



BOROUGH OF LEONIA

COUNCIL- Regular Meeting
~ Minutes ~

Trina Lindsey, Borough Clerk

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

February 7, 2022

7:30 pm

Leonias Borough Hall - Virtually

A Regular Meeting of the Mayor and Council of the Borough of Leonias was held virtually via GoToMeeting in the Leonias Borough Hall at 312 Broad Avenue, Leonias, NJ on February 7, 2022. The meeting was called to order at 7:30 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 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: Mayor Judah Zeigler, Council President Bernadette Flaim,
Councilwoman Davis, Councilman Fusco, Councilman Grandelis,
Councilman Ziegler

ABSENT: Councilwoman Terrell

ALSO PRESENT: Borough Attorney Brian Chewcaskie
Borough Administrator Andrea Wardrop
Borough Clerk Trina Lindsey
Borough Engineer Drew Di Sessa

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.

An email was received from a member of the public, requesting that it be read under the guidelines of the Division of Local Government Services.

Alec Melman, 172 Highwood Avenue, wrote to the Mayor and Council through this email to express his concerns with the work performed as part of the Broad Avenue Section 8 project. Mr. Melman requested that the construction company redo the work performed at the intersection of Park Avenue and Broad Avenue to add a curb extension to both sides of the southern crosswalk. Mr. Melman explained his position by stating that they are low-cost improvements that drastically improve pedestrian safety and that their inclusion was stated in the original federal grant application. Mr. Melman compared the 50-foot width of this intersection to that of the intersection of High Street and Crescent Street at Broad Avenue, which is half the length. Mr. Melman requested that the Mayor and Council recommit to this project to add in the curb extensions.

Mayor Zeigler responded that contrary to the assertions of Mr. Melman, in November of 2021 the response to his previous inquiries to the Borough Administrator was that the complete street plans are conceptual rather than construction documents. The cost of the plans approved through the New Jersey Department of Transportation did not have the addition of curb extensions at Park Avenue. The curb extension was not deemed required or desirable at that location at the time it was designed. Modification will occur to the location of the crosswalk in order to shorten the overall length from what it was previously. This explanation was provided by the Borough Engineer and was sent to Mr. Melman on November 21, 2022.

Appointments**RES. 2022-67 Appointment of Trina Lindsey as Borough Clerk for Three Year Term**

[2022-67 Appointment of Trina Lindsey as Borough Clerk for Three Year Term.pdf](#)

Mayor Zeigler explained that a letter was received from the Division of Local Government Services stating that a licensed Borough Clerk may not be appointed as an Acting Borough Clerk. Trina Lindsey will be appointed to a three-year term as requested by the DLGS. Mayor Zeigler expressed his gratitude to Trina Lindsey for all her great work as the Qualified Purchasing Agent and for stepping up to the role of Borough Clerk.

Motion by Councilman Ziegler, Second by Councilman Grandelis, that RES. 2022-67 be approved.

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

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

Approval of Minutes

Motion by Councilwoman Davis, Second by Council President Flaim, and all members present voting in favor, that the Minutes of December 6, 2021 Regular Meeting are approved.

Reports

Council President Flaim

Library Board of Trustees

The last meeting of the Library Board of Trustees was their Reorganization Meeting. Susan Boyd was reappointed as President, and new members Suzie Kim and Brad Wilde were appointed as well.

Jeremy Doyle was hired from Little Ferry Library as the new Bookkeeper and is seen to be a great hire.

Construction has begun on improvements to the Leonia Bathrooms as well as the construction of an airlock door. It is expected for construction to last 3-4 weeks.

The library is making efforts to revive the Friends of the Library Group, reaching out to previous members. Events planned include fundraising, the annual book sale, as well as other special events.

Numbers continue to be strong for participation in programs as well as ever-increasing foot traffic within the library.

Tutoring is proposed to take place.

Strives have been made to make the collections more user-friendly, allowing visitors to find their desired genres easier.

Finally, the 2022 annual appeal letter is being finalized and will be sent out to the community shortly.

Finance & Human Resources Committee

The Finance & Human Resources Committee continues to make strives to fulfill all the open positions on the borough level as well as continue work on the 2022 Operating Budget.

Councilwoman DavisPolice Department

Please see attached below for the Police Department's Monthly Report for January 2022.

[January 2022 Police Department Report](#)

Board of Health

The Board of Health's first meeting of the year conflicted with the January 19, 2022 Work Session Meeting of the Mayor and Council so Councilwoman Davis was unable to be in attendance.

Councilman FuscoDepartment of Public Works

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

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

Building Department

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

[January 2022 Construction Permit Activity Report](#)

[January 2022 Cash Receipts Audit Report](#)

Planning Board

The Planning Board had its Reorganization Meeting on January 26, 2022 which Councilman Fusco was able to attend.

Councilman Fusco was sworn in as a member of the Planning Board and Council President Michael DeGidio was reelected in his role. Ira Gold was appointed to the position of Vice Chair. Sean Thompson and Damee Choi returned and were appointed members.

The Planning Board Attorney, Borough Engineer, Planner, and Traffic Engineer all had their positions renewed.

Adam Myszka, the newly appointed Zoning Officer of the Borough of Leonia will also serve as the new Planning Board Secretary. Councilman Fusco welcomed Mr. Myszka to the Planning Board.

At the December Planning Board Meeting, a wide range of various applications were reviewed by the Planning Board. The two discussions that took up the most time were in regard to subdivisions of large lots. The position of the Borough is that given the large lot ordinance and quality of the community, the large lot subdivision requests presented were vigorously discussed. After testimony and discussion, it was decided by the Planning Board to deny both requests as it was viewed that they would change the character of the neighborhood and set a precedent.

The Planning Board has scheduled a meeting for the evening of February 8, 2022 for the Master Plan Review and to carry forward another application that was unable to be reviewed.

The regularly scheduled Planning Board meeting will be on February 23, 2022. Various other items of discussion shall continue into this meeting.

Councilman Fusco stated that later in tonight's meeting a discussion shall be held as to extending the area in need of development to Station Parkway.

Councilman Grandelis

Fire Department

Thomas Caruolo was reelected as Fire Chief for 2022.

A total of 330 calls were made in total for the year of 2021.

The Leonia Fire Department will be hosting the Mutual Aid Meeting on February 8, 2022 with Councilman Grandelis in attendance.

EMS

EMS is still staged within the Leonia Library, with work being done to move them to a new location soon.

Recreation Commission

Jon Abouaf has been reelected as Chair of the Recreation Commission.

Winter Program registration began on January 3, 2022 for a variety of programs offered to those interested.

Various events and educational programs have been planned within the Senior Center.

Grab and Go Lunches have been a great success at the Senior Center, with statistics as to how they are going to be provided shortly to the Mayor and Council.

Councilman Ziegler

Facilities Committee

The Facilities Committee's attention has been greatly focused on the New Municipal Building Project. A Town Hall meeting is planned for March 16, 2022 to discuss this project and the projected cost. Councilman Ziegler encouraged residents to visit the Borough of Leonia's website to learn more information about this project prior to the Town Hall. A deep dive into the technological needs of the new building will take place at the next Facilities Committee meeting.

Councilman Ziegler thanked Shade Tree Commission Co-chairs Imanta Bergmanis and Christine Healy-Sammis for their assistance in viewing the plans and input to future planting plans of Shade Trees at the site. Nine new shade trees are planned to be planted with two new sycamores to replace those that are not doing well on the west side of the site.

Councilman Ziegler noted that residents may have already noticed the well drilling equipment placed within the site. These are placed as part of the mitigation efforts approved by the Department of Environmental Protection. Their purpose is the monitoring and control of leaks from old oil tanks to ensure no lingering problems.

Historical Preservation Commission

The Historical Preservation Commission has looked into updating the historical element of the Leonia Master Plan.

The Historical Preservation Commission has also been active in the community through the hosting of events and other activities throughout Leonia.

A review of historical papers from the early to mid-1990s has been underway, these records were provided by former Mayor Larry Kirke.

Lionel Morales has pledged photos from the old Ambulance Corps building and was involved in the community chest fundraiser held at Fontana di Triton.

Environmental Commission

Senior Coordinator Maggie Browne attended the last meeting of the Environmental Commission, discussing ways for Leonia's seniors to be more active in environmental protection and other conservation efforts. A member of the Environmental Commission is expected to attend a future senior meeting to further discuss their projects and

what seniors can do to assist. Councilman Ziegler stated that he believes this is a great starting point for an additional community environment.

The Highwood Hills project was discussed in great detail, a contractor recently performed debris removal to decrease runoff on Palmer Place. Mulch was provided by the DPW to be spread by volunteers soon.

Arthur Zayat did a walkthrough with Environmental Commission Chairperson Christoph Hesterbrink, discussing invasive species management and planting of native trees. This shall be later brought up as part of the Capital Budget process.

Courtesy of the Shade Tree Commission, 300 tree saplings shall be planted.

The Environmental Commission discussed the appointment of Good Energy as the Borough's Energy Aggregation Consultant, which is up for approval later tonight through RES. 2022-78.

DPW Superintendent John Villareal attended the meeting to discuss and provide an update on Leonia's recycling efforts.

A Planning Board update was also provided by William Russel, who is a member of both the Planning Board and Shade Tree Commission.

Shade Tree Commission

Imanta Bergmanis and Christine Healy-Sammis were both reappointed as Co-Chairs of the Shade Tree Commission.

A discussion was held as to the evaluation project on Grand Avenue, the private property planting program, and the Leonia Arbor Day Proclamation for 2021.

The Shade Tree Commission is willing to step up and help with the transition and planning process of Leonia Day.

Mayor's Report

Since the January 19, 2022 Work Session Meeting of the Mayor and Council, there have been two second-dose clinics for pediatric patients in need of the COVID-19 vaccine. A booster clinic was held on February 1, 2022 at Leonia's Senior Housing complex.

Aleta Zygiel, Leonia's retired health nurse, continues to provide assistance with the organization of COVID-19 vaccine clinics. Mayor Zeigler expressed his gratitude for her continued assistance.

The next COVID-19 vaccine clinic will be on February 16, 2022 from 5-9 pm. It will be a full clinic, offering first doses and boosters of Pfizer and Moderna's vaccine for patients aged 5 and older.

The Borough of Leonia is awaiting final confirmation of approval of the Pfizer vaccine for patients aged six months to five years old. It is anticipated that the state will provide approval by the end of the month.

Governor Murphy announced today that the mandatory statewide mandate of masks in schools will end on March 7th, in response to the rapidly declining rates of positivity, transmission, and overall positivity. In response, Mayor Zeigler issued new executive order 2022-101 that ended Leonia's mask mandate on Thursday, February 10, 2022. Leonia residents are still encouraged to continue wearing masks in public, in particular KN95, N95, KF94, or surgical masks. Residents are also encouraged to be boosted if eligible and vaccinated if not already.

Borough Administrator's Report

In regard to the Municipal Building, a meeting was held on February 7, 2022 to discuss the cabling and technological needs of the building. A plan shall be presented to the Facilities Committee on February 24, 2022.

The Edmunds finance software is currently being used by Borough staff and purchase orders and requisitions are now able to be reviewed financially. Borough Administrator Wardrop thanked Chief Financial Officer Sheryl Luna for making this possible.

The Cybersecurity and Infrastructure Security Agency, a division of Homeland Security, wrote to the Borough Administrator stating that the Borough of Leonia was chosen to be a part of a select group of first offers for a continuous phishing program. This program will provide phishing emails throughout the borough to teach staff what types of emails and attachments they are not supposed to open. This service will be on a cycle of 90 days at no cost to the Borough of Leonia.

On February 4, 2022 the Borough of Leonia received notification that its grant application to the It Pay\$ to Plug In Grant from the Department of Environmental Protection has been executed. This grant provides funding for a Dual Electric Vehicle Charging Station. Bryan Electric is assisting with bringing the equipment in and making sure that it works properly. Construction is projected to begin within the next 60 days.

The Borough Administrator and Chief Financial Officer shall be presenting the 2022 Operating Budget to the Finance Committee the week of February 14, 2022. The budget introduction is scheduled for March 21, 2022 with adoption projected April 18, 2022.

Borough Administrator Wardrop has been meeting with Capital Budget Planning Committee Representative Arthur Zayat for the Capital Budget. Mr. Zayat has begun meeting with the various Department Heads of the Borough of Leonia.

Negotiations are underway with the DPW Blue Collar Contract with the next meeting scheduled for February 23, 2022.

Andrea has had meetings with a representative for NeoGov, the employee performance software to be used by the Borough of Leonia. It is expected to have staff trained and using the software in June, 2022.

Advertisements have gone out to replace vacancies within the Department of Public Works. The DPW Committee shall be kept apprised of any updates in the hiring process.

Positive interest has been seen for the position of Administrative Assistant to the Borough Clerk. Top candidates are to be presented to the Finance and HR Committee next week.

Borough Attorney's Report

The Redevelopment for Block 1213, lots 3 and 4 was determined by the Planning Board to make a recommendation to the Governing Body. A draft resolution was provided declaring it an area in need of redevelopment.

Two ordinances are up for introduction this meeting, one being a model noise ordinance adapted from the New Jersey Department of Environmental Protection and the other to preserve restrictions on the use of tools during certain hours.

The community energy aggregation resolution was prepared for adoption later in the meeting.

Mayor Zeigler asked if the resolution is a part of the agenda. This was confirmed by Councilman Ziegler.

Borough Engineer's Report

The Broad Avenue construction project is on hold due to weather conditions and will resume when the weather is warmer.

Other projects now in the designing stage include improvements to other portions of Broad Avenue, as funded through Department of Transportation grants.

A structural inspection of the Firehouse is expected to begin by the end of February.

The Sanitary Sewer inflow infiltration study is completed and the final report shall be submitted to the Borough of Leonia by the end of the week and presented at the February 23, 2022 Mayor and Council Work Session Meeting.

Mayor Zeigler inquired as to the status of previously discussed potential solutions that the Borough of Leonia could ensure it has a handle of its storm sewer conditions and infrastructure. Borough Engineer Drew Di Sessa replied that nothing is formally in works but it would be a good first step to identify and outline the critical areas that should be looked at. Mayor Zeigler requested that the Borough Engineer put together a proposal for discussion at the March 2, 2022 Mayor and Council Meeting.

Councilman Fusco made note that at the last Fire Committee Meeting discussion was held as to the poor state of the Firehouse roof and the potential effect the cellular tower has on its structural integrity. Councilman Fusco proposed looking into installing a monopole system for the cellular antennas in town to potentially relocate the antennas from the top of the building to that station. It was noted that there are options to help disguise the monopole for aesthetic reasons.

Mayor Zeigler noted that despite there being methods to help disguise the look of the antenna it usually is still unaesthetically pleasing. The bigger issue however is that as it stands the Borough of Leonia cannot absorb the cost of the transfer of the antenna and there exists an issue of available space due to the construction of the new municipal building in that area. Mayor Zeigler suggested that rather than diving deep into the topic now that it first be discussed and a direction decided at the March 21, 2022 Mayor and Council Work Session Meeting.

Mayor Zeigler also wished to report that he has had a discussion with the new State Senator Gordon Johnson in regard to Leonia's traffic issues. Senator Johnson made a topline commitment to working with Mayor Zeigler to try and bring these issues to an acceptable solution while the Borough of Leonia awaits input from the Appellate Division. Mayor Zeigler made note that he is hoping that Senator Johnson will soon schedule a meeting with the Transportation Commissioner for both of them to discuss Leonia's traffic issues. It is desired that this line of communication continues to be a focus in the future.

Mayor Zeigler noted that he has also had a short discussion with Congressman Josh Gottheimer with more expected in the future.

Adoption of Ordinances

Ordinance 2022-01

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

BOND ORDINANCE TO AUTHORIZE THE CONSTRUCTION OF A NEW MUNICIPAL BUILDING IN, 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 THEREOF, TO MAKE A DOWN PAYMENT, 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 necessary to finance the construction of the new municipal building, which will host the Leonia Police Department, Municipal Court, and the Mayor and Council Chambers. The amount to be financed is \$13,500,000 with \$650,000 to be provided as a down payment. The Borough of Leonia is soliciting bids for this project and a bid opening is scheduled for March 1, 2022. The effective date of this bond ordinance, pending approval at this meeting, shall be March 4, 2022 after the estoppel period begins at publication date.

Mayor Zeigler stressed to the public that this bond does not mean that the Borough of Leonia will be spending \$13,500,000 but is rather allowing for an expenditure of this amount. This is a necessary step in potentially awarding a bid should they meet the requirements of the borough.

Mayor Zeigler opened Ordinance 2022-01 for public hearing.

Louise Galleshaw, 569 Broad Avenue, questioned what the effect of this bond ordinance would be on the taxes should the total amount be used. Mayor Zeigler deferred the question to Councilman Ziegler.

Councilman Ziegler explained that the Borough of Leonia is assuming a 2.5% interest rate on a 20-year bond and by enacting this ordinance the borough is attempting to minimize the interest rate that must be paid. It is expected that interest rates are to rise exponentially so it is important that an interest rate be locked in as low as possible to minimize the impact it will have on cost. Further information can be found by residents on the Borough of Leonia's website on the Frequently Asked Questions page. Across all 20 years, the highest cost to an individual's taxes is \$290 a year, decreasing as the principal is paid off. If the interest is lower, the individual cost will go down even more.

Mayor Zeigler reiterated Councilman Ziegler's explanation and also stated that the Mayor and Council are hopeful that the interest rate will be lower than 2.5%.

Ms. Galleshaw expressed her gratitude for the hard work of the Mayor and Council and their transparency both in the new municipal building project and throughout the COVID-19 pandemic.

Motion by Councilman Ziegler that the foregoing ORD. 2022-01 be passed and adopted on second reading. Second by Councilman Fusco

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

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

Introduction of Ordinances

Ordinance 2022-02

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

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 181 ENTITLED "NOISE" OF THE CODE OF THE BOROUGH OF LEONIA

Borough Attorney Brian Chewcaskie explained that Ordinance 2022-02 is the model ordinance as set by the New Jersey Department of Environmental Protection. This ordinance will substitute Chapter 181 of the code of the Borough of Leonia. This

ordinance shall be sent to the State of New Jersey for approval. Once it is adopted there shall be individuals trained in order to enforce it.

Motion by Councilwoman Davis, Second by Council President Flaim that ORD. 2022-02 be introduced and passed on first reading, setting February 23, 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:	absent
Councilman Fusco:	aye	Councilman Ziegler	aye

Ordinance 2022-03

The 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"

Borough Attorney Chewcaskie explained that the purpose of Ordinance 2022-03 is the continued enforcement of noise regulations on tools and equipment, a provision that was taken from Chapter 181 and is now separate.

Motion by Council President Flaim, Second by Councilman Fusco that ORD. 2022-03 be introduced and passed on first reading, setting February 23, 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:	absent
Councilman Fusco:	aye	Councilman Ziegler	aye

Consent Resolutions

RES. 2022-68 Authorize Bill List

[2022-68 Bill List Backup.pdf](#)

[2022-68 Authorize Bill List.pdf](#)

RES. 2022-69 Authorize Renewal of Shared Service Agreement – County of Bergen – Animal Control Services

[2022-69 Authorize Renewal of Shared Service Agreement – County of Bergen – Animal Control Services.pdf](#)

RES. 2022-70 Authorize Release of Performance Bond for 215 Broad Avenue Associates and Acceptance of New Performance Bond Posted by Jorge Feliz
[2022-70 Authorize Release of Performance Bond For 215 Broad Avenue Associates and Acceptance of New Performance Bond Posted by Jorge Feliz.pdf](#)

RES. 2022-71 Confirm Appointment of Adam Myszka as Planning Board Secretary
[2022-71 Confirm Appointment of Adam Myszka as Planning Board Secretary.pdf](#)

RES. 2022-72 Authorize Professional Planning Services Related to the Area in need of Redevelopment Investigation Non-Condensation
[2022-72 Resolution Authorizing H2M Associates to Perform Planning Services Redevelopment Area Designation.pdf](#)

~~**RES. 2022-73 Authorize Proposal for Structural Condition Assessment for the Firehouse/Leonia Police Building**~~
~~[2022-73 Authorize Proposal for Structural Condition Assessment for the Firehouse Leonia Police Building.pdf](#)~~

RES. 2022-74 Authorize Pennoni Associates to Conduct a Lead-Based Paint and Asbestos Survey for the Leonia Borough Hall
[2022-74 Authorize Pennoni Associates to Conduct a Lead-Based Paint and Asbestos Survey for the Leonia Borough Hall.pdf](#)

RES. 2022-75 Authorize Change Order Number 2 for Services Related to the Yamato Texaco Site to Correct Deficiencies Identified by the NJDEP
[2022-75 Authorize Change Order Number 2 for Services Related to the Yamato Texaco Site to Correct Deficiencies Identified by the NJDEP.pdf](#)

RES. 2022-76 Approval of Towing Licenses for the 2022 Licensing Period
[2022-76 Approval of Towing Licenses for the 2022 Licensing Period.pdf](#)

RES. 2022-77 Appointment of Jonathan Mandel as Acting Municipal Clerk for the Purpose of the February 23, 2022 Mayor and Council Meeting
[2022-77 Appoint Jonathan Mandel Acting Borough Clerk for February 23rd Mtg.pdf](#)

RES. 2022-78 Appointment of Good Energy as Borough's Community Choice Aggregation Consultant
[2022-78 Appointment of Good Energy as Borough's Community Choice Aggregation Consultant.pdf](#)

Motion by Councilwoman Davis, 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:	aye	Councilwoman Terrell:	absent
Councilman Fusco:	aye	Councilman Ziegler:	aye

RES. 2022-73 Authorize Proposal for Structural Condition Assessment for the Firehouse/Leonia Police Building

[2022-73 Authorize Proposal for Structural Condition Assessment for the Firehouse Leonia Police Building.pdf](#)

Councilman Ziegler pulled RES. 2022-73 for additional discussion and a question.

As to the proposal, Councilman Ziegler explained that it highlights four areas in need of assessment. Councilman Ziegler was under the impression that the asbestos and lead paint in the building was already addressed, inquiring as to whether or not this was in reality the situation as these were included in the proposal.

Borough Engineer Drew Di Sessa stated that he was unaware of any previous asbestos or lead based paint assessment, stating that what was proposed is usual for studies of this nature. If the borough already performed these studies, the Borough Engineer requested that they be sent to him.

Councilman Grandelis made note that he was aware of some remediation performed throughout areas near the windows and some areas with lead paint. Some of the confusion may come from the fact that the Police Station is included in the proposal, to which he cannot speak as to whether or not there has been an assessment done prior but it cannot hurt to perform another one for transparencies sake.

Borough Administrator Wardrop clarified that there was no remediation work performed around the windows of the Firehouse and that the Police Department's side of the building had yet to be addressed. However, work was done prior to remediate the bay floor of the Firehouse. In the opinion of the Borough Administrator, the \$4,500 proposed for asbestos and lead paint was a reasonable cost for those two issues.

Councilman Ziegler expressed his understanding of the need for these studies to be performed for the Police Station and had no issues with moving this resolution forward for adoption.

Motion by Councilman Ziegler, second by Councilman Grandelis, that the RES. 2022-73 be approved.

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

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

Unfinished Business

Return of In-Person Mayor and Council Meetings

Mayor Zeigler stated that he is of the mind to eventually return to in-person meetings for the Mayor and Council, proposing that the first in-person meeting to be the March 21, 2022 Work Session. By not having the meetings in person, the Mayor and Council is missing an element of interaction. Mayor Zeigler wishes to seek approval to continue to allow meetings to have an online element, to allow for residents to attend and interact virtually.

Mayor Zeigler finds that it is important for the Mayor and Council to show the community that steps are being taken to return to life as it was before the COVID-19 pandemic.

Councilman Ziegler requested permission for members of the Governing Body to attend virtually, should they wish to attend but cannot physically. Mayor Zeigler had no objections to this proposal and endorses it. However, Mayor Zeigler wishes to speak further with the Division of Local Government Services to ensure they allow it.

Councilwoman Davis stated that a point can be made that this allows for a new courtesy for individuals that are feeling ill to participate remotely, preventing the further spread of disease. Mayor Zeigler agrees with this sentiment.

Mayor Zeigler thanked the Governing Body for their support in this proposition.

New Business

Discuss Amendments to ORD. 2021-07 – Andrea Wardrop

Borough Administrator Wardrop explained that it became evident that some areas in the realm of salaries are required to be looked into and rectified, particularly stipends. While reviewing the stipends of the OEM Coordinator and Deputy OEM Coordinator after discussion at the prior Mayor and Council Meeting, it was found that their stipends were out of date.

The Borough Administrator is proposing that an amendment to the section related to stipends be prepared to allow for ranges. In the past, stipends were listed as an exact amount and not within a salary range as are the other salaries. For the OEM Coordinator Stipend, the Borough Administrator is proposing a range of \$2,500 to \$5,000. For the Deputy OEM Coordinator the proposed range is \$500 to \$2,500. Other stipends proposed for an added range include the Wastewater Collection System Operator, Planning Board Secretary, and Sewer Billing Clerk.

Mayor Zeigler concurs with the Borough Administrator's sentiment that ranges be added to the Salary Ordinance, suggesting that the OEM Coordinator range be increase to \$2,500 to \$7,500 so as to allow flexibility for future Governing Bodies.

Councilman Ziegler requested if the stipend for the Deputy OEM Coordinator is for both together or provided individually. The Borough Administrator explained that this stipend would be provided to the individual for both Deputy OEM Coordinators. Mayor Zeigler responded that the point Councilman Ziegler is making is that in regards to the Police Chief, it was discussed that they should not be provided an additional stipend for performing duties that already currently concur with their normal ones. Mayor Zeigler requested the Borough Attorneys opinion as to whether it would be allowed to have a clause be in place that no stipend would be provided to the holder of the title if they are concurrently Chief of Police.

Borough Attorney Brian Chewcaskie recommended that the Borough of Leonia be as expansive as possible with the wording of the Ordinance, stating that no stipend will be provided to the Chief of Police or Executive Officer.

Councilman Ziegler inquired as to whether the minimum could be set to \$0. The Borough Attorney responded that he would set the minimum as \$1 but would clear enough if you indicate that if you serve in an existing position you are not entitled to a stipend. Mayor Zeigler stated that putting the specifics also clearly expresses the will of the Governing Body.

Borough Administrator Wardrop also noted that the Salary Ordinance 2021-07 is also out of date as the Borough Clerk/Assistant Administrator position no longer exists. It is proposed that this title be removed and a full time Borough Clerk position be added with a salary range of \$75,000 to \$110,000. Also proposed is a Deputy Clerk position with a salary range of \$50,000 to \$75,000. The mayor stated that both he and the Borough Administrator agree as to the need for these positions, but has some differences in opinion as to the ranges. The ranges shall be discussed further within Closed Session.

The Borough Administrator has been in contact with the Board of Health President, who at this point in time is not ready to make any updates to the salary ordinance for her department.

B1213 L3&4 Redevelopment – Brian Chewcaskie

Mayor Zeigler stated that Councilman Ziegler had some questions he wished to inquire as to from the Borough Attorney in relation to discussions over redevelopment from the Planning Board.

Borough Attorney Brian Chewcaskie stated that a transmission from Daniel Steinhagen, the Planning Board Attorney, including the redevelopment study. Typically, there will be a resolution from the Planning Board with their recommendation.

Mayor Zeigler stated that at the last Planning Board Meeting a motion was made, seconded and approved to accept the recommendations of the Borough Planned. As a resolution is typically provided and Councilman Ziegler had substantial questions, the mayor proposed that discussion be deferred to the February 23, 2022 Work Session Meeting of the Mayor and Council and that the Borough Planner be asked to be present.

Dog Park on Broad Avenue by Lakeview Ave – Councilman Ziegler

Councilman Ziegler stated that while the Dog Park remains closed due to an ice condition, he has been contacted by residents pointing out that there are several roots that are exposed due to erosion. As these roots pose a tripping hazard, Councilman Ziegler feels that this issue should be remediated prior to the reopening of the park. Councilman Ziegler requested that Councilman Grandelis and Councilman Fusco speak to their respective departments to ensure dirt is placed to cover them.

Mayor Zeigler said that no one is suggesting that something is wrong with the tree or that it needs to be pruned or cut down. The mayor requested that the Borough Administrator stress this to the DPW.

Councilman Ziegler suggested that the park remain closed until the situation is remediated, to which the mayor asked Councilman Grandelis relay this to the Recreation Superintendent. Councilman Grandelis explained that the condition of the park has been an ongoing topic of discussion, so as to remediate the issues to prevent further erosion.

Closed Session

Mayor Zeigler requested confirmation that the closed session being proposed was not to suggest any particular personnel but the position itself, to which the Borough Administrator confirmed.

Motion by Council President Flaim Second by Councilman Grandelis, and with all in favor the meeting entered Closed Session at 9:11 PM.

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. Personnel
 - 1. Borough Clerk
 - 2. Deputy Clerk Position
 - 3. Administrative Assistant – Borough Clerk’s Office

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

Adjournment:

There being no further business to come before the Mayor and Council, on a motion by Councilman Ziegler, second by Councilman Fusco, and unanimously carried, to adjourn this meeting. The meeting adjourned a 9:23 PM.