



BOROUGH OF LEONIA

COUNCIL- Work Session Meeting
~ Minutes ~

Trina Lindsey, Borough Clerk

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

July 24, 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 July 24, 2023. The meeting was called to order at 7:30 by Mayor Zeigler.

Those present were led in the Flag Salute by Council President Grandelis.

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. This meeting was noticed through the June 16, 2023 Sunshine Notice sent to the Record, Star-Ledger, and posted on the public bulletin board in Borough Hall and on the Borough website."

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

ABSENT: Councilwoman Maureen Davis
Councilman Christoph Hesterbrink

ALSO PRESENT: Borough Attorney Nylema Nabbie for Brian Chewcaskie
Borough Administrator Andrea Wardrop
Borough Engineer Drew Di Sessa
Borough Clerk Trina Lindsey
Deputy Borough Clerk Jonathan Mandel

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

RES. 2023-168 Authorize Appointment of Crew Chief [2023-168 Appoint Crew Chief.pdf](#)

Mayor Zeigler noted his discomfort with the resolution but did not wish to hold it up, asking the Council if they wished to speak as to the resolution.

Councilman Fusco noted that the individual is a longtime member of the DPW and has taken on additional responsibilities, having experience and training for a higher position than a crewmember. After various discussions held by the DPW Committee, they agreed this would be the course of action to undergo.

Council President Grandelis spoke about the position with the Borough Administrator and Labor Attorney, noting it is a lateral position. Adding another position may require more bargaining.

Councilwoman Terrell wished to know when the salary increase would take effect, to which it was answered immediately.

Motion by Councilman Fusco, second by Council President Grandelis, that Resolution #2023-168 be approved.

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

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

Approval of Minutes

Adoption of Ordinances

Ordinance 2023-10 Ordinance to Create an Affordable Housing Overlay Zone

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

“ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF LEONIA IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 290 OF THE MUNICIPAL CODE TO CREATE AFFORDABLE HOUSING OVERLAY ZONE, ALSO KNOWN AS AH-2”

Borough Attorney Nabbie explained that this ordinance creates an affordable housing overlay zone, defining what are permitted uses and other requirements to be compliant with the municipality's affordable housing obligations.

Mayor Zeigler confirmed with the Borough Attorney that to summarize this ordinance simply continues the actions of the Governing Body to substantively address the Borough of Leonia's affordable housing obligations.

Let the record show that no members of the public came forward to speak to ordinance 2023-10 during the public hearing.

Councilman Ziegler motioned that ordinance 2023-10 be adopted on second reading.
Seconded by Councilman Fusco.

Councilman Ziegler wished to know if some additional clarification could be placed into the ordinance, to better define and differentiate between the various qualifications. Borough Attorney Nabbie confirmed that additional clarification could be included in the ordinance if desired by the Mayor and Council.

Mayor Zeigler suggested that the ordinance be adopted as is and if the need is found to add additional clarifying language it could be amended at a future date.

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

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

Ordinance 2023-11 Salary Ordinance

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, 2023.”

Borough Administrator Wardrop explained the purpose of the ordinance, stating it is meant to list all the non-contractual positions that are within the Borough of Leonia along with a minimum and maximum salary range.

Let the record show that no members of the public came forward to speak to ordinance 2023-11 during the public hearing.

Council President Grandelis motioned that ordinance 2023-11 be adopted on second reading.
Seconded by Councilwoman Terrell.

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

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

Ordinance 2023-12 Revised Leaf Blowers

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

“AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF LEONIA BY CREATING A NEW CHAPTER 262 ENTITLED (TOOLS AND EQUIPMENT" ESTABLISHING RESTRICTIONS ON USE OF TOOLS AND EQUIPMENT AND TO PROVIDE FOR RESTRICTIONS ON THE USE OF INTERNAL COMBUSTION LEAF BLOWERS”

Borough Attorney Nabbie explained the provisions of the ordinance and how it regulates the use of gas-powered leaf blowers.

Mayor Zeigler clarified that this ordinance is being adopted due to a suggestion made after its initial adoption as to where the fines of the ordinance shall be located within the borough code. This is a procedural adoption and does not change the provisions of the ordinance in any way.

Let the record show that no members of the public came forward to speak to ordinance 2023-12 during the public hearing.

Councilwoman Terrell motioned that ordinance 2023-12 be adopted on second reading. Seconded by Councilman Ziegler.

Councilman Ziegler made note of areas in the ordinance where additional information should be included to better provide clarification. After some discussion, it was decided to make minor changes to the ordinance, which as per the Borough Attorney would not classify as a material change requiring an additional publication of the ordinance and reintroduction.

Motion by Councilman Ziegler, Second by Councilman Fusco that Section 1, 261-1, C(1)(c) be revised to state "Sunday; prohibited all day"

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

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

Motion by Councilman Ziegler, Second by Councilwoman Terrell, that Section 1, 261-1, D be revised to state "There shall be no excavating, demolition, erection, alteration, repair or other building operations within 1,000 feet of any dwelling or business property during the hours stated in 261-1, B(a), except in cases of urgent necessity in the interest of public safety, and then only upon notification to the duty officer of the Police Department as to the nature of the emergency."

Councilwoman Terrell suggested an amendment to the amended motion, to move the entirety of Section 1, 261-1, D below Section 1, 261-1, B

Motion by Councilwoman Terrell, Second by Councilman Ziegler, that Section 1, 261-1, D be moved below Section 1, 261-1, B and subsection E be reclassified as D with each subsequent section following alphabetic order.

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

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

Councilman Ziegler withdrew his first amendment to Section 1, 261-1, D.

Councilwoman Terrell motioned that ordinance 2023-12 be adopted on second reading as amended. Seconded by Councilman Ziegler.

On a roll call, the vote on the adoption of ordinance 20213-12 as amended was recorded as follows:

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

Introduction of Ordinances

Ordinance 2023-13 Capital Ordinance – Broad Avenue Section 11

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

“BOND ORDINANCE TO AUTHORIZE THE IMPROVEMENT OF BROAD AVENUE (SECTION 11 – FROM CRESCENT AVENUE TO HILLSIDE AVENUE) IN, BY AND FOR THE BOROUGH OF LEONIA, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$500,000 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 the discussions held and the decision made to issue bonds for the Section 11 project due to its time-sensitive nature. The Sections of Broad Avenue covered in the project compromise the portion of Crescent Avenue North to Hillside Avenue. Borough Administrator Wardrop provided further information as to the ordinance.

Motion by Council President Grandelis, Second by Councilwoman Terrell that ordinance 2023-13 be introduced and passed on first reading, and setting August 7, 2023 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 Grandelis:	aye	Councilman Hesterbrink:	absent
Councilwoman Davis:	absent	Councilwoman Terrell:	aye
Councilman Fusco:	aye	Councilman Ziegler:	aye

Ordinance 2023-14 Capital Ordinance – Senior Center ADA Improvements

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

“BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF ADA IMPROVEMENTS TO THE SENIOR CENTER IN, BY AND FOR THE BOROUGH OF LEONIA, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$165,000 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 due to the time-sensitivity of the project, bonds were decided to be issued.

Motion by Councilman Ziegler, Second by Council President Grandelis that ordinance 2023-14 be introduced and passed on first reading, and setting August 7, 2023 at 7:30 p.m. or as

soon thereafter as the matter can be heard for second reading and adoption.

Councilman Grandelis questioned how much of the project was being covered by grants, to which the Borough Administrator replied \$80,000.

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

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

Non-Consent Resolutions

RES. 2023-169 Authorize GPC Inc. – Change Order 30, 31 [2023-169 Change Orders #30, 31 – New Municipal Building.pdf](#)

Borough Administrator Wardrop explained the resolution and how it is about additional audiovisual equipment for the new municipal center and the work necessary to install it

Motion by Councilman Ziegler, second by Councilwoman Terrell, that Resolution #2023-169 be approved.

Councilman Fusco provided additional clarification as to the resolution, explaining that based on recommendations from the Police Chief it fills in additional gaps in the project that were missing from the initial project for security public safety.

Mayor Zeigler noted that he wasn't against the Police Chief's assessment of the need for the items but is troubled by the last-minute nature of the request. Mayor Zeigler expressed his disappointment in the Police Chief and the professionals in charge of the project.

Councilman Ziegler stated his agreement with the mayor's frustrations but noted that all the professionals involved in the project agreed with this and the additional change orders necessity. Councilman Ziegler further discussed the process and how through the relationships the Borough has with their professionals' costs were able to be lowered. It was noted that the Borough set aside 10% of funding for contingencies and the project is still currently well within it.

Mayor Zeigler responded that he is in agreement with the need for the items in the change order but is deeply disappointed in how it came to be.

Councilwoman Terrell stated her recollection of these items being discussed in meetings prior but is wondering why they were not included in the project.

Chief Tamagny responded that the items in the change order were always included in the plans for the building, stating that it should be asked of the architect why the plans were changed and the items removed.

Mayor Zeigler confirmed with the Chief that the items were initially within the plans but they were removed at some unknown point and not noticed missing until this point.

CBRE Project Manager John Brattoli explained that what may have happened is that the architect removed items in a case of value engineering whilst trying to give the Borough of Leonia the best price.

Mayor Zeigler questioned why the project manager or CBRE did not bring these observations of changes forward to the attention of the Police Chief or Mayor and Council.

Councilman Fusco was concerned that these changes were made without the consent of the facilities committee.

Further discussion was held and the mayor decided that a report should be written by the architect to explain how this issue came about.

Councilwoman Terrell questioned if the Police Chief has had the chance to review the most recent plans from the architect.

Chief Tamagny responded that he has had a discussion with the architect to ensure an issue like this does not arise again and agreed that there should be a mechanism in place for preventative reasons.

Mayor Zeigler asked that the Project Manager express what was said tonight to his team so that are more transparent with the facilities committee and the Mayor and Council.

Mayor Zeigler expressed further disappointment with the representative of the general contractor.

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

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

RES. 2023-170 Authorize CTCI – Change Order 1, 2, 3

[2023-170 Change Orders #1, 2, 3 – CTCI New Municipal Building.pdf](#)

Borough Administrator Wardrop provided a background as to the change orders being proposed.

Motion by Councilman Ziegler, second by Councilwoman Terrell, that Resolution #2023-170 be approved.

Mayor Zeigler stated that the audiovisual contractor changed midway through the project, with these change orders potentially being a byproduct of that.

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

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

Consent Resolutions

~~RES. 2023-171 Authorize Bill List~~

[2023-171 Authorize Bull List.pdf](#)
[Bill List Backup.pdf](#)

RES. 2023-172 Salary Resolution

[2023-172 Salary Resolution.pdf](#)

RES. 2023-173 Amend RES 2023-66 – Authorize Shared Service Agreement with Bergen County for Animal Control

[2023-173 Amend RES 2023-66.pdf](#)

Motion by Councilwoman Terrell, second by Council President Grandelis, that the Consent Agenda be approved.

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

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

RES. 2023-171 Authorize Bill List

[2023-171 Authorize Bull List.pdf](#)
[Bill List Backup.pdf](#)

Pulled by Councilwoman

Motion by Councilman Fusco, Second by Councilman Ziegler, that RES. 2023-171 be approved.

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

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

Unfinished Business**Updated Wood Terrace Proposal Discussion – Drew Di Sessa**

Borough Engineer Di Sessa explained the revised proposal of the Wood Terrace Drainage Project to the Mayor and Council. The proposal in total is around \$11,000 less than the initial version.

Councilman Ziegler expressed his appreciation to the Borough Engineer for listening to the input of the Governing Body and using it for the updated proposal.

Councilman Fusco questioned the Borough Engineer as to the services for construction oversight. Borough Engineer Di Sessa explained that while it is considered “full-time” it is an

hourly rate with a not-to-exceed amount of time and thus the Borough of Leonia will only be billed for time used.

Councilwoman Terrell questioned as to what a red line is under construction services. Borough Engineer Di Sessa explained it is a term that relates to an overlay over an existing drawing to showcase changes and as-built conditions of a project.

Borough Administrator Wardrop explained that \$75,000 was given for the wood terrace project as part of the multi-purpose capital ordinance.

Direction was provided to bring the proposal forward as a resolution at the subsequent Mayor and Council Meeting.

Broad Avenue Section 11 – Reverse Angle Parking Discussion – Andrea Wardrop / Drew Di Sessa

Borough Administrator Wardrop explained that it is of utmost importance that the public is educated as to reverse angled parking. The Borough Administrator proposed that there be a public information session to discuss reverse-angled parking for Broad Avenue Section 11. The TAP Grant requires reverse-angled parking, which is why during the design phase of Broad Avenue Section 11 its incorporation is being recommended.

Borough Engineer Di Sessa provided an explanation as to the project and the consistency required in the implementation of reverse-angled parking at this point.

Mayor Zeigler asked Police Chief Tamagny to step up his team's game in enforcing illegal U-turns into angled parking. Mayor Zeigler also asked that the messaging be put together thoughtfully as there are those that spread misinformation.

Borough Engineer Di Sessa stressed that the implementation of reverse-angled parking is not only being done for the sake of the TAP Grant but also safety concerns and improvements.

Councilman Fusco questioned if there were any videos available to explain how to perform reverse-angled parking as it would be a good resource for the public.

Mayor Zeigler questioned when the reverse-angled parking will be placed into effect. Borough Administrator Wardrop replied that the project is set to be complete in October.

Traffic Discussion – SLEO Program Specifications – Scott Tamagny

Police Chief Tamagny suggested that the standard operating procedure be followed and that advertisements for the position be posted as soon as possible. As the SLEO I Academy begins in September it is importance that this occur as soon as possible.

Councilman Ziegler asked the Police Chief where the position would be advertised.

Chief Tamagny replied that a website called Police App is commonly used for law enforcement positions. After posting it there, it can be advertised on social media and the borough's website.

Councilman Ziegler suggested the idea of using Nixle to advertise for the position.

Councilwoman Terrell inquired as to the costs of becoming an SLEO I officer. Police Chief Tamagny replied that as per the standard operating procedure the department pays for uniforms, the training costs being able to be absorbed by the Police Department. As background checks are done in-house, they do not need to be sent to an outside provider.

Sidewalk Policy Discussion – Joanne Terrell / Andrea Wardrop / Brian Chewcaskie

Councilwoman Terrell provided a background as to the discussion.

Borough Administrator Wardrop explained that a discussion was held with the Borough Engineer about the potential of going out to bid for contractors to provide sidewalk repair services, to which he responded that it is not something he has seen but it would need to be looked into further.

Councilman Ziegler stated his understanding of the decision that was made to follow Teaneck's example and also have a list of contractors willing to provide a discount to homeowners with no obligation to use them. Councilman Ziegler understands the Borough Engineer's concern with the idea.

Borough Andrea Wardrop explained that a fund could be established to subsidize sidewalk repairs.

Councilman Ziegler reiterated that he is in favor of following on with the previously decided upon approach.

Further discussion was held, with Borough Engineer Di Sessa explaining in further detail his concerns with the bidding process in acquiring preferred rates. Councilwoman Terrell explained the potential of having contractors do sidewalk repairs for private homeowners at the time same as in which they are to do work for the borough. The contractors would be asked to give a preferred rate to the contractor during this period. Borough Engineer Di Sessa stated he would have to speak with the Borough Attorney and Chief Purchasing Agent.

Borough Attorney Nabbie said that she must look further into the matter.

New Business

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.

Closed Session

RES. 2023-174 Authorize Closed Session

[2023-174 Authorize Closed Session.pdf](#)

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 – Borough Administrator
- B. Negotiations

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 Council President Grandelis, seconded by Councilman Fusco, and all present voting in favor, the meeting was adjourned to the Closed Executive Session at 9:02 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 9:07 p.m.

Respectfully submitted,

Jonathan Mandel,
