



BOROUGH OF LEONIA

COUNCIL- Special Meeting
~ Minutes ~

Trina Lindsey, Borough Clerk

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

November 1, 2023

7:30 pm

Virtually

A Special Meeting of the Mayor and Council of the Borough of Leonia virtually via GoToMeeting on November 1, 2023. The meeting was called to order at 7:30 PM 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 was sent on November 30, 2023 to the Record, Star-Ledger, and posted on the public bulletin board in 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
Acting Borough Administrator and Police Chief Scott Tamagny
Borough Engineer Drew Di Sessa
Deputy Borough Clerk Jonathan Mandel

Non-Consent Resolutions

RES. 2023-223 Authorize GPC Inc. – Change Orders 37, 38, 39, 40, 41, 42
[2023-223_Change Orders #37, 38, 39, 40, 41, 42 – New Municipal Building Construction Project_11.01.23.pdf](#)

Councilman Ziegler expressed the need to hold the special meeting as the change orders being presented are of urgent importance to be approved. Councilman Ziegler explained each of the change order's purposes. 37 is removing existing walks and curbs at the library, 38 is flooring instead of carpet in the violations room, 39 is milling the existing library parking lot

and repaving it, 40 is the up light on the south wall to illuminate its sign, 41 is a credit, and 42 is some additional site work needed on the east side of the building as requested by the fire subcode official.

Councilwoman Terrell questioned why the curb cuts and lighting to the elevator were required through a change order instead of being within the initial plan. Councilman Ziegler explained that change orders are common within a project of this magnitude and thus a contingency is built into its budget for this purpose. If all change orders are approved tonight, only a little less than half of the total amount budgeted for contingencies will be used. The change orders tonight are either not originally within the budget or were creative ways to save on costs.

Councilman Ziegler explained that the curb cuts and sidewalk work were not originally part of the municipal center activities. In the 2023 Capital Budget, the Library included sidewalk work. Once it was realized that this money was appropriated it was decided to perform it all at once as there was a benefit to taking advantage of economies of scale. Some of the curb cuts were related to the new crosswalk decided upon as it would be safer for pedestrians walking to Wood Park. The bulk of the costs are for the work under the Library Capital Budget.

Councilman Ziegler explained that the lighting is elevation lighting to highlight signage outside of the building on the south wall and not for an elevator.

Councilman Hesterbrink questioned as to Change Order #39. Councilman Hesterbrink wished for the minutes to reflect that while they are using the same contractor, they are not combining two separate capital budgets. The funding shall be coming from the parking lot trust fund.

Councilman Hesterbrink in his opinion finds the parking lot to be adequate in its current state. Councilman Hesterbrink was wondering what the purpose was for it.

Councilman Hesterbrink noted his desire that every time a parking lot is repaved, the option of using permeable surfacing is evaluated to assist with the absorption of flood water.

Mayor Zeigler reiterated Councilman Hesterbrink's point that while the same contractor will be used, the funds will be coming from two separate sources and will not be coming from the bond notes that had been issued for this project.

Councilman Hesterbrink stated that the repaving of the parking lot was in the Library Capital Budget for the future. The previous Borough Administrator approached the library and said that it may be cheaper to perform the milling and paving now while the contractor is already on site and working on the new municipal center.

Borough Engineer Di Sessa agreed with Councilman Hesterbrink that the pavement is still in good condition. The milling and paving of the western drive were eliminated from the original plan. The Parking lots are in bad condition and do need to be repaved. To keep everything contiguous with the work done by the new municipal center it was decided to do it all at once. There is a saving in cost by doing all this work at once rather than piecemeal.

Borough Engineer Di Sessa explained that pervious pavement is a good idea but has its section on how it must be installed. If the lot was replaced with pervious pavement, the whole lot would need to be ripped up down to the stone base as the pervious pavement must go above a pervious stone base. It is good for a new parking lot but is a big budget item for an already existing parking lot.

Councilman Hesterbrink responded that pervious pavement must seriously be looked into and not waived off immediately due to cost.

Councilman Ziegler questioned the order of magnitude of cost for the work related to implementing the pervious pavement and if it could be afforded. Borough Engineer Di Sessa stated that it would be at least twice if not close to three times as expensive as the current project.

Mayor Zeigler inquired as to the lifespan of pervious pavement compared to non-permeable. Borough Engineer Di Sessa responded that the lifespans are similar but there is a requirement of upkeep for the pavement which has a permeable surface.

Councilman Hesterbrink stated that the work could be performed only on the existing parking spaces and that from personal experience the pervious pavement is of good quality and holds up well. Councilman Hesterbrink wishes for the evaluation of its implementation to be part of any time parking is looked over.

Mayor Zeigler questioned if Councilman Hesterbrink wishes to extend those sentiments to this project in particular. Councilman Hesterbrink responded that he understands the need for this project to move forward but wants this to be a process in place.

Mayor Zeigler expressed his concern about performing partial jobs concerning paving and milling.

Mayor Zeigler asked that Change Order #39 be pulled for a separate vote as RES. 2023-226.

Councilman Fusco asked that the Borough Engineer comment on Change Order #42 as to the pricing. Borough Engineer Di Sessa further explained the pricing and stated that it was adjusted and came down from when it was calculated using unit pricing. Borough Engineer Di Sessa is comfortable with the pricing as it is currently.

Councilwoman Davis expressed his opposition to doing the paving of the parking lot piecemeal. As the parking lot is also used for a variety of events within the municipality, she is concerned that doing it little by little would create a safety hazard for those with disabilities and prone to tripping.

Motion by Councilman Ziegler, second by Councilwoman Davis, that Resolution #2023-223 be approved as amended with Change Order #36 removed.

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. 2023-226 Authorize GPC Inc. – Change Order 39

[2023-226_Change Order 39 - New Municipal Building Construction Project_11.01.23](#)

Motion by Councilwoman Davis, Second by Councilman Fusco that Resolution #2023-226 be approved.

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

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

RES. 2023-224 Authorize CTCI – Change Order 4

[2023-224_Change Order #4 – CTCI New Municipal Building AV & Security_11.01.23.pdf](#)

Councilman Ziegler explained that this change order is to approve a camera to be placed above the Sallyport driveway in the new municipal center.

Acting Borough Administrator Tamagny explained the need for the camera due to a lack of vision without it.

Mayor Zeigler questioned why the camera was not initially within the plans for the building.

Acting Borough Administrator Tamagny explained that a camera was within the original specifications of the building there was a camera but the generator is blocking its view, so that camera will be repurposed for additional vision in the parking lot. The change order is for a single additional camera for the building.

Motion by Councilwoman Davis, second by Councilwoman Terrell, that Resolution #2023-224 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. 2023-225 – Authorize Proposal for Exterior Signage for New Municipal Center

[2023-225_Authorize Proposal for Exterior Signage for New Municipal Center_11.01.23.pdf](#)

Councilman Ziegler explained that this resolution authorizes the signs reviewed previously by the Mayor and Council for the New Municipal Center. Due to lead times in manufacturing, there was a sense of urgency to have this resolution on the agenda.

Motion by Councilman Fusco, second by Councilman Ziegler, that Resolution #2023-225 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 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.

Adjournment:

There being no further business to come before the Mayor and Council, on a motion by Councilman Ziegler, second by Councilwoman Davis, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Jonathan Mandel,
