



## BOROUGH OF LEONIA

COUNCIL- Regular Meeting  
~ Minutes ~

Trina Lindsey, Borough Clerk

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

---

May 1, 2023

7:30 pm

Leonia Senior Center

---

A Regular Meeting of the Mayor and Council of the Borough of Leonia was held in person at the Leonia Senior Center at 305 Beechwood Place, Leonia, NJ, and virtually via GoToMeeting on May 1, 2023. The meeting was called to order at 7:30 by Mayor Zeigler.

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

Mayor Zeigler read the following statement: "In compliance with the Open Public Meetings Act, the notice requirements have been satisfied. Notice of this meeting by the January 8, 2023 Sunshine Notice containing the time, date, and access information was published in the Record, Star Ledger and has been posted at Borough Hall and on the Borough website."

PRESENT: Mayor Judah Zeigler, Councilwoman Maureen Davis, Councilman Pasquale Fusco, Councilman Christoph Hesterbrink, Councilwoman Joanne Terrell, and Councilman William Ziegler

ABSENT: Council President Grandelis

ALSO PRESENT: Borough Attorney Brian Chewcaskie  
Borough Administrator Andrea Wardrop  
Borough Auditor Ralph Piccone  
Chief Financial Officer Cameron Keng  
Borough Clerk Trina Lindsey  
Deputy Borough Clerk Jonathan Mandel

### ***Presentations/Remarks***

#### **Borough of Leonia – Platinum Safety Award**

Borough Risk Managers Art Caughlan and Gerard Quinn presented the Borough of Leonia with a Platinum Safety Award. Along with the physical award the Borough of Leonia shall also be receiving a check in the amount of \$1,750.

Mayor Zeigler thanked all those whose efforts have led to the receipt of the award.

### ***Public Comment***

Emily Gelbard, 315 Sylvan Avenue, as a representative of the Stigma Free Task Force provided further information as to the Mental Health Awareness Day Event she organized. The event is to occur on May 7, 2023, in Wood Park between 1:00 – 4:00 PM.

Mayor Zeigler stated that it was his pleasure to appoint Ms. Gelbard to the Stigma Free Task Force and is pleased that the event is set to turn out to be great.

The record will reflect that no further comments were entered into the chat window accessible through GoToMeeting nor via the United States Postal Service or Email.

### ***Appointments***

#### **RES. 2023-110 Authorize Hires – 2023 Swim Club Season [2023-110\\_Resolution Authorizing Swim Club 2023 05.01.2023.pdf](#)**

Motion by Councilwoman Terrell, second by Councilwoman Davis, that Resolution #2023-110 be approved.

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

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

#### **RES. 2023-111 Authorize Hires – 2023 DPW Seasonal Laborers [2023-111 Resolution Authorizing Part-Time DPW Seasonal Laborers 05.01.2023.pdf](#)**

Motion by Councilman Fusco, second by Councilwoman Terrell, that Resolution #2023-111 be approved.

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

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

#### **RES. 2023-120 Authorize Summer Internship [2023-120 Resolution Authorizing Summer Internship\\_Kyle Springob 05.01.2023.pdf](#)**

Motion by Councilman Ziegler, second by Councilwoman Terrell, that Resolution #2023-120 be approved.

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

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

***Approval of Minutes***

Motion by Councilman Fusco, second by Councilwoman Terrell, and all members present voting in favor, that the minutes of the March 6, 2023 Regular Meeting were approved.

***Report*****Councilwoman Davis**Police Department

Please see attached the April 2023 Police Committee Report

[April 2023 Police Committee Report](#)

**Councilman Fusco**Department of Public Works

Please see attached the Department of Public Works Monthly Report for April 2023.

[April 2023 Department of Public Works Report](#)

Building Department

Please see attached the April 2023 Construction Permit Activity Report and the Cash Receipts Audit Report

[April 2023 Construction Permit Activity Report](#)

[April 2023 Cash Receipts Audit Report](#)

Planning Board

The Planning Board saw two requests to carry reviews of applications to the following month.

The Planning Board will be looking at the codification of ordinances and the signage ordinance.

**Councilman Hesterbrink**Library

The Library Board met on April 19, 2023. Highlights of the meeting include that visitors have increased by 17% and computer use has doubled compared to the year prior.

The Leonia Library is preparing for the annual appeal.

Historical Preservation Commission

There is an ongoing interview series of prominent Leonia residents, with its first two episodes being publicly available.

The Historical Preservation Commission is preparing for Leonia Day.

In June old deeds will be available online for research and public viewing.

There is an award by the Bergen Count Historic Advisory Board in a few days for the Boyd House.

**Councilwoman Terrell**Board of Education

The Board of Education has adopted their budget and will be sending it to the Borough Administrator.

Laws and Ordinances Committee

Codification Fees were discussed by the Law and Ordinances Committee. One outstanding item is the DPW Organization Chart.

Councilman Fusco stated that the organization chart will be reviewed and completed at the DPW Committees' next meeting.

Welcome Committee

The Welcome Committee has worked with the Building Department on creating electronic packets for new residents.

**Councilman Ziegler****Facilities Committee**

The new municipal building project is on time and is under budget. Work that is to be performed soon include ductwork, installation of sprinklers, stairs to the second floor, etc.

The Facilities Committee spent significant time speaking to potential IT consultant Aton Computing to incorporate schematics provided by CTCL.

Two change orders on for adoption tonight will give the Borough of Leonia a credit.

A crack on the northwest wall is being looked into. As it is a sheer wall, it must be paid attention to and any potential issues will be resolved.

**Shade Tree Commission**

The Shade Tree Commission has been busy with Spring planting, locating 35 locations for new trees. Around 6 to 9 of these new trees are on private property.

**Environmental Commission**

The Environmental Commission did not meet in April.

**Mayor's Report**

Mayor Zeigler received a call from Congressman Gottheimer, advising that the \$900,000 Lakeview Avenue Sanitary Sewer project made it into the final appropriation list he is requesting from Congress as part of the overall budget. This is a huge hurdle to overcome, with Leonia being one of the final 10 municipalities chosen.

**Borough Administrator's Report**

Please see attached the Borough Administrators Report for April 2023

[Borough Administrator Report – April 2023](#)

**Borough Attorney's Report**

Borough Attorney Chewcaskie is currently working on various leases discussed at the previous Mayor and Council Meeting.

Borough Attorney Chewcaskie argued the motion that was pending before the Council on Local Mandates relating to the business insurance registration obligation. A decision is expected in the near future.

Councilman Ziegler inquired as to if letters have been sent to property owners currently using Borough-owned vacant land. Borough Attorney Chewcaskie stated that his is currently awaiting more information but expects the letters to go out this week.

### **Borough Engineer's Report**

Borough Engineer Di Sessa provided an update as to the various projects that are underway in the Borough of Leonia.

Councilman Ziegler questioned when the governing body will be able to hold a discussion the Broad Avenue Road Program funded by the federal government through the TAP Grant.

Borough Engineer Di Sessa replied that there will be another public information session and if needed the consultant can come in with updates on the project.

Councilman Ziegler requested that the consultant be brought in at a future work session to discuss the project.

### ***Adoption of Ordinances***

#### **Ordinance 2023-05**

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

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 290 “ZONING”, ARTICLE II “DEFINITIONS”, SECTION 290-3 “TERMS DEFINED WORD USAGE” AND ARTICLE IV. “A DISTRICTS”, SECTION 290-7 “PERMITTED USES” OF THE CODE OF THE BOROUGH OF LEONIA”

Borough Attorney Chewcaskie explained that this ordinance was sent to the Planning Board for a consistency review with the Master Plan. A letter was received from the Planning Board finding it consistent but with two concerns, one being over potential permission of Airbnb rentals and another that a zoning permit be acquired for home occupations. The Borough Attorney agrees with the first point but feels that regulation of Airbnb should be done through a separate ordinance. As to the second point, the Borough Attorney noted that it should be a decision made by the governing body but could be another potential administrative cost to enforce.

Let the record show that no members of the public came forward for the public comment portion of the adoption of ordinance 2023-05.

Councilwoman Terrell motioned that ordinance 2023-05 be adopted on second reading. Seconded by Councilwoman Davis.

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

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

### ***Non-Consent Resolutions***

#### **2023 Municipal Budget**

##### **2023-112 Read Budget by Title Only**

[2023-112\\_Read Budget by Title\\_5.1.23.psf](#)

Motion by Councilwoman Terrell, second by Councilman Ziegler, that Resolution #2023-112 be approved.

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

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

#### **Public Comments on the Adoption of 2023 Municipal Budget**

Let the record show that no member of the public come forward during the public comment portion of the Adoption of the 2023 Municipal Budget.

##### **2023-113 Adopt 2023 Local Municipal Budget**

[2023-113\\_Adoption of 2023 Local Municipal Budget\\_5.1.23.pdf](#)

[2023-113\\_Backup.pdf](#)

[2023 Certification of approved budget.pdf](#)

Motion by Councilman Ziegler, second by Councilwoman Terrell, that Resolution #2023-113 be approved.

Mayor Zeigler thanked the Finance and HR Committee and its chair Council President Grandelis for their herculean efforts. Mayor Zeigler also thanked the Borough Administrator, Chief Financial Officer, Auditors, and all others who have worked on the budget.

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

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

**RES. 2023-114 Authorization to Bid Liquor License**

[2023-114\\_Authorize Sale of Plenary Retail Consumption License\\_5.1.23.psf](#)

Motion by Councilman Fusco, second by Councilwoman Davis, that Resolution #2023-114 be approved.

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

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

**Consent Resolutions****RES. 2023-115 Authorize Bill List**

[2023-115\\_Authorize Bill List\\_5.01.23.pdf](#)

[2023-115 Bill List Backup](#)

**RES. 2023-116 EdgeMarket Cooperative Pricing Resolution of the Borough of Leonia**

[2023-116\\_EdgeMarket Cooperative Pricing Resolution of the Borough of Leonia\\_5.1.23.pdf](#)

**RES. 2023-117 Authorize Tax Refund for Overpayment – CoreLogic**

[2023-117\\_Authorize Tax Refund – CoreLogic\\_5.1.23.pdf](#)

**RES. 2023-118 Authorize Developers Escrow Refunds**

[2023-118\\_Developers Escrow Refunds\\_5.1.23.pdf](#)

**RES. 2023-119 Authorize American Legion Annual Contribution**

[2023-119\\_Authorization to Provide \\$2500 in Financial Assistance to the American Legion to offset costs associated with Memorial Day Parade\\_5.1.23.pdf](#)

**~~RES. 2023-120 Authorize Summer Internship~~**

~~[2023-120\\_Resolution Authorizing Summer Internship\\_Kyle Springob\\_05.01.2023.pdf](#)~~

**RES. 2023-121 Authorize HVAC System – Leonia Fire Department**

[2023-121\\_Fire Department HVAC System\\_\\$11,200\\_05.01.2023.pdf](#)

**RES. 2023-122 Authorize GPC Inc. – Change Orders 25 & 26**

[2023-122\\_Change Orders #25, 26 – New Municipal Building Construction Project\\_5.01.23.pdf](#)

**RES. 2023-123 Authorize the Borough of Leonia to enter into the Passaic County Co-OP**

[2023-123\\_Authorize Passaic County Cooperative Pricing Agreement\\_5.01.23.pdf](#)



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

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

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

***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 was adjourned at 8:25 p.m.

Respectfully submitted,

Jonathan Mandel,  

---