



## BOROUGH OF LEONIA

COUNCIL- Work Session  
~ Minutes ~

Trina Lindsey, Borough Clerk

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

---

**July 18, 2022**

**7:30 pm**

**Leonias Senior Center**

---

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 July 13, 2022. The meeting was called to order at 7:30 pm 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, Council President Flaim, Councilwoman Maureen Davis, Councilman Pasquale Fusco, Councilman Louis Grandelis, Councilwoman Joanne Terrell, and Councilman William Ziegler

**ABSENT:** None

**ALSO PRESENT:** Borough Attorney Brian Chewcaskie  
Borough Engineer Drew DiSessa  
Borough Administrator Andrea Wardrop  
Borough Clerk Trina Lindsey  
Deputy Borough Clerk Jonathan Mandel

### ***Public Comment***

Visar Pepaj, 21 Ray Avenue, asked for guidance from the Mayor and Council on a water runoff issue on his home street. He expressed that has been working with the Department of Public Works, but it has not gone anywhere.

Mayor Zeigler asked if this is a new issue.

Mr. Pepaj answered that he thought there would be more drainage to protect the properties from flooding.

Mayor Zeigler responded that he is trying to get an understanding as to whether this issue has gotten worse over time. Mr. Pepaj answered that it has been consistently bad. Mayor Zeigler responded that the Borough Administrator should reach out and connect Mr. Pepaj with the Borough Engineer.

Mr. Pepaj added that there is a section of the sidewalk that has been pushed up by tree roots and asked who would be responsible for this.

Mayor Zeigler responded that it is the responsibility of the homeowner, but he would have the Administrator and Engineer come out and provide some clarity on this issue.

Mr. Pepaj stated that he would not like to see anyone get hurt due to this problem.

Mayor Zeigler thanked Mr. Pepaj for coming forward with this and offered his plan for correction.

### ***Appointments***

#### **RES. 2022-183 Authorize Appointment of Program Director – Recreation** [2022-183 Appointment of Recreation Program Director.pdf](#)

Mayor Zeigler confirmed with the Administrator that this position was advertised as per policy.

Motion by Councilman Grandelis, second by Councilwoman Terrell, that Resolution #2022-183 be approved.

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

Council President Flaim:	aye	Councilman Grandelis:	aye
Councilwoman Davis:	aye	Councilwoman Terrell:	aye
Councilman Fusco:	aye	Councilman Ziegler:	aye

### ***Approval of Minutes***

Motion by Council President Flaim, second by Councilman Fusco, and all members present voting in favor except for Councilman Ziegler who abstained, that the Minutes of May 16, 2022 Regular Meeting were approved.

### ***Introduction of Ordinances***

#### **Ordinance 2022-09** [ORD. 2022-09 – Amend ORD 2022-08.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 that after a review of the salaries, one of the traffic officers exceeded the maximum, so it is recommended that the ordinance be amended.

Mayor Zeigler asked if the Administrator sees any more possible issues, and she confirmed that she does not.

Motion by Council President Flaim, Second by Councilman Ziegler that ordinance 2022-09 be introduced and passed on first reading, and setting August 1, 2022 at 7:30 p.m. or as soon thereafter as the matter can be heard for second reading and adoption.

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

Council President Flaim:	aye	Councilman Grandelis:	aye
Councilwoman Davis:	aye	Councilwoman Terrell:	aye
Councilman Fusco:	aye	Councilman Ziegler:	aye

### **Ordinance 2022-10**

[ORD. 2022-10 – Construction Fees.pdf](#)

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

“An Ordinance to Amend and Supplement Chapter 123 Entitled ‘Fees’, Article I Entitled ‘Schedule of Fees’, Section 123-23 entitled ‘Uniform Construction Code’ of the Code of the Borough of Leonia.”

Councilman Fusco explained that this is to update the fee schedule to be more compliant with the statute at the suggestion of the building department.

Motion by Councilman Fusco, Second by Councilwoman Terrell that ordinance 2022-10 be introduced and passed on first reading, and setting August 1, 2022 at 7:30 p.m. or as soon thereafter as the matter can be heard for second reading and adoption.

Councilman Ziegler asked about a few of the sections of the ordinance. He expressed concern that there is no mechanism to go back and reconcile what was already paid.

Borough Attorney Chewcaskie answered that the applicant is taken at their word.

Councilman Fusco added that the building officials are very knowledgeable in these matters and they help to monitor these problems.

Mayor Zeigler stated that there is no mechanism to know the actual cost of the work, and asked if we have the right to establish something like this.

Borough Attorney Chewcaskie answered that there is no look back permitted, but that the means of determining these costs is very detailed.

Councilman Ziegler asked if there is a way to check on the permitted work.

Borough Attorney Chewcaskie confirmed that this happens.

Councilman Fusco offered that this would be very difficult to monitor.

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

Council President Flaim:	aye	Councilman Grandelis:	aye
Councilwoman Davis:	aye	Councilwoman Terrell:	aye
Councilman Fusco:	aye	Councilman Ziegler:	aye

**Ordinance 2022-11**

[ORD. 2022-11 – Fire Codes.pdf](#)

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

“An Ordinance to Amend and Supplement Chapter 136 Entitled ‘Fire Prevention’ of the Code of the Borough of Leonia.”

Borough Attorney Chewcaskie explained that the Fire Marshall suggested that the ordinance be updated to be in line with more current code standards.

Motion by Council President Flaim, Second by Councilman Grandelis that ordinance 2022-11 be introduced and passed on first reading, and setting August 1, 2022 at 7:30 p.m. or as soon thereafter as the matter can be heard for second reading and adoption.

Councilman Ziegler asked about the section where it discusses the appointment of the Deputy Fire Marshall and expressed concern over the wording.

Borough Attorney Chewcaskie confirmed that the line was mistyped and that the line should be altered.

Councilman Ziegler made a motion to amend the wording of this section to that suggested by Borough Attorney Chewcaskie. The Motion was seconded by Council President Flaim.

On a roll call, the vote to approve this amendment was recorded as follows:

Council President Flaim:	aye	Councilman Grandelis:	aye
Councilwoman Davis:	aye	Councilwoman Terrell:	aye
Councilman Fusco:	aye	Councilman Ziegler:	aye

On a roll call, the vote to approve Ordinance 2022-11 on first reading was recorded as follows:

Council President Flaim:	aye	Councilman Grandelis:	aye
Councilwoman Davis:	aye	Councilwoman Terrell:	aye
Councilman Fusco:	aye	Councilman Ziegler:	aye

**Consent Resolutions**

**~~RES. 2022-184 Authorize Bill List~~**

[2022-184 Authorize Bill List.pdf](#)

[Bill List Backup.pdf](#)

**RES. 2022-185 CFO Employment Agreement**

[2022-185 CFO Employment Agreement.pdf](#)

**RES. 2022-186 ABC Liquor License Renewal**

[2022-186 Renewal of ABC Liquor Licenses for 2022-2023.pdf](#)

**RES. 2022-187 Resolution Endorsing Housing Element Fair Share Plan**

[2022-187 Endorse Housing Element & Fair Share Plan.pdf](#)

**RES. 2022-188 Redevelopment Plan – H2M**

[2022-188 Accept H2M Redevelopment Plan Proposal.pdf](#)

**RES. 2022-189 Authorize Advertisement for Recreation Office Manager**

[2022-189 Authorize to Advertise for Recreation Office Manager.pdf](#)

Motion by Council President Flaim, second by Councilman Fusco, that the Consent Agenda

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

Council President Flaim:	aye	Councilman Grandelis:	aye
Councilwoman Davis:	aye	Councilwoman Terrell:	aye
Councilman Fusco:	aye	Councilman Ziegler:	aye

***Pulled for Discussion*****RES. 2022-184 Authorize Bill List**

[2022-184 Authorize Bill List.pdf](#)

[Bill List Backup.pdf](#)

Councilman Grandelis explained that his daughter is employed by the Recreation Department, meaning he has to abstain from the vote.

Motion by Council President Flaim, second by Councilwoman Davis, that Resolution #2022-81 be approved.

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

Council President Flaim:	aye	Councilman Grandelis:	abstain
Councilwoman Davis:	aye	Councilwoman Terrell:	aye
Councilman Fusco:	aye	Councilman Ziegler:	aye

***Unfinished Business*****Wood Terrace and Lakeview Avenue Stormwater Drainage Issues – Drew DiSessa**

Borough Engineer DiSessa gave a presentation on the Storm Water Drainage issues and a study that was performed.

Mayor Zeigler asked if we need permission to do anything, and Borough Engineer DiSessa confirmed this. The mayor suggested reaching out to Englewood's Engineer first and foremost.

Councilman Ziegler asked which of the two options presented was the cheaper option.

Borough Engineer DiSessa explained the bypass was the more expensive alternative.

Mayor Zeigler recommended that we immediately proceed, plan for and budget for the long-term solution.

Council President Flaim asked Borough Engineer DiSessa about a retention basin in the area of the Methodist Church and expressed concern.

Borough Engineer DiSessa confirmed her concerns.

Council President Flaim asked about Fort Lee's responsibility.

Borough Engineer DiSessa offered that we can look into this and then explained the plans he has come up with from his initial study.

Mayor Zeigler expressed that the town is bearing the brunt of the stormwater problem. He also added that he believes we need to start the first steps toward remediation.

Councilman Grandelis asked about sealing off the basins and what the consequences could be for doing this.

Borough Engineer DiSessa stated that there is a consequence that would have to be looked into.

Councilman Grandelis stated if there was a way in the design to think about potential other uses for the pipes or conduits that are created, they should be explored.

Mayor Zeigler stated that this should have some capital money appropriated toward this in the capital budget. He asked if there is any money that could be used for this.

Administrator Wardrop offered that the ARP funding could help with this.

Mayor Zeigler stated that he does not think that is the solution, but that there needs to be money allocated toward this.

Councilwoman Davis asked if there is an estimate of how long each of the two phases of the project would take.

Mayor Zeigler offered that the short-term solution is about eight months, but the long-term is eighteen to twenty-five.

Councilwoman Davis asked if this solution could also help alleviate the neighborhoods other than the ones mentioned.

Borough Engineer DiSessa answered that the areas are not connected in a way that would affect the other areas. He offered that they would look into these things but that they probably will not be affected.

Mayor Zeigler stated that he believes that there is a correlation between the runoff and the repaving of Grand Avenue. He asked that Borough Engineer DiSessa bring back more detailed plans and it could be discussed in more detail in the future.

---

**Electric Vehicle Charging Stations – Fees, Locations, Policy Issues – Bill Ziegler  
&  
Electrical Vehicle Ordinance – Brian Chewcaskie / Andrea Wardrop / Bill Ziegler**

Councilman Ziegler explained that he put together some recommendations on the questions of open charger regulations.

Mayor Zeigler asked for clarification on whether or not there is a deadline for this topic of discussion.

Councilman Ziegler explained that there is a decision that needs to be made concerning where and how many chargers need to be placed, though there is no active deadline. He went on to recommend that they stay ahead of the curve.

Mayor Zeigler stated that there are certain lots outside their jurisdiction. He asked what the first step should be.

Councilman Ziegler asked if there could be a consensus for the recommendations that he put forth to the governing body.

Mayor Zeigler cautioned about locking themselves into any one technology as the technology is still evolving.

Councilwoman Terrell asked to add another point of discussion on parking permit policy in regards to types of vehicles parking.

Mayor Zeigler agreed with her point of including this topic in the discussions.

Councilman Ziegler offered that the Borough Administrator can go back and develop a plan that the governing body can discuss.

Mayor Zeigler stated that he would like to fast-track an ordinance about this.

Borough Attorney Chewcaskie added that an ordinance already exists for this topic, but just needs amendments to discuss these points.

Administrator Wardrop offered some additional data on some neighboring towns and their ordinances around this topic.

Mayor Zeigler asked if an agreement is needed to put this into operation. The Borough Administrator confirmed that an agreement has to be made with a third party to move forward. Mayor Zeigler asked about the charge fees, and Borough Attorney Chewcaskie answered.

Mayor Zeigler, Administrator Wardrop, and Borough Attorney Chewcaskie discussed the details of this agreement.

Councilwoman Terrell stated that there is value in having people come into Leonia's downtown to spend their money. Administrator Wardrop added that the question is how long people can be allowed to stay in the charging spots. Encouraging economic

development could be done by charging lesser fees. She went on to ask if the governing body wants to charge higher fees.

Councilwoman Terrell offered some explanation on the chargers and their functionality. She also asked that there be some guidance on this and the maximum amount of time one could spend.

Mayor Zeigler suggested that this be sent back to the laws and ordinance committee to be discussed at length.

### **Borough Owned Vacant Land Analysis – Bill Ziegler / Brian Chewcaskie**

Borough Attorney Chewcaskie explained that Councilman Ziegler requested that the borough-owned lots be evaluated. He stated that a PowerPoint presentation was prepared by Intern Jillian Falt for the governing body. He questioned what the governing body would like to do from here, and offered some options.

Mayor Zeigler made special mention of one of the properties on the list. He then questioned the amount of work, time, and cost that would be put into this.

Borough Attorney Chewcaskie suggested that the governing body reviews the list and comes up with a decision if any of the properties should be sold.

Mayor Zeigler responded that he would like to get more information before making a proper decision.

Borough Attorney Chewcaskie suggested that the borough gather some more information on each of the properties, including photos for the governing body.

Mayor Zeigler spoke on a few more of the properties and what he knows about their circumstances. He agreed with Borough Attorney Chewcaskie's suggestion of gathering more information. He then made a recommendation of which property to start with.

### **Elevator Inspection Service Program – Pasquale Fusco / Dave Haenelt**

Dave Haenelt, Fire Marshall, explained that they would like to switch from the state performing elevator inspections and have a private company handle it. He explained why this switch is recommended. He added that doing this would allow the town to make a profit off of the inspections.

Mayor Zeigler asked what was needed from the governing body.

Fire Marshall Haenelt explained that they needed permission to make the switch.

Councilman Fusco expanded on this stating that there are fees to be charged to the residents and it would be at no cost to the borough. The company in question has agreed to do the Borough elevators in all new and old buildings.

Mayor Zeigler confirmed there were no objections to continuing.

### **Leonia Day – Bill Ziegler**



Councilman Ziegler asked if the governing body could set a date for Leonia Day.

The Council deliberated this and decided on May 21, 2022.

Mayor Zeigler added that a check was given to the Borough for a prior commitment. The governing body discusses this commitment.

### ***New Business***

#### **Enforcing Property Maintenance Rules at Construction Sites – Bill Ziegler**

Councilman Ziegler explained in detail about a specific location where there was a situation regarding property maintenance violations. He asked property maintenance how this could be handled, with them answering that they were not given the proper information to handle this. Councilman Ziegler suggested that the property maintenance department should get together with the building department to improve communication between the two departments.

Mayor Zeigler questioned their lack of knowledge. He posed the question to Councilwoman Davis.

Councilwoman Davis asked about the violation in question.

Mayor Zeigler clarified that this is an issue of property maintenance and not construction violations.

Councilwoman Davis agreed that the types of violations do matter.

Mayor Zeigler clarified that there are property maintenance ordinances to be enforced regardless of construction or not. He went on to agree that there should be closer communication between property maintenance and the building department.

Councilman Ziegler stated that the building department is lacking eyes on the town, he is hoping to have the police department act as eyes for the building department to spot violations.

Councilwoman Davis questioned this, stating that she has no prior discussions with the police department indicating that they would be open to this idea.

Mayor Ziegler added that the bigger issue is the greater need for local ordinance enforcement.

Councilwoman Davis asked for a chance to speak with the chief of police about the issue of property maintenance.

Mayor Zeigler and Councilwoman Davis discussed the difference between ordinance enforcement and property maintenance.

Councilman Ziegler agreed with Mayor Ziegler and stated that he had spoken with the chief of police.

Mayor Zeigler asked that Councilwoman Davis discuss this at the next police commission meeting.

**Capital Budget Discussion – Bernadette Flaim**

Council President Flaim explained that the various departments met to discuss the capital budget. After those conversations, everyone came back together and they believed it was important that the governing body have a chance to discuss this.

Mayor Ziegler stated that he does not believe the governing body had ample time to review this information.

Councilman Ziegler requested that this not be discussed tonight as some numbers have changed and it needs to be rediscussed at a finance committee meeting

Council President Flaim agreed that it is important that the Borough Administrator has a chance to review the document again.

Administrator Wardrop expressed concern over pushing this another month out causing a delay in projects.

Mayor Zeigler asked if the document could be split and the more important projects be pushed forward. He expressed concern over the time he has had to review the projects.

Administrator Wardrop explained a few projects that need immediate attention.

Mayor Zeigler asked if the roads on the list represent the highest priority.

Administrator Wardrop confirmed that they are the priority. She also stated that she spoke to the Engineer and received his recommendation, which she expressed to the governing body.

Councilman Ziegler explained that he found something on the list that he did not believe was a priority.

Mayor Zeigler asked if there were any objections from the governing body.

There were no objections.

**Zoning (Home Occupation / Professional Office) Ordinance – Brian Chewcaskie**

Mayor Zeigler and Brian Chewcaskie decided to push this discussion to the next meeting.

Councilman Ziegler requested that the next meeting include a discussion on sidewalk policy.

**Adjournment:**

There being no further business to come before the Mayor and Council, on a motion by Councilman Ziegler, second by Councilman Grandelis, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 9:41 p.m.

Respectfully submitted,  
Jonathan Mandel,

---