



## BOROUGH OF LEONIA

COUNCIL- Regular Meeting  
~ Minutes ~

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

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**August 1, 2022**

**7:30 pm**

**Leonía Senior Center**

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A Regular Meeting of the Mayor and Council of the Borough of Leonía was held in person at the Leonía Senior Center at 305 Beechwood Place, Leonía, NJ, and virtually via GoToMeeting on August 1, 2022. The meeting was called to order at 7:34 by Mayor Zeigler.

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

A moment of silence was held in memoriam of longtime Leonía resident Bernard Neugebauer. Mr. Neugebauer was a longtime member of the Leonía Recreation Commission and a founding member of the Leonía Taxpayers Association.

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 Bernadette Flaim,  
Councilman Pasquale Fusco, Councilwoman Joanne Terrell

ABSENT: Councilwoman Maureen Davis, Councilman Louis Grandelis,  
Councilman William Ziegler

ALSO PRESENT: Borough Attorney Brian Chewcaskie  
Borough Administrator Andrea Wardrop  
Borough Clerk Trina Lindsey

**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.

Alec Melman, 172 Highwood Avenue, sent in a letter to be read as part of the public comment portion of the meeting. Mayor Zeigler read the entirety of Mr. Melman's letter verbatim. The letter in question contained suggestions to the Borough Engineer as to walkway safety and other considerations based on a walkthrough of the Borough that has recently been held. Mayor Zeigler stated that his opinions and considerations shall be passed onto the Borough Engineer for his own review.

**Appointments****RES. 2022-190 Appointment of DPW Laborer**  
**[2022-190 DPW Laborer Full-Time Michael Hernandez.pdf](#)**

Motion by Council President Flaim, Second by Councilman Fusco, that RES. 2022-190 be approved.

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

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

**RES. 2022-191 Appointment of DPW Laborer**  
**[2022-191 Martious Alain White II DPW Temporary Laborer.pdf](#)**

Motion by Council President Flaim, Second by Councilman Fusco, that RES. 2022-191 be approved.

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

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

Board of Health

Mayor Zeigler made the following appointments to the Board of Health:

Soo Chung, Alternate I	Term Expiration 12/31/2024
Jamie Sclafane, Alternate II	Term Expiration 12/31/2022

Motion by Council President Flaim, Second by Councilman Fusco, that the Board of Health appointments are approved.

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

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

***Reports*****Council President Flaim**Library Board of Trustees

The Library Board of Trustees is on summer hiatus but is working on generating wonderful programs for adults, teens, and children. Currently, the Library is working on a summer school reading program. Council President Flaim encourages and invites everyone in the community to take a moment to visit the Leonia Library's website and other social media platforms to learn what new and exciting events and programs they will be hosting throughout the summer.

Finance & Human Resources Committee

The Finance & Human Resources Committee will be meeting on Thursday, August 4, 2022, and Tuesday, August 9, 2022. These meetings will be held to discuss the current state of the Finance Office in Borough Hall as well as the various capital budget issues. Council President Flaim is looking forward to working more with new Chief Financial Officer Cameron Keng on all things finance.

**Councilman Fusco**Department of Public Works

Please see attached below the Department of Public Works Monthly Report for July 2022

[July 2022 Department of Public Works Report](#)[Building Department](#)

Please see attached below the July 2022 Construction Permit Activity Report and the Cash Receipts Audit Report.

[July 2022 Construction Permit Activity Report](#)[July 2022 Cash Receipts Audit Report](#)[Planning Board](#)

Various residential applications were heard before the Planning Board during the month of July.

492 Park Avenue's application was approved in regard to the construction of a garage. This was an ongoing application, with the applicant coming back to the Planning Board with all the changes and recommendations requested by the Planning Board during their last hearing.

282 Grand Avenue's hearing included additional testimonies regarding the removal of unpermitted constructions and variances related to the improvement of the property's parking situation. The applicant, being represented by local architect Peter Pulice, will return the following month with revised plans addressing the Planning Board's comments.

284 Avenue Glenwood had the approval of minor variances related to an addition of an attached garage at this address.

164 Spring Street had an applicant come in to request the installation of a smaller-than-required parking space for off-street parking at the residence. The application was denied as the Planning Board determined that it would set a precedent for future applications of a similar type.

131 Fort Lee Road, Councilman Fusco was not there to hear the testimony in its entirety but it was completed and was in reference to a new apartment building. The applicant has agreed to hold off on calling for a vote until October.

The Pacific Outdoor billboard heard additional engineering testimony on the application to erect a digital billboard. A number of residents attended the testimony to ask any questions about the application. The applications review continues with the Planning Board

**Councilwoman Terrell****Law and Ordinances Committee**

The Law and Ordinances Committee did not meet in the month of July.

**Board of Education**

The Board of Education did not meet in the month of July.

**Mayor's Report**

Mayor Zeigler made reference to a recent Boil Water Advisory from Veolia due to a water main break. Veolia took samples of the water supply and found higher than normal levels of E. coli. The mayor was impressed with the responsiveness and proactivity of the Veolia representative and of their staff. 400 bottles of clean water were provided each day that the Boil Water Advisory was in effect to Leonia's Senior Housing Facility.

The Borough of Leonia is once again inundated with traffic issues, with Mayor Zeigler forwarding resident comments from Leonia Talks to Senator Gordon M. Johnson. Mayor Zeigler requested Senator Johnson's assistance in helping to resolve the situation.

Mayor Zeigler took a tour of the Leonia Highschool to see work that has been performed to repair damage from Hurricane Ida. The mayor was impressed with the newly planned educational programs and invited residents to also ask to learn more about the new programs.

Superintendent of Schools Edward Bertolini requested that their architect provide the Board of Education and Mayor and Council with an estimate for the construction of a field house on the turf field.

A notification was received earlier today from the Bergen County Mosquito Control Commission as to a spraying event to occur on Friday, August 5, 2022 between the hours of 3:30 A.M. and 6:00 A.M. In the event that it rains, the spraying will be postponed to Monday, August 8, 2022. Residents are encouraged to keep their windows closed throughout the duration of the event. A Borough Nixle shall be issued with an attached fact sheet regarding the pesticide, known as Duet, being used.

**Borough Administrator's Report**

The Municipal Building Construction Project continues with weekly meetings held to discuss its progress. The contractor of the project, GPC Inc. meets with the Borough of Leonia Bi-Weekly and is currently awaiting the removal of soil from the site to continue construction.

On July 20<sup>th</sup>, a meeting with CTCI was held to discuss the Borough's audiovisual and other technological needs for the Municipal Building Construction Project. CTCI is to use the information gained through this meeting to prepare an updated inventory as well as a cost estimate to present to staff in the facilities committee.

The Capital Budget was sent back to the Governing Body for discussion during the August 15<sup>th</sup> Work Session Meeting, however, there was a Road Improvement Project that was approved to be sent to the Borough's Bond Counsel. Borough Administrator Wardrop was able to meet with the Bond Counsel and a \$670,000 Bond Ordinance can be seen up for introduction at tonight's meeting.

The Finance Committee is scheduled to meet Tuesday, August 4, 2022, and Tuesday, August 9, 2022 in order to discuss and review the Capital Budget. The Capital Budget shall be brought back for discussion Monday, August 15, 2022.

The recruitment of DPW Laborers was a great success, with two candidates up for an appointment at this meeting.

The Recreation is currently seeking an Office Manager/Administrative Assistant.

The technology solutions project for the Senior Center is currently in the state of awaiting delivery of cameras and microphones as recommended by CTCI. It is currently expected that the items shall be delivered in August.

The adoption of the amended salary ordinance is up for adoption later in this meeting, with changes such as a salary for Traffic Officers and the stipend for the Treasurer.

The Board of Education Mechanic Shared Service Agreement is underway and shall be brought to the Mayor and Council at a future meeting.

Chief Financial Officer Cameron Keng has hit the ground running, already presenting his findings to the Finance Committee. A meeting shall be held on Thursday, August 4, 2022 to further discuss his findings and procedures going forward.

Michelle Netusil, the Borough's Health Inspector, resigned recently. The Borough's new temporary health inspector, Gin Bae, shall be serving in the role until a permanent replacement is made by Mid-Bergen Health.

The 2021 Audit is officially underway, with it taking approximately three weeks to be brought to completion.

The Borough Administrator shall be discussing with multiple individuals to gain information in regards to Electric Vehicle Charging Stations, which shall be reported upon at the August 15, 2022 Work Session Mayor and Council Meeting.

The Borough Administrator worked with intern Jillian Fault in order to collect photos of the irregular parcels. The photos have been collected and her report is currently under review by Borough Attorney Brian Chewcaskie.

**Borough Attorney's Report**

Borough Attorney Brian Chewcaskie stated that the completed lease agreement for Downes Tree Service was provided to the Mayor and Council, with it being up for acceptance at tonight's meeting.

In addition, various ordinances are up for adoption that was introduced at the previous meeting on July 18, 2022.

**Borough Engineer's Report**

Borough Administrator Andrea Wardrop provided the Engineer's Report in lieu of the absence of Borough Engineer Drew DiSessa.

The Community Development Block Grant project for improvements to the Leonia Senior Center Lower Level is underway, going out to bid recently. It is anticipated for the bid opening to be on August 9, 2022.

The Borough Engineer is preparing a report and scope for the Wood Terrace Drainage project for short-term and long-term solutions. The same is being done for the Lakeview Avenue Drainage project. The Borough Administrator has been in contact with the interim Borough Administrator of Englewood, as well as his replacement.

Councilwoman Terrell inquired as to audits for stormwater drainage, to which the Borough Administrator stated that she will be in attendance for a webinar regarding the topic.

***Adoption of Ordinances*****Ordinance 2022-09**

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 ORD. 2022-09 is an amendment to the previously adopted ORD. 2022-08 as it required two corrections. In particular the salary for traffic officers and the stipend for the treasurer.

Let the record show that no members of the public came forward either virtually or in person during the public hearing of Ordinance 2022-09.

Motion by Councilwoman Terrell that the foregoing ORD. 2022-09 be passed and adopted on second reading. Second by Council President Flaim

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

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

**Ordinance 2022-10**

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

ORDINANCE 2022-10- 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

Borough Attorney Brian Chewcaskie explained that this ordinance updates the fees of the building department with those suggested by the Construction Official. The fees are aligned with those traditionally requested by other municipalities.

Let the record show that no members of the public came forward either virtually or in person during the public hearing of Ordinance 2022-10.

Motion by Councilman Fusco that the foregoing ORD. 2022-10 be passed and adopted on second reading. Second by Councilwoman Terrell.

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

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

**Ordinance 2022-11**

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 Brian Chewcaskie explained that in accordance with the Borough of Leonia’s Fire Official this ordinance was written to replace the current fire code.

Let the record show that no members of the public came forward either virtually or in person during the public hearing of Ordinance 2022-11.

Motion by Councilwoman Terrell that the foregoing ORD. 2022-11 be passed and adopted on second reading. Second by Council President Flaim

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



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

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

#### **Ordinance 2022-12**

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

BOND ORDINANCE TO AUTHORIZE THE IMPROVEMENT OF CHRISTIE HEIGHTS STREET, LEYLAND DRIVE AND VAN ORDEN AVENUE IN, BY AND FOR THE BOROUGH OF LEONIA, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$670,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Borough Administrator Wardrop explained that this ordinance is being introduced in order to help fund various road improvement projects. This project was identified during the 2022-2027 Capital Budget process and discussed at the July 18<sup>th</sup> Work Session. These improvements will partially be funded by the New Jersey Department of Transportation with a Municipal Aid Grant in the amount of \$211,000. The total appropriation for this project will be \$670,000.

Motion by Council President Flaim, Second by Councilman Fusco that ORD. 2022-12 be introduced and passed on first reading, setting August 15, 2022 at 7:30 p.m. or as soon thereafter as the matter can be heard for second reading and adoption.

Mayor Zeigler asked if as indicated during the July 18<sup>th</sup> Work Session that these roads were indeed roads designated as a high priority, to which the Borough Administrator confirmed they were.

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

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

#### **Ordinance 2022-13**

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

AN ORDINANCE REPEALING ARTICLE IV (SECTIONS 11-19 THROUGH 11-20) ENTITLED "CAPITAL BUDGET PLANNING COMMITTEE" OF CHAPTER 11 ENTITLED

“BOARDS, COMMITTEES AND COMMISSIONS”, OF THE CODE OF THE BOROUGH OF LEONIA

Borough Attorney Chewcaskie explained that as the Capital Budget Planning Committee is no longer functioning and that members have already expressed similar sentiments, it was decided that it would be best to repeal the committee.

Motion by Council President Flaim, Second by Councilwoman Terrell that ORD. 2022-13 be introduced and passed on first reading, setting August 15, 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:	absent
Councilwoman Davis:	absent	Councilwoman Terrell:	aye
Councilman Fusco:	aye	Councilman Ziegler:	absent

### ***Consent Resolutions***

#### **RES. 2022-192 Authorize Bill List**

[2022-192 Authorize Bill List.pdf](#)

[2022-192 Bill List Back Up.pdf](#)

#### **~~RES. 2022-193 Jose Marty Retirement Announcement~~**

~~[2022-193 Retirement of DPW Equipment Operator.pdf](#)~~

#### **RES. 2022-194 Pennoni Engineering – Geotechnical Services Related to the New Municipal Building**

[2022-194 Pennoni Associates Geotechnical Services.pdf](#)

#### **RES. 2022-195 Change Orders No. 4 and No. 5 – Municipal Building Construction Project**

[2022-195 Change Orders No. 4 and No. 5 – Municipal Building Construction.pdf](#)

#### **RES. 2022-196 DTS Lease Agreement**

[2022-196 DTS Trucking, LLC LEASE AGREEMENT.pdf](#)

#### **RES. 2022-197 Authorize Contract with 3<sup>rd</sup> Party Elevator Inspection Services – Municipal Inspection Corporation**

[2022-197 Authorize Contract with 3<sup>rd</sup> Party Elevator Inspection Services – Municipal Inspection Corporation.pdf](#)

#### **RES. 2022-198 CDBG Annual Municipal Appointment Resolution**

[2022-198 CDBG Annual Municipal Appointment.pdf](#)

Motion by Councilwoman Terrell, second by Councilman Fusco, that the Consent Agenda be approved.

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

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

**RES. 2022-193 Jose Marty Retirement Announcement**

[2022-193 Retirement of DPW Equipment Operator.pdf](#)

Councilman Fusco pulled this resolution to highlight Jose Marty's 35 years of service within the Borough of Leonia. Councilman Fusco wished to thank Mr. Marty for serving the town with grace and dedication and expressed the gratitude of both himself and all Leonia residents. Mayor Zeigler agreed that Mr. Marty has served with distinction and thanked him as well for his service.

Mayor Zeigler asked that Jose Marty be invited to the September 7<sup>th</sup> Mayor and Council Meeting so that he may be recognized appropriately.

Motion by Councilman Fusco, second by Council President Flaim, that RES. 2022-193 be approved.

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

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

The mayor on behalf of all Leonia residents thanked Mr. Marty for his 35 years of dedicated service to the Borough of Leonia.

***Unfinished Business***

**Flooding of Wood Terrace**

Mayor Zeigler received an email from a resident requesting that the Governing Body consider a short-term solution, in particular the construction of a berm in the area adjacent to the parking lot of the Methodist Church. Mayor Zeigler does not know the viability of such an option or its potential cost, but he does know that the Borough of Leonia does not own the property where it is being proposed which could be problematic. Mayor Zeigler has already spoke extensively with Councilwoman Davis as to the topic and they were in agreement that such a possibility is worth investigation

into with the context that a very significant amount of dollars will already be spent on the long-term solutions to the flooding issue. The mayor personally does not believe that it would be appropriate to expend significant dollars in the short term before the long-term solution is finalized by the Borough Engineer but it is still worth looking into.

Councilman Fusco made mention that there are various short-term solutions that are possible to be looked into. Mayor Zeigler responded that as we do not own the land or know the viability of such options the Borough Engineer is the one who should explore further. Mayor Zeigler requested that the Borough Engineer discuss these options in a report for the September 7, 2022 Mayor and Council Meeting.

In regards to the similar situation of flooding on Lakeview Avenue, Mayor Zeigler made note that he has spoken to Senator Johnson. The mayor asked if the Borough Administrator has reached out to the Borough Engineer of Englewood, as it is an issue that affects them as well. Borough Administrator Wardrop mentioned that she has been in contact with the Interim City Manager of Englewood, who has been receptive and would brief their replacement on the topic. Borough Administrator Wardrop made mention that the new City Manager has already been appointed and that today she has emailed them to begin contact. Mayor Zeigler requested that the Borough Administrator provide an update on the August 15, 2022 Mayor and Council Meeting.

Mayor Zeigler mentioned that Senator Johnson entered into conversation with Mayor Sokolich of Fort Lee, who wished to hold further discussion with Mayor Zeigler and the Mayor of Englewood, Mayor Wildes. Mayor Zeigler replied that he would be happy to meet and is currently waiting for a proposed meeting date.

***Adjournment:***

There being no further business to come before the Mayor and Council, on a motion by Councilman Fusco, second by Councilwoman Terrell, and unanimously carried, to adjourn this meeting. The meeting adjourned at 8:22 PM.