

EXECUTIVE MEETING called to order, Mayor Vaccaro in the chair, at the Municipal Building on Thursday October 14<sup>th</sup>, 2021 at 7:04 P.M.

Mayor called for Pledge of Allegiance to the Flag.

ROLL CALL: Bauer, Cirillo, Kinsella, Martinez-present, Surak-not present,  
Wende-present,  
Administrator- T. Ciannamea-present,  
Attorney- F. Migliorino-not present  
Engineer- Frank Dobiszewski- present

Borough Clerk stated that notice of the meeting was announced in accordance with the Open Public Meetings Act and published in the Record on June 4, 2021.

Motion by C/Kinsella and second by C/Martinez to approve Minutes of Executive Meeting of September 9, 2021.

ROLL CALL: Bauer, Cirillo, Kinsella, Martinez, Wende.  
All ayes. So ordered.

#### COMMUNICATIONS:

New Jersey Department of Environmental Protection-notification on approval of Flood Hazard Area Individual Permit- Verification- Method 2 (FEMA Tidal Method) for Block 65, Lots 6 & 10 in the Borough of Moonachie.

New Jersey Department of Environmental Protection- notice of Suspected Hazardous Substance Discharge at 2 W. Commercial Ave.

Atlantic Environmental Solutions, Inc.- notice of submission of Soil Biennial Certification Report for Applied Printing Technologies, LP, 77 Moonachie Ave. to NJDEP.

New Jersey Sports and Exposition Authority- notice of an application for construction of a 4,714 Sq. Ft. convenience store with site improvement at Block 127, Lot 17, in the Borough of Carlstadt.

New Jersey Sports and Exposition Authority- notice of an application for construction of a 47,576 Sq. ft. warehouse building with office space and associated site improvement, at Block 115, Lots 2 & 3 and Block 114, Lot 4 in the Borough of Carlstadt.

William J. Rush, Esq.- notice of a public hearing for a D(1) Use variance & for "C" variance for the construction of a multi-unit building ( 4 Townhouses) for property located at 192 Redneck Ave. Block 69.01, Lot 5.01 in the Borough of Little Ferry.

Langan Engineering and Environmental Services, Inc.- notice of submission of application for Flood Hazard Area Verification Extension, Individual Flood Hazard Area Permit Extension, Water Quality Certificate, and Coastal Zone Consistency Determination to NJDEP for Signature South Expansion Project at Block 76, Lot 1.02, in the Borough of Moonachie and Block 203, Lot 1 in the Borough of Teterboro.

#### REPORTS:

- See after Bid.

Mayor Vaccaro spoke about the bid for the Civic Center HVAC, the one bid that was received was higher than budgeted amount. Explained about the relocation of the HVAC system from the ceiling to a closet and the condensers need to be raised out of the flood zone.

Attorney Migliorino entered the meeting at 7:06 P.M.

Motion by C/Bauer and second by C/Cirillo to approve the following Resolution:

#### RESOLUTION #21-241

WHEREAS, one bid was received on October 7<sup>th</sup>, 2021 at 10:30 A.M. for Installation of Senior Center HVAC; and

WHEREAS, opening of bid took place October 7<sup>th</sup>, 2021 at 10:30 A.M., at which time the bid was received from the following:

	Base Bid
Hanna's Mechanical	
44 N. Main St	
Milltown, NJ 08850	<u>\$143,850.00</u>

WHEREAS, the Base bid exceed the maximum estimated budget; and

NOW THEREFORE, BE IT RESOLVED, that the Governing Body of the Borough of Moonachie hereby authorizes the rejection of bid submitted for Installation of Senior Center HVAC due to budgetary reason; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized to return all bid bond to the bidder; and

BE IT FURTHER RESOLVED, that the Borough clerk is hereby authorized to advertise Rebid for Installation of Senior Center HVAC.

ROLL CALL: Bauer, Cirillo, Kinsella, Martinez, Wende.  
All ayes. So ordered.

SALE OF \$3,296,967 BOND ANTICIPATION NOTIES, CONSISTING OF \$2,720,332.00 GENERAL CAPITAL BOND ANTICIPATION NOTES AND \$469,000.00 SEWER UTILITY BOND ANTICIPATION NOTES:

Five proposals were received for sale of \$2,927,000.00 Bond Anticipation notes:

	NIC( Net Interest Cost)
BNY	0.35413%
TD Bank	0.37000%
Oppenheimer	0.37086%
Piper Sandler & Co	0.39600%
Valley National Bank	0.51000%

Administrator Ciannamea spoke about the Bond Sale, and mentioned that it was awarded to the Bank of New York for 0.35413%.

Mr. Dobiszewski spoke about the 2022 NJDOT Grant Application for sidewalks and drainage.

Mayor Vaccaro mentioned that the project will be for Grand Street.

Mr. Dobiszewski spoke about the Moonachie Avenue generator project proceeding, the contractor received the equipment and was beginning demolition of the existing pad. Spoke about the drainage problem on East Park and Molinari Streets, and he has scheduled a field meeting with Dennis Williams for next week.

Mayor Vaccaro spoke about Redneck Avenue being closed for Suez work next week.

Mentioned speaking with the Police Chief about the traffic flow, it will be posted on the website & Facebook with updates as needed.

#### FORMAL ACTION:

Motion by C/Kinsella and second by C/Wende to approve following Resolutions:

#### RESOLUTION#21-242

WHEREAS, the Borough has not obtained competitive quotes due to the fact that the Borough has utilized this company in prior years and they have stored all the Borough's previously purchased Holiday decorations; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Moonachie that the purchase, installation, take-down and storage of Holiday Decorations for the Borough from Christmas Spectacular in the amount of \$2,850.00 be and is hereby authorized.

#### RESOLUTION#21-243

WHEREAS, on September 23, 2021 the Moonachie Road Pump Station was no longer functioning on auto and required immediate repair; and

WHEREAS, therefore it was necessary to contract the emergency work to replace the Transducer so that the Pump Station can function on auto without competitive quoting so that the repair could be made immediately to ensure the health, welfare and safety of the Borough's residents; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Moonachie approve awarding said emergency contract to Clearwater Services for the replacement of the Transducer at the Moonachie Road Pump Station in

accordance with N.J.S.A. 40A:11-6 in the amount of \$2,900.25 and approving payment in the amount of \$2,900.25 to Clearwater Services.

RESOLUTION#21-244

WHEREAS, Peter Meyers had applied for minor site plan/variance application to the Planning Board; and

WHEREAS, the applications have been completed and Boswell Engineering refunded escrow money of \$394.00 for professional services; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council that that \$394.00 refunded from the escrow account to Peter Meyers for minor site plan/variance application.

ROLL CALL: Bauer, Cirillo, Kinsella, Martinez, Wende.  
All ayes. So ordered.

NEW BUSINESS:

1. Authorizing Mayor to sign an agreement with Public Service Electric & Gas Co. for use of their poles for holiday decorations.

Will be acted upon at Regular Meeting on October 28, 2021.

2. Authorize Mayor to sign an agreement with Kevin Boswell, Boswell Engineering for the service of Borough Engineer.

Will be acted upon at Regular Meeting on October 28, 2021.

3. Authorize refund of permit fees for installation of a "solar system" in the amount of \$254.00 to George Werdann.

Will be acted upon at Regular Meeting on October 28, 2021.

4. Approval of over payment taxes in the amount of \$10,545.25 due to judgement of Tax Court of New Jersey for Forsgate Ventures VII LLC, Block 38, Lot 8 for Tax Appeals of 2016, 2017, 2018 & 2019.

Will be acted upon at Regular Meeting on October 28, 2021.

5. Approval of over payment taxes in the amount of \$32,697.00 due to judgement of Tax Court of New Jersey for Adee Realty Company/Iron Mountain, Block 38, Lot 4 for Tax Appeals of 2013, 2014, 2015, 2016, 2017, 2018 & 2019.

Will be acted upon at Regular Meeting on October 28, 2021.

6. Approval of payment Application No. 17 of Tricon Enterprises, Inc. in the amount of \$10,710.00 for DPW Building.

Will be acted upon at Regular Meeting on October 28, 2021.

Mayor Vaccaro mentioned that there are still two outstanding issues with the contractor for the DPW Building, one is the sprinkler system, and that has to be up to the Port Authority and NFPA code, also, the soil which has to be brought to the site. He mentioned that the architect approved the soil but Tricon has not brought it yet. Everything inside is finished except for the garage floor. Also, mentioned that the building department cannot issue a TCO or CO unless it is okayed by the Port Authority, there is a conference call tomorrow on the project.

DISCUSSION:

1. New DPW Building Construction. See New Business #6.

2. Traffic Light between Moonachie Road and Moonachie Avenue.

Mr. Dobiszewski mentioned that he heard back from the County earlier today, and they completed the plan layout, and the Graycliff will not be affected.

Mayor Vaccaro mentioned they were looking to take the opposite side of the street by the gas station and the Russo property which are not located in Moonachie, then they would have to get approval and enter into an agreement with Carlstadt.

3. Energy efficiency for Municipal Building.

C/Martinez mentioned that he will meet with the Financial Consultant.

4. Community Development Block Grant.

Administrator Ciannanea spoke about the Community Development Grant and that the next round of funding is available but there are still two projects open for the Civic Center.

Mayor Vaccaro suggested to contact Community Development to see if the money from the other two grants that were awarded can be moved for the HVAC project.

5. Moving Court to Municipal Building.

Mayor Vaccaro mentioned that the County came to visit and there are a couple of things that have to be done. Phone lines and the television in the hallway can only be used for Court, may be moving one of the televisions into the lobby downstairs for the Borough to use.

6. Part-time Maintenance Worker.

\* See discussion on Salary ordinance

7. Salary Ordinance.

Administrator Ciannanea spoke about the 2021 Salary Ordinance notes. They were reviewed by the Financial Consultant. Spoke about one of the items on the notes, and the part time maintenance worker.

Mayor Vaccaro mentioned that they made \$15.29 and in 2021 with a 2% increase it would be \$16.24.

Mayor and Council discussed the hourly rate for the Part Time Maintenance Worker.

Mayor Vaccaro confirmed with the Council that the rate would be \$19.25 per hour.

Administrator Ciannanea spoke about the note on the Salary Ordinance about Court personnel. Mentioned that there was a conflict

Mayor Vaccaro mentioned that then there is no one in the position and it would need to be filled.

Mayor and Council discussed the Part Time Violations Clerk salary which will be rolled into other base salary, and the hiring of a Part Time Violations Clerk.

Administrator Ciannanea suggested the range for the salary in the Ordinance should be higher and up to \$5,000, because it would be for Teterboro and Moonachie Court.

8. Pet Waste Ordinance.

The Mayor and Council discussed the Ordinance. There is a model ordinance from the Department of Environmental Protection.

C/Cirillo mentioned that next Wednesday is the celebration for the Senior Club's 50<sup>th</sup> Anniversary.

C/Kinsella asked if the Borough has to do anything for the Seniors. Mentioned that the Ragamuffin Parade will be on Saturday October 30<sup>th</sup>.

Attorney Migliorino spoke about Teterboro's contract for Police Services and the easement on Anderson Avenue.

C/Bauer asked about who is responsible for the repair of the easement for any work done by the Borough.

Mayor Vaccaro mentioned that the information on responsibility would be included in the easement, and that the Borough would need to have access to the area if it arises.

Mayor Vaccaro mentioned that the Borough ordered a plaque to give the Seniors at their anniversary party.

PUBLIC HEARING:

No one wished to be heard.

Motion by C/Bauer and second by C/Cirillo to close Public Hearing.

ROLL CALL: Bauer, Cirillo, Kinsella, Martinez, Wende.

All ayes. So ordered.

Motion by C/Kinsella and second by C/Cirillo to adjourn the meeting at 7:54 P.M.

ROLL CALL: Bauer, Cirillo, Kinsella, Martinez, Wende.

All ayes. So ordered.

ATTEST:

Supriya Sanyal

Borough Clerk