



BOROUGH OF LEONIA

COUNCIL- Work Session Meeting
~ Minutes ~

Trina Lindsey, Borough Clerk

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

August 21, 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 August 21, 2023. The meeting was called to order at 7:30 PM 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. 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, Council President Grandelis, Councilwoman Maureen Davis, Councilman Pasquale Fusco, Councilman Christoph Hesterbrink, Councilwoman Joanne Terrell and Councilman William Ziegler

ABSENT: None

ALSO PRESENT: Acting Administrator Scott Tamagny
Borough Attorney Brian Chewcaskie
Chief Financial Officer Issa Abbasi
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.

Adoption of Ordinances

Introduction of Ordinances

Ordinance 2023-15 Amend Chapter 46 – “Personnel Policies”

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

“AN ORDINANCE TO AMEND CHAPTER 46 OF THE GENERAL CODE OF THE BOROUGH OF LEONIA ENTITLED “PERSONNEL POLICIES””

Borough Attorney Chewcaskie provided a history of the personnel policy and its various recent changes. The Ordinance being proposed adds to Chapter 46 and indicates that personnel policies shall be adopted by resolution on an as-needed basis. The Borough Attorney suggests that a resolution be passed annually during reorganization to ratify and reaffirm the personnel policy.

Mayor Zeigler requested that a change be made to correct the erroneous listing of the Borough Administrator title as Business Administrator.

Councilman Hesterbrink inquired as to Chapter 46 listed within the ordinance and was answered by Borough Attorney Chewcaskie.

Motion by Councilwoman Terrell, Second by Councilwoman Davis that ordinance 2023-15 be introduced and passed on first reading, and setting September 6, 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:	aye
Councilwoman Davis:	aye	Councilwoman Terrell:	aye
Councilman Fusco:	aye	Councilman Ziegler:	aye

Ordinance 2023-16 Amending Chapter 136-12 Fire Prevention

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

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 136 “FIRE PREVENTION” OF THE CODE OF THE BOROUGH OF LEONIA”

Borough Attorney Chewcaskie explained that in conjunction with Fire Marshall Dave Haenelt, suggestions were made to further amend and supplement the borough code concerning fire prevention.

Motion by Councilman Fusco, Second by Councilwoman Terrell that ordinance 2023-16 be introduced and passed on first reading, and setting September 6, 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:	aye
Councilwoman Davis:	aye	Councilwoman Terrell:	aye

Councilman Fusco: aye Councilman Ziegler: aye

Non-Consent Resolutions

RES. 2023-186 Authorize GPC Inc. – Change Order 35

[2023-186 Change Order #35.pdf](#)
[CO 35.pdf](#)

Councilman Zieger explained that the change order is the result of a miscalculation from the Borough Architect, leading to its necessity. The mistake in particular is that the metal panels on the building will be misaligned, the change order itself is to put metal studs in that will correct this problem.

Councilman Fusco questioned the pricing of the change order. Councilman Ziegler replied that it could be taken up with the Architect and Contractor separately, but he does not wish to have the change order held up. Mayor Zeigler stated his agreement with Councilman Ziegler.

Council President Grandelis questioned whether there were any long-term ramifications as part of the change order. Councilman Ziegler stated that he was assured that the answer was no by the engineer's professional opinion.

Motion by Councilman Ziegler, second by Councilwoman Terrell, that Resolution #2023-186 be approved.

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

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

Consent Resolutions

~~RES. 2023-187 Authorize Bill List~~

~~[2023-187 Authorize Bill List.pdf](#)
[Bill List Backup.pdf](#)~~

RES. 2023-188 Bond Closing Resolution

[2023-188 Bond Closing Resolution.pdf](#)

RES. 2023-189 Amendment to Salary Resolution

[2023-189 Amending Salary Resolution.pdf](#)

RES. 2023-190 Authorization to Participate in a Countywide Fire Mutual Aid Agreement

[2023-190 Authorize Participation in Countywide Fire Mutual Aid Agreement.pdf](#)
[Final Bergen County Fire Mutual Aid Agreement.pdf](#)
[Countywide Fire Mutual Aid Agreement Resolution.pdf](#)

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

RES. 2023-187 Authorize Bill List

[2023-187 Authorize Bill List.pdf](#)

[Bill List Backup.pdf](#)

Pulled by Council President Grandelis for a separate vote.

Motion by Councilwoman Davis, second by Councilman Fusco, that the RES. 2023-187 be approved.

On a roll call, the vote on RES. 2023-187 was recorded as follows:

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

Unfinished Business

RV, Commercial Vehicles, and Licenses – Joanne Terrell / Brian Chewcaskie

Borough Attorney Chewcaskie explained that what can be parked at a single-family home is regulated by zoning. Currently, RV's and Commercial Vehicles of a certain size are permitted to be parked in single-family zoning, with the provision that a 5-foot screen be in place to hide it. The discussion that was held over this emanated from the use of one of the municipal lot parking spaces to store an RV.

The question that is to be asked is whether or not the Borough of Leonia wishes to permit commercial vehicles or RVs to continue to be parked in residential zones. In addition, it must be decided whether commercial vehicles or RVs should be permitted to park in the municipal parking lot, and if so, it is suggested that those fees be increased to correspond to the size of the vehicles. Through a conducted study it was found that the Borough of Leonia is currently undercharging for those fees and it is the suggestion of the committee to raise these fees if parking is to be permitted.

Mayor Zeigler stated that the items to be considered as follows:

1. Is there the desire to have items other than residential vehicles be allowed to be stored in the municipal parking lots?
2. Is there an agreement as to a new fee structure?

Councilman Hesterbrink questioned whether there was a distinct problem that was the impetus of this discussion as currently the size of vehicles is limited based on the availability of spots.

Mayor Zeigler replied that the question lies in that as more residents have started to work from home there are a larger number of vehicles using the lot than before, and a discussion was started to determine whether commercial vehicles and RVs should be prohibited to lessen the strain. It is not necessarily a problem but a desire to look at the current provisions set by the ordinances in the Borough Code and update them with the changing needs of the community.

Councilwoman Terrell stated that there has been an increasing number of requests to park RVs in the municipal lot as well as from residents in apartment buildings with not enough parking. The desire for this discussion is to be responsible with ordinances and determine if there is adequate enforcement.

Councilman Hesterbrink inquired as to whether there was adequate parking within the lot to accommodate the demand. Mayor Zeigler responded that he would agree with the assessment that the use of the lot has increased and thus it is stretched for capacity.

Councilwoman Davis explained that there are alternatives that are available for RV owners for parking and that she is in agreement that parking within the municipal lot should be reserved for residential vehicles only.

Police Chief Tamagny questioned the number of permits that have been issued and that the current ordinance limits the weight of vehicles within the lot to 9 tons.

Councilman Ziegler stated that he is not in favor of RVs, buses, and other oversized vehicles parking within the lot as it is owed to residents first to make regular vehicle spaces available.

Mayor Zeigler confirmed that the Council desired to amend the ordinance to remove RVs and other large commercial vehicles from being authorized to park in the municipal lot.

Further discussion was held as to enforcement and the proposed update to the Borough Code.

Capital Budget – Louis Grandelis

Discussion on the Capital Budget shall be pushed to the September 6, 2023 Regular Meeting of the Leonia Mayor and Council

Traffic – SLEO 1 Updates – Maureen Davis

Chief Tamagny provided an update on the recruitment process for SLEO I Officers. There initially were 21 candidates, which was eventually brought down to 3. Of all the applicants only one was a Leonia Resident.

New Business

Limousine Licensing – Joanne Terrell / Brian Chewcaskie

Borough Attorney Chewcaskie explained that after he reviewed Limousine Licensing, it was discovered that by state statute the Borough of Leonia is charging what is permitted. The business itself could potentially be charged an additional fee for a business license but the Borough Attorneys recommended against it.

Public Comment

Lydia Maurice, 392 Grand Avenue, told a story of how the multiple diverse communities of Leonia are bridging together. Ms. Maurice also wished to know what services would be held at 2 Christie Heights Street. Mayor Zeigler replied that it is a private business and that further questions be asked at the Planning Board. Further information was provided to Ms. Maurice by the Chair of the Planning Board, Michael DeGidio.

Closed Session**RES. 2023-191 Authorize Closed Session**

[2023-191 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. Affordable Housing
- B. Human Resources – Borough Administrator

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 Councilwoman Terrell, and all present voting in favor, the meeting was adjourned to the Closed Executive Session at 8:11 p.m.

Adjournment:

There being no further business to come before the Mayor and Council, on a motion by Councilman Ziegler, second by Council President Grandelis, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Jonathan Mandel,
