



BOROUGH OF LEONIA

COUNCIL- Regular
~ Minutes ~

Trina Lindsey, Borough Clerk

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

July 6, 2022

7:30 pm

Leonia Senior Center

A Regular Meeting of the Mayor and Council of the Borough of Leonia was held in person at the Leonia Senior Center at 305 Beechwood Place, Leonia, NJ, and virtually via GoToMeeting on July 6, 2022. The meeting was called to order at 7:30 pm by Council President Flaim.

Those present were led in the Flag Salute by Councilman Fusco.

Council President Flaim 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 11th 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: Council President Flaim, Councilwoman Maureen Davis, Councilman Pasquale Fusco, Councilman Louis Grandelis, Councilwoman Joanne Terrell, and Councilman William Ziegler

ABSENT: Mayor Judah Zeigler

ALSO PRESENT: Borough Administrator Andrea Wardrop
Borough Attorney Brian Chewcaskie
Borough Planner Sanyogita Chavan
Deputy Borough Clerk Jonathan Mandel

Public Comment

The record will reflect that no member of the public was present to make a comment and that no such comments were entered into the chat window accessible through GoToMeeting nor via the United States Postal Service or Email.

Reports

Council President Flaim

Library Board of Trustees

Council President Flaim explained that the library is adjourned for the summer, but she encouraged the public please visit the library's website.

Finance & Human Resources Committee

Council President Flaim explained that the first meeting of the Capital Budget Planning Committee took place and they are starting the process of meeting with various departments to discuss their requests.

Councilwoman TerrellLaws & Ordinances Committee

Councilwoman Terrell explained that the Laws & Ordinances Committee did not meet in June and would not be meeting in July, because some work session items need to be discussed.

Board of Education

Councilwoman Terrell stated that school starts back up in September.

Councilman ZieglerFacilities Committee

Councilman Ziegler stated that in reference to the new municipal building, they are on schedule. He continued to explain that they encountered a situation with the soil. He stated that the discovery of clay in the soil creates expense and delay, but It is better discovered now than later.

Historical Preservation Commission

Councilman Ziegler stated that the Historical Preservation Commission did not meet this month so he has nothing to report.

Environmental Commission

Councilman Ziegler stated that the Environmental Commission did not meet this month so he has nothing to report.

Shade Tree Commission

Councilman Ziegler explained that the Shade Tree Commission participated in the walk along Broad Avenue that was arranged by the administrator. He explained the benefit of the walk and expressed appreciation for the volunteers to the town.

Library Board of Trustees

The Library Board has adjourned for the Summer. Residents are encouraged to visit the library's website to view its programs.

Finance & Human Resources Committee

The first meeting of the Capital Budget Committee, overseen by the Finance Committee began last week. The process of meeting with the various departments has begun.

Councilwoman Davis

Please see attached the May 2022 Police Committee Report

[May 2022 Police Committee Report](#)

Board of Health

Councilwoman Davis stated that the Board of Health is working with the Borough Administrator to publish an advertisement for the registrar position.

There will be no other meeting in July other than for interviewing.

Councilman Fusco

Department of Public Works

Please see attached the Department of Public Monthly Report for May 2022

[May 2022 Department of Public Works Report](#)

Building Department

Please see attached the May 2022 Construction Permit Activity Report and the Cash Receipts Audit Report

[May 2022 Construction Permit Activity Report](#)

[May 2022 Cash Receipts Audit Report](#)

Planning Board

Councilman Fusco reported that the Pacific Outdoor billboard was extended. He explained that three applications were reviewed, one of which was approved with consideration. He explained the three plans and where they currently stand.

Councilman Grandelis

Fire Department

Councilman Grandelis reported that the Fire Department met on June 28, 2022. Councilman Grandelis continued to talk about the statistical numbers for the months of May and June.

EMS

Councilman Grandelis reported on the statistics for Emergency Medical Services.

Recreation Commission

The Recreation Commission met on June 21, 2022 with its next meeting scheduled for July 19, 2022.

Councilman Grandelis spoke on the activities being done by the Recreation Commission, including some statistics on each of the events.

Borough Administrator's Report

Borough Administrator Wardrop reported on the new municipal building, stating that the project team continues to meet every Tuesday morning.

The electric vehicle charging station in Beechwood Lot is fully installed and awaiting an ordinance to set the fees. The ordinance is hoped to have its first reading on July 18, 2022.

The Capital Budget has begun its review process and the finance committee met to discuss the budgets for Library, DPW, and Recreation. The next meeting will be for the Administration Department.

A lot of the Borough Administrators' time has been spent on recruitment, with various new recruitments in process.

Borough Administrator Wardrop reported on the senior center technology solutions. A representative from CTCI is in attendance to ensure that the meeting goes smoothly with the new technology.

The Salary Ordinance was adopted and provided by the CFO. Two amendments are required to be made that will be brought before the Governing Body. The newly appointed CFO Cameron Keng is reviewing the spreadsheets and is ensuring that they are consistent with the salary ordinance.

New borough intern Jillian Falt will be working with Borough Attorney Brian Chewcaskie.

The field walk was a great chance to review various projects.

The Englewood Health EMT site is hoped to be brought to the Leonia Senior Center once its drainage system project is completed. This will be discussed further at a future meeting.

Borough Attorney's Report

Borough Attorney Chewcaskie reported on various agreements and projects underway in the borough.

Borough Engineer's Report

Administrator Wardrop read some highlights reported by Borough Engineer Drew DiSessa in his absence.

Consent Resolutions

RES. 2022-173 Authorize Serving Alcohol at Wood Park for Oktoberfest
[2022-173 Authorize Serving Alcohol at Oktoberfest.pdf](#)

RES. 2022-174 Authorize Tax Refund
[2022-174 Authorize Tax Refund.pdf](#)

RES. 2022-175 Authorize New Pool Hires
[2022-175 Authorize New Pool Hires.pdf](#)

RES. 2022-176 Salary Resolution
[2022-176 Salary Resolution.pdf](#)

RES. 2022-177 Authorize Advertisement for DPW Laborer
[2022-177 Authorize Advertisement for DPW Laborer.pdf](#)

RES. 2022-178 Authorize Salary Increase for Department of Public Works Superintendent
[2022-178 Authorize Salary Increase for DPW Superintendent.pdf](#)

RES. 2022-179 Authorize New Position Title – Assistant DPW Superintendent and Promotion
[2022-179 Assistant DPW Superintendent.pdf](#)

RES. 2022-180 Authorize Signatures on Borough Drafts / Checks
[2022-180 Authorized Depository & Signatures.pdf](#)

RES. 2022-181 Authorize Application for NJDOT Municipal Aid – Broad Avenue Section 12.pdf
[2022-181 Authorize Application for NJDOT Municipal Aid – Broad Ave Section 12.pdf](#)

~~**RES. 2022-182 Authorization to Approve an Amendment / Change Order for the Cost to Prepare the Housing Element and Fair Share Plan of the Borough of Leonia**~~
~~[2022-182 H2M Associates Change Order 1 Housing Element and Fair Share Plan.pdf](#)~~

Councilman Ziegler inquired as to Resolution # 2022-174, asking as to what qualifies for a tax exemption.

Borough Attorney Chewcaskie explained that the resolution is consistent with state statutes.

Councilwoman Davis asked for clarification on Resolution 2022-176, about an employee name difference.

Administrator Wardrop clarified the name and confirmed it was not a typo.

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

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

Council President Flaim: aye
 Councilwoman Davis: aye
 Councilman Fusco: aye

Councilman Grandelis: aye
 Councilwoman Terrell: aye
 Councilman Ziegler: aye

RES. 2022-182 Authorization to Approve an Amendment / Change Order for the Cost to Prepare the Housing Element and Fair Share Plan of the Borough of Leonia

[2022-182 H2M Associates Change Order 1 Housing Element and Fair Share Plan.pdf](#)

Councilman Ziegler noticed that Resolution #2022-182 was left out of the Consent Agenda vote in error.

Motion by Councilman Ziegler, second by Councilman Fusco, that the RES. 2022-182 be approved.

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

Council President Flaim: aye
 Councilwoman Davis: aye
 Councilman Fusco: aye

Councilman Grandelis: aye
 Councilwoman Terrell: aye
 Councilman Ziegler: aye

Unfinished Business

Redevelopment Plan and Proposal – H2M

Councilman Fusco explained that the process started three years ago and has gone through many iterations.

Borough Attorney Chewcaskie added that there have been a lot of actions regarding redevelopment in the municipality. He spoke on the steps that have been taken and the steps that need to be taken.

Borough Planner Chavan offered to answer any questions the council might have about the redevelopment plan.

Councilman Grandelis asked if Borough Planner Chavan could give a quick summary of the study done for the area in need of redevelopment.

Borough Planner Chavan summed up the study for the council.

Councilman Ziegler asked if there were any other proposals considered, or if the town went forward with H2M without other proposals.

Borough Attorney Chewcaskie answered that normally you would not go outside of your planner because they are appointed as the planner for the borough.

Councilman Ziegler asked Borough Planner Chavan if the two areas are typically done as one proposal or should be done as two.

Borough Planner Chavan answered that for efficiency, it was done as a single proposal. She also explained that grouping them will open up the options of what you chose to do with them.

Councilman Ziegler asked a question about the applicant and the requirements for moving forward.

Borough Planner Chavan clarified this for the councilman.

Councilman Ziegler continued to ask Borough Attorney Chewcaskie about this process. He asked if they are stuck once they have made a decision.

Borough Attorney Chewcaskie answered on this explaining that yes, you would be locked in. He further spoke on how to deal with this issue.

Councilman Ziegler asked Borough Planner Chavan if the plan is introduced before the public hearing.

Borough Planner Chavan confirmed that this is the case, and went on to explain the process.

Borough Attorney Chewcaskie added to this and suggested the governing body. He suggested that the governing body hold an additional hearing before bringing it to the planning board.

Borough Planner Chavan agreed with Borough Attorney Chewcaskie on this.

Councilman Ziegler asked about a piece of the proposal that mentioned the forming of an ADHOC committee to serve as an advisory committee, and he asked who would typically serve on this.

Borough Planner Chavan explained that this is just an advisory and not a requirement.

Councilman Fusco added on to this, explaining all the work that has been done up to this point. He expanded that they already have a group that has been acting in the capacity of an ADHOC committee.

Borough Attorney Chewcaskie also added that North Bergen has a committee that oversees these kinds of developments.

Councilman Fusco continued to explain the reasoning behind the area in need of redevelopment.

Borough Attorney Chewcaskie added that his recommendation is to put it to resolution next.

Housing Element and Fair Share Plan – H2M

Borough Attorney Chewcaskie explained the process by which the borough has arrived at where it is regarding housing and its regulations. He also spoke on the requirements moving forward.

Borough Planner Chavan gave a presentation on the Leonia Housing Element and Fair Share Plan.

Councilman Fusco clarified that the obligation of the borough has to be met by 2025. Borough Planner Chavan confirmed this.

Borough Attorney Chewcaskie expanded on this answer and explained that the plan has to provide a realistic opportunity for the housing to be built.

Councilman Fusco stated that he does not want what happens in Englewood Cliffs to happen.

Borough Attorney Chewcaskie informed the council that the borough is not following the same path and that the professionals are protecting them from this outcome.

Borough Planner Chavan added that the planning board discussed this in the memo that was circulated to the governing body.

Councilman Ziegler asked about the current affordable housing in Leonia.

Borough Planner Chavan answered that this housing was accounted for.

Borough Attorney Chewcaskie expanded on this and stated how everything is documented and constantly updated.

Councilman Ziegler asked about the number of units, and Borough Planner Chavan gave him an answer and talked about how the units are determined.

Councilman Ziegler asked a question about the population regarding education funding.

Borough Planner Chavan and Borough Attorney Chewcaskie answered his question and explained. Borough Attorney Chewcaskie went on to expand that the experience dictates that these smaller apartments do not generate a lot of kids for schools. He also spoke on school populations in general.

New Business

Interest in Purchasing Lot 5 Block 1209 (282 Grand Avenue)

Borough Attorney Chewcaskie explained that a letter was received and he would like to have a presentation for the next Mayor and Council meeting. He talked about the reasons for purchasing a property like this, and what its uses could be.

Councilman Fusco clarified where the parcel in question falls into.

Borough Attorney Chewcaskie agreed with this.

Councilman Ziegler expressed that he is excited about this study and that he is looking forward to its results.

Borough Attorney Chewcaskie spoke on his past experiences and how they have been positive.

Construction Fee Ordinance

Borough Attorney Chewcaskie explained that the Construction Official, Mark Moeller, suggested that the fees be updated. He expanded that the fees have been made into an ordinance which has been drafted and reviewed by Construction Official Moeller and he believes it is ready to be put up for introduction at the next meeting.

Adjournment:

There being no further business to come before the Mayor and Council, on a motion by Councilman Ziegler, second by Councilwoman Davis, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 9:26 p.m.

Respectfully submitted,

Jonathan Mandel,
