



BOROUGH OF LEONIA

COUNCIL- Work Session
~ Minutes ~

Trina Lindsey, Borough Clerk

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

January 19, 2022

7:30 pm

Leonia Borough Hall - Virtually

A Work Session Meeting of the Mayor and Council of the Borough of Leonia was held virtually via GoToMeeting in the Leonia Borough Hall at 312 Broad Avenue, Leonia, NJ on January 19, 2022. The meeting was called to order at 7:30 p.m. by Mayor Judah Zeigler.

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

Mayor Zeigler read the following statement into the record: "In compliance with the provisions of 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 Virtual Meeting was accomplished by virtue of publication of January 11, 2022 edition of the Record, with copies sent to the Star Ledger. 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, Councilman William Ziegler

ABSENT: None

ALSO PRESENT: Borough Attorney Brian Chewcaskie
Borough Administrator Andrea Wardrop
DPW Superintendent John Villareal
QPA Trina Lindsey
Acting Borough Clerk Melina Tineo

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.

Appointments

Mayor Zeigler discussed the need to appoint a new Interim Borough Clerk because the current one will be leaving the Borough. Mayor Zeigler wished Melina Tineo well with her new opportunity. Mayor Zeigler and Administrator Wardrop made the recommendation that QPA Trina Lindsey undertakes the responsibility of Interim Borough Clerk in a remote Part-Time capacity. This creates a need for an in-office Recording Secretary. The mayor recommended Jonathan Mandel for the position.

RES. 2022-57 Appoint Trina Lindsey as Interim Borough Clerk [2022-57 Appoint Trina Lindsey as Interim Borough Clerk.pdf](#)

Motion by Council President Flaim, second by Councilwoman Terrell, that Resolution #2022-57 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

RES. 2022-58 Appoint Jonathan Mandel as Part-Time Recording Secretary/Borough Clerk Assistant [2022-58 Appoint Jonathan Mandel as Part-Time Recording Secretary-Borough Clerk Assistant.pdf](#)

Motion by Council President Flaim, second by Councilwoman Davis, that Resolution #2022-58 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

RES. 2022-62 Appoint Robert Chase as Emergency Management Coordinator [2022-62 Appoint Emergency Management Coordinator.pdf](#)

Motion by Councilwoman Davis, second by Councilwoman Terrell, that Resolution #2022-62 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

Mayor Zeigler made note that RES. 2022-63 does not require action at this point as individuals have already been appointed and it is just a stipend adjustment.

Introduction of Ordinances

Ordinance 2022-01

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

“Bond Ordinance to Authorize the Construction of a New Municipal Building by and for the Borough of Leonia in the County of Bergen, State of New Jersey, to appropriate the sum of \$13,500,000 to pay the cost there of, to make a down payment, to authorize the issuance of bonds, to finance such appropriation and to provide the issuance of bond anticipation notes in anticipation of the issuance of such bonds”

Borough Administrator Wardrop introduced the bond ordinance prepared by Bond Counsel Steve Rogut to the Mayor and Council and to the public.

Mayor Zeigler made note that the amount was decided after much consultation with the Borough’s professionals. Mayor Zeigler discussed the possibility of at a future Facilities meeting setting a date for a Town Hall meeting to discuss the building further with the public.

Councilman Ziegler encouraged the public to visit the Borough’s website to learn further about the project and answer any questions they may have.

Motion by Councilman Ziegler, Second by Councilman Fusco that ORD. 2022-05 be introduced and passed on first reading, and setting February 7, 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 2022-02

Mayor Zeigler moved this Ordinance down to Unfinished Business to allow the Governing Body a chance to discuss it before introduction.

Ordinance 2022-03

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

“The Code of the Borough of Leonia is Amended and Supplemented with Chapter 182 Entitled ‘Restrictions on Use of Tools and Equipment’”

Attorney Brian Chewcaskie asked for this Ordinance to be pushed in conjunction with Ordinance 2022-03.

Mayor Zeigler moved the introduction to the meeting on February 7, 2022.

Consent Resolutions**RES. 2022-59 Authorize Bill List**[2022-59 Authorize Bill List](#)[2022-59 Bill List Backup](#)**RES. 2022-60 Authorize The Submission of a Bergen County Community Development Block Grant**[2022-60 Community Development Block Grant Submission](#)~~**RES. 2022-61 Part-Time Zoning Official – Adam Myszka**~~~~[2022-61 Stipend for Adam Myszka Zoning Official](#)~~~~**RES. 2022-63 Amend Res. 2022-13 – Amend Deputy Emergency Management Coordinators**~~~~[2022-63 Amend Res. 2022-13 Appoint Deputy Emergency Management Coordinators](#)~~**RES. 2022-64 Authorization to Advertise for DPW Laborers**[2022-64 Authorization to Advertise for DPW Laborers](#)**RES. 2022-65 Authorize Advertisement – Administrative Assistant – Office of the Borough Clerk**[2022-65 Authorize Advertisement – Admin Asst. –Borough Clerk](#)

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

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

~~**RES. 2022-61 Part-Time Zoning Official – Adam Myszka**~~~~[2022-61 Stipend for Adam Myszka Zoning Official](#)~~

Pulled for discussion by Mayor Zeigler.

At the request of the CFO, Mayor Zeigler amended the word “Stipend,” changing it to “Salary.”

Motion by Councilwoman Davis, second by Councilman Fusco, that RES. 2022-61 be approved.

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

RES. 2022-63 Amend Res. 2022-13 – Amend Deputy Emergency Management Coordinators

[2022-63 Amend Res. 2022-13 Appoint Deputy Emergency Management Coordinators](#)

Pulled for discussion by Councilman Ziegler.

Councilman Ziegler brought to discussion that no additional Stipend would be required for the Chief of Police as this addition falls under his job duties.

Mayor Zeigler agrees that this would fall under his job duties.

Councilwoman Davis added that giving the Stipend would make more sense than paying Overtime should these responsibilities require additional hours.

Mayor Zeigler clarified that the two roles are separate from each other and that the only discussion is on whether or not the Chief of Police should receive a stipend for this role.

Mayor Zeigler advised that Councilwoman Davis put on an Agenda item for the next Police Committee meeting to see if any of the supervisory level team members would be interested in the certification.

Council President Flaim asked if it was necessary that we have a third individual with the Chief having this be a part of this job. Mayor Zeigler advised that this be a discussion with the OEM coordinator.

Councilman Ziegler proposed an amended RES. 2022-63 removing the stipend for the second Deputy Emergency Management Coordinator.

Motion by Councilwoman Terrell, second by Councilman Ziegler, that RES. 2022-63 be approved.

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

Unfinished Business

Borough Clerk Discussion – Mayor Zeigler

Mayor Zeigler commented that this business was already resolved earlier in the meeting.

Selection of Council Member to serve as member of Charter Study Committee Selection Committee – Mayor Zeigler

Mayor Zeigler commented that the title of this discussion should be “An update on the applications for membership on the charter study committee and a discussion.” Mayor Zeigler explained the Charter Study Committee and brought up that the selection process brought forth only 6 possible members when 7 is called for, and that they do not reflect the proper diversity of the community.

Mayor Zeigler recommended that the application period be extended until February 13, 2022, in the hopes of getting more applicants.

Councilman Grandelis expressed concern over getting people to come forward, and Mayor Zeigler responded that it is up to the community to show their interest.

Councilman Ziegler suggested that we extend the time that the applications be open until the end of February. Mayor Zeigler agreed to extend this period until February 27, 2022.

Councilwoman Davis asked where we advertise, and Mayor Zeigler responded that we advertised through a Nixle Message, which goes to 3,000 people and also sends out to Leonia Talks, the Borough Website and the Borough Facebook page.

Energy Aggregation Consulting Agreement – Brian Chewcaskie

Mayor Zeigler prefaced this discussion by talking about the November 8, 2021 meeting previously discussing this topic. He reminded the Council that Councilman Ziegler indicated that the contract would be forwarded to the attorney. Mayor Zeigler stated that the contract went to the attorney. This discussion is to realign and make sure there are no issues.

Attorney Brian Chewcaskie stated that there are no issues and explained the terms of the agreement. He stated that he has no issues with the agreement and that he would like to move forward with a resolution to confirm this contract.

Mayor Zeigler decided to put the Resolution to confirm this contract on for the February 7, 2022 meeting.

Ordinance 2022-02 – Noise Ordinance Discussion

Attorney Brian Chewcaskie informed the Mayor and Council that the Ordinance was discussed in past meetings but needed to be presented to be read by the Mayor and Council. He went on to discuss the process by which this new ordinance was created and its contents.

Mayor Zeigler confirmed with the attorney that the ordinance when complete will be enforceable.

Attorney Brian Chewcaskie confirmed the mayor's question.

Councilman Ziegler asked about the legal challenges of the ordinance. The attorney answered that there are no legal challenges and explained.

Councilman Ziegler asked about the section entitled 'Impulsive Sound,' and his concern for the complicated language. The attorney gave his professional opinion on the meaning. Councilman Ziegler proposed that Councilman Davis bring this section to the Police Committee to discuss enforceability of the ordinance. Councilman Ziegler asked if specific problems are addressed and the attorney confirmed that this is addressed. Councilman Ziegler continued to ask about exemptions, and whether wording should be added to include specific emergency sounds, and the attorney informed that the wording was not needed as these exemptions exist in other ordinances.

Mayor Zeigler decided to put Ordinances 2022-02 & 2022-03 on for introduction at the February 7, 2022 meeting.

New Business**Parking Hang Tags Update – Councilman Ziegler**

Councilman Ziegler explained his concern for the misuse and unregistered transfer of parking hang tags in Leonia.

Mayor Zeigler questioned if this is a problem with the ordinance or a problem of enforcement.

Councilman Ziegler responded with a plan to require residents to hand in vehicle hang tags as a part of the CCO process.

Mayor Zeigler questioned the need for a law that we will not enforce.

Mayor Zeigler recommended a plan to educate the public on the importance and procedure behind the hang tags. He continued to explain that we need a better means of enforcing ordinances and handing out violations. He recommended a warning system. He warned against enacting additional ordinances on top of the one already in place

Councilman Fusco recommended starting with out of state plates when enforcing this law.

Mayor Zeigler recommended we leave those decisions to the professionals in the police department in implementing their random checks.

Councilwoman Davis added that the public was concerned over the ordinance being an inconvenience on Leonia Residents.

Mayor Zeigler explained that if the residents have kept up on their hang tag registration they do not need to worry.

Councilman Grandelis asked if the warning requires the public to come in to Borough Hall or the Police Department to rectify the issues.

Mayor Zeigler advised against this and recommended that the warning not require action, only that if they fail to rectify it that they will receive a ticket on the next offense.

Councilwoman Davis cautioned the council against possibly upsetting the public with this move.

Mayor Zeigler responded that his belief is a lot of people will come back not knowing. He continued that education on the issue is the most important step, and that the warnings will not cause upset.

Councilman Ziegler reminded the council that after the ordinance was created a lot of the public were pleasantly surprised that it was working. He continued to suggest that we move forward with random checks and that we in addition add wording that the hang tags be added to the CCO procedures.

Mayor Zeigler asked the attorney if the process for a CCO is governed by a municipal land use law.

Attorney Brian Chewcaskie responded, no, the CCO is governed by ordinance, and is not a required document. If we want to change the CCO requirements we would have to update our ordinance.

Mayor Zeigler said that this would be an unnecessary burden placed on residents. He offered that the hang tag applications could be included as a part of the CCO packet.

Councilman Ziegler informed that the hang tag application is a part of the CCO packet. He went on to express his support for amending the CCO ordinance to include return of the vehicle hang tags.

Mayor Zeigler asked Councilwoman Davis as chair of the police committee that she bring this back to the police, and that a plan be made including specific language for the warning, how the audit will be conducted and that the Borough Attorney be involved and that this be placed on the agenda for the February work session.

Councilwoman Davis confirmed this request.

Garden Deli Liquor License Request – Mayor Zeigler

Mayor Zeigler explained that everyone received correspondence believed to be for an on-premise liquor license, referencing a past year where they attempted to sell an on-premise liquor license. It was later confirmed that the person in question wanted an off-premise liquor license but the Borough Attorney confirmed that we do not have any off-premise liquor licenses. The business in question would need to negotiate with one of the town's already owned off-premise liquor license.

Councilwoman Davis confirmed that this was for another liquor store.

Attorney Brian Chewcaskie explained that it was believed that they wanted to open a restaurant that served liquor, but this was proven incorrect.

LPD Vacancies – Councilwoman Davis

Councilwoman Davis explained that there are two retirements in the Leonia Police Department and that there are now going to be two vacancies in the police department that would be advertised for. She asked if there were any questions before we begin the process.

Mayor Zeigler confirmed that this is reflected in the budget requests.

Leonia Day 2022 Discussion – Councilman Ziegler

Councilman Ziegler informed that the Shade Tree Commission discussed Leonia Day. They asked that it be brought to the governing body, that while they are interested in participating, they are unable this year to coordinate the event.

Mayor Zeigler confirmed that this means the Shade Tree Commission will no longer be handling Leonia Day. He expressed that this is in no way a reflection on the Shade Tree Commission and that they have always done a great job. He also expressed his promotion of allowing the Memorial Day Parade this year.

Councilman Grandelis offered the idea of approaching the Recreation Commission with the task of handling Leonia Day.

Mayor Zeigler expressed this does not solve the problem as it will move from one commission to another. He expressed that this will also fall on the backs of the Leonia Recreation Staff. Mayor Zeigler paused to confirm that everyone is in agreement that Leonia Day is an important event for the town. Everyone agreed.

Councilwoman Davis offered a solution where a new committee be created to handle these public events each year, where each of the other committees could send representatives to help.

Mayor Zeigler agreed with the commission idea, but expressed a need to get interest. He moved back to Leonia Day and confirmed that the town should keep it as a May event.

Councilman Fusco said he believed it has been successful this time of year.

Mayor Zeigler suggested going out and finding people interested in planning Leonia Day, and then offering for them to also be in charge of handling other future events. He went on to talk about how everyone will need to supply support. He recommended putting out a Nixle message to gain interest.

Council President Flaim said that this is very doable, and that if the Sports Boosters could maintain this, it is something the community would thrive on. She added that it is very important to have a healthy budget for these events to add support. She went on to express her support in this idea.

Mayor Zeigler requested that the Shade Tree Commission could provide guidance and wisdom to help with the planning of the event.

Councilman Ziegler confirmed that the Shade Tree Commission would offer this.

Mayor Zeigler expressed his support for this plan.

Mayor Zeigler asked that the Shade Tree Commission be thanked for their foresight in letting the governing body know early, and thank them for their work on Leonia Day in the years past.

Local Ordinance Enforcement – Mayor Zeigler

Mayor Zeigler expressed a problem with the effectiveness of our current local ordinance enforcement. He added that the job of local ordinance enforcement is the responsibility of every police officer in Leonia. He spoke on the need for Leonia officers to be more active.

Councilwoman Davis responded that the police committee meeting addressed these concerns with Leonia Police Department. She expressed optimism that this is something that will be improved upon this year.

Mayor Zeigler expressed that this should not be something solved because it was asked to be solved, and instead become a part of the culture of the police department. The mayor informed that this is a particularly important service for the citizens of the town.

Councilman Fusco added that this is especially important in regard to the illegal U-turns on Broad Avenue for the safety of the residents.

Mayor Zeigler expanded on this point with the importance of cars stopping for pedestrians in crosswalks.

Closed Session

RES. 2022-66 Authorize Closed Session

BE IT RESOLVED in compliance with N.J.S.A. 10:4-12, the Mayor and Council of the Borough of Leonia entered into Closed Executive Session to discuss the following matters:

- A. Contract Negotiations
- B. Personnel Matter - CFO

Minutes will be taken of the meeting and released to the public at the time that the matter is resolved. After Closed Executive Session, the Mayor and Council will reconvene to adjourn this meeting.

There being no further business to come before the Council, on a motion from Councilwoman Terrell, seconded by Councilman Fusco, and all present voting in favor, the meeting was adjourned to the Closed Executive Session at 9:20 p.m.

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 9:59 p.m.

Respectfully submitted,

Jonathan Mandel,
