mayor Zeigler agreed with Councilman Ziegler.

Borough Attorney Chewcaskie advised the governing body about the laws in place to protect the town, and spoke on the reason for creating a list such as this.

Councilman Ziegler expressed his approval of Borough Attorney Chewcaskie's explanation of the reason.

### **Electrical Vehicle Charging Stations – Fees, Locations, Policy Issues – Bill Ziegler**

Councilman Ziegler explained that he put together a document after doing some research into this matter. He went on to explain his research to the governing body. He spoke on the importance of following the growing trend that is electric vehicles.

Mayor Ziegler requested that Councilman Ziegler sum up his suggestion to the governing body.

Councilman Ziegler stated that the governing body has to make a decision on what type of chargers the town employs and how many of each. He then promoted that the governing body go for level three chargers.

Administrator Wardrop explained the process by which we need to follow to move forward with these charging stations.

Mayor Zeigler asked if Councilman Ziegler if he is looking for guidance.

Councilman Ziegler explained he is merely looking to explain his perspective and further the discussion.

Mayor Ziegler asked that Councilman Ziegler provide his recommendation so that they can move forward. He also asked Administrator Wardrop to work with Mr. Chewcaskie to provide a draft Ordinance for this topic.

Borough Attorney Chewcaskie advised that the Ordinance is already drafted.

Councilwoman Davis requested that included in the research is the life expectancy of the chargers.

Councilman Ziegler expressed that he would have to research this topic and get back to them.

Mayor Zeigler expressed concern over this being emerging technology and that this is subject to possibly becoming obsolete.

### **Fire Department Structural Assessment Discussion / Architect – Louis Grandelis**

Councilman Grandelis explained that back in March, Pennoni visited the police department and fire house building with the purpose of assessing the general structure and integrity of the building. He states that Pennoni was extremely thorough and provided excellent information. The structural analysis was completed and the overall decision was that the building is in fair condition for its age. He explained that the towers on top of the fire house would need to come off, and this can be part of the renovation of the fire house.

Mayor Zeigler stated that what they really need are elevations of the interior of the building.

Councilman Grandelis asked that we bring in the architect to come in and create a drawing of the current building.

Mayor Zeigler expressed concern over this, and stated that he does not believe this is necessary. He asked if the architect has been consulted for a price quote. He also asked if this was included in the fire departments budget requests.

Administrator Wardrop confirmed this is in the budget requests.

Mayor Zeigler stated that this will be reviewed during the capital budget.

Councilman Ziegler stated that the report provided states that only 25% of the steel capacity is used for the roof. He requested that the AT&T information is provided and that further discussions be held with Borough Engineer Drew DiSessa.

Mayor Zeigler requested that discussion of the cellular tower be deferred.

Councilman Ziegler expressed concern over the cost of repointing the exterior brick walls, which was quoted as \$95,000. Councilman Grandelis stated that the report came out after the Capital Budget was created, so it would be part of a future Capital Budget. Mayor Zeigler requested confirmation that the need to address this issue was unknown to the leadership of the Fire Department until the Borough Engineer performed his study, which was confirmed by Councilman Grandelis. Councilman Ziegler would like more information as to the cost, as \$95,000 for repointing seems extremely high.

### **Suez Lead Pipes – Louis Grandelis**

Councilman Grandelis explained that new developments have been made into this topic. Residents in New Jersey must be notified that they are being served by lead service lines, meaning that some residents may have received a certified letter. Councilman Grandelis himself was such a recipient. The water provider has 10 years to replace lead pipes.

Councilman Grandelis wished to notify any other residents who have received this letter that they will be contacted as to when their piping will be prepared.

The Water Service providers have been in contact with DPW, so that they may coordinate together to replace the piping when the DPW is milling and repaving streets.

Mayor Zeigler requested that Councilman Grandelis put together a brief notice to be provided to the public on the Borough of Leonia's website. Councilman Grandelis agreed to do so.

### **Issues of the Past Two Weeks Nationally – Mayor Zeigler**

Mayor Zeigler made mention that several members of the Governing Body requested to speak as to the issues of the past two weeks nationally. He asked that all Governing Body members to briefly come forward so that they may have an opportunity to speak as to where they stand.

Councilman Fusco stated that his initial response is that he is surprised of the amount of vitriol that has come out of the responses of members of the Senate and House who have called on their constituents to get into the faces of those they oppose to the point that law enforcement must get involved. Councilman Fusco feels that if some members of the public have opposition to the decisions made by the Supreme Court, it does not give them the right to violate their civil rights and safety. Councilman Fusco also found it completely unacceptable and abhorrent for members of the Legislative Body to utilize children as a pawn in making their positions heard.

Councilwoman Terrell, stated that for those that are disappointed by the decisions of the Supreme Court, they have a duty to vote and get involved in our democracy and make a change.

Councilman Ziegler, echoes the sentiments of Councilwoman Terrell. Councilman Ziegler is concerned over the future of the country and our democracy. There is a crisis in leadership in the country where there are a group of leaders who are incapable in office. Councilman Ziegler feels that the issue is being exacerbated by the fact that there is a lack of term limits to prevent career politicians.

Mayor Zeigler agreed with Councilman Ziegler's sentiments and feels that what we are facing is the destruction of our democracy if this continues. The Judicial Branch of the US Government is not intended to render decisions based on partisanship but by the Law. They have asserted themselves as the most partisan branch of government through their decisions over concealed carry and the overturning of *Roe v. Wade*. These decisions display in the most hideous way the raw partisanship of the judges that led this charge. It is this obligation to render these decisions but also not to lie under oath. Mayor Zeigler stated that as elected officials and citizens of this county they have a moral obligation to stand up and protest. Mayor Zeigler stated that if Justice Clarence Thomas is permitted to go unchecked, it will lead the dismantling of our democracy. Mayor Zeigler stated that voters must be educated and active in order to remove politicians who endanger our democracy.

Councilwoman Davis stated that as a teacher, the decision relating to concealed carry in New York gave her two weeks of nightmares. Councilwoman Davis mentioned that Thomas Jefferson is quoted as saying that the separation of church and state is absolutely necessary for a free society. Councilwoman Davis believes the Supreme Court is infringing on this separation by bringing their own personal religion into their decision-making. Councilwoman

Davis encouraged those watching to follow her social media to view her posts of various informative guides as to what can be done to challenge these decisions and remove those in office who are proponents of them.

***Adjournment:***

There being no further business to come before the Mayor and Council, on a motion by Councilman Ziegler, second by Councilwoman Terrell, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Jonathan Mandel,  
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