

EXECUTIVE MEETING called to order, Mayor Vaccaro in the chair, at Kathryn E. Flynn Civic Center on Thursday September 12<sup>th</sup>, 2019 at 7:04 P.M.

Mayor called for Pledge of Allegiance to the Flag.

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

Borough Clerk stated that notice of the meeting was announced in accordance with the Open Public Meeting Act.

Motion by C/Wende and second by C/Kinsella to approve the Minutes of Executive Meeting of July 11<sup>th</sup> and August 8<sup>th</sup>, 2019.

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

#### COMMUNICATIONS:

Public Service electric and Gas Company- notice of filing and notice of public hearings for Basic Generation Service(BGS) Charges procured by PSE&G on behalf of its Basic Generation Service customers and notice of proposed Recovery through its BGS Charges of costs resulting from Statewide auction for Basic Generation Service.

Borough of Little Ferry- notice of adoption of an ordinance entitled “ Short-Term Rental Property Regulations”.

Malick & Scherer, P.C.- notification of submission of Remedial Action Protectiveness/Biennial Certification form to NJDEP for Photogravure and Color Company, 100 Grand Street, in the Borough of Moonachie.

#### REPORTS:

Mr. Sachs-mentioned that the Borough has to do another purchase order for \$67,000 for ADA ramps for County Road Paving Project( Moonachie Road) and send the purchase order to Reggio Construction Inc. He confirmed with the Mayor that the County Road Project is oaky to go ahead.

He spoke about “Mid-Block Crosswalk” Ordinance near 38 Grand street.

He mentioned that Boswell received Mr. Williams’s review of outfall maps and will meet with Mr. Williams to review additional outfall location.

#### NEW BUSINESS:

1. Approval of payment in the amount of 9,150.00 to Millennium Strategies for month of August, 2019 for FEMA Grant Administration.-will be acted upon at the Regular Meeting of September 26, 2019.

2. Approval of payment for Estimate No. 4 in the amount of \$44,766.40 to Dee-En Electrical Contracting for installation of Emergency Generator at Moonachie Rd. Pumping Station.

Mayor Vaccaro- confirmed with Mr. Sachs that there is no issue with the generator.

Mr. Sachs – mentioned that the Generator start- up & operating training was performed. He spoke about remaining punch list items including Automatic Transfer Switch Sensor, installation of legible permanent sign “Generator Emergency Off” & providing the keys to the Borough.

- Will be acted upon at the Regular Meeting of September 26, 2019.

C/Martinez entered the meeting at 7:38 P.M.

3. Approval of payment for Payment application No. 2 in the amount of \$103,596.56 to Tricon Enterprises for new DPW building.

Mayor Vaccaro- mentioned that the payment no. 2 will be held if Tricon does not provide the schedule for the project.- will be acted upon at the Regular Meeting of September 26, 2019.

4. Approval of payment in the amount of \$3,477.50 to L+C Design Consultant, PA for various professional services for new Municipal Building.-will be acted upon at the Regular Meeting of September 26, 2019.

5. Approval of Change Order No. 1 of Marini Brothers Construction a reduction of \$5,050.98 for 2018 Road Resurfacing Program.- will be acted upon at the Regular Meeting of September 26, 2019.
6. Approval of payment for Estimate No. 3 (Final Payment) in the amount of \$17,129.22 to Marini Brothers Construction for 2018 Road Resurfacing Program. Mayor Vaccaro- mentioned that Marini Brother did concrete work at 77 Moonachie Ave., & 38 Grand St. He asked Mr. Sachs whether this payment include the concrete work. Mr. Sachs mentioned that he will find out. Mayor Vaccaro- suggested to include the payment for the concrete work in the final payment of Marini Brothers and asked his to adjust the Change order of Marini Brothers. He asked Attorney Migliorino to send letters to the owners of 77 Moonachie Avenue and 38 Grand Street for reimbursement for the work.  
-action will be taken at the Regular Meeting of September 26, 2019.
7. Approval of payment in the amount of \$6,640.80 to Arcari + Iovino for professional services for new DPW building.-will be acted upon at the Regular Meeting of September 26, 2019.
8. Approval of a proposal from Johnston Communications in the amount of \$9,004.75 for installation of cable and cameras for the Police Department.- will be acted upon at the Regular Meeting of September 26, 2019.
9. Certifying that members of the Council have reviewed 2018 Annual Audit Report.-will be acted upon at the Regular Meeting of September 26, 2019.
10. Approval of Proposal from Johnston Communications in the amount of \$1,742.72 for cable installation for the hallway Television at the Municipal building.-will be acted upon at the Regular Meeting of September 26, 2019.
11. Approval of payment in the amount of \$4,440.00 to L+C Design Consultant for professional services for AT&T Antenna at the Municipal Building.- will be acted upon at the Regular meeting of September 26, 2019.

ORDINANCE:

DISCUSSION:

New DPW Building Construction.

C/Bauer- mentioned that the contractor started packing the soil at the site and they will start working on the foundation within two weeks. He spoke about the meeting with the contractor, there was discussion about the concrete foundation, which should hold the weight of the structure. He mentioned that the contractor supposed to give the schedule for the project and there will be another meeting on September 18. He spoke about the concerns regarding underground utilities such as PSE&G, Gas, water & sewer line.

Sampling Testing at Hain Celestial Group, Inc.

Mr. Sachs-mentioned that at the last month meeting, there was discussion regarding sampling near Hain Celestial Group more downstream to find out if anyone else is putting grease in the system. He asked about random sample testing. Mayor Vaccaro-mentioned that one sample testing should be done at the manhole a the corner of Knickerbocker Avenue. Mr. Sachs-mentioned Boswell can sample test for oil/grease Bio-Oxygen Demand (BOD<sub>5</sub>).

Traffic Light between Moonachie Road and Moonachie Avenue.

Mayor Vaccaro- mentioned that no property will be taken for the left turn at the intersection of Moonachie Rd. & Moonachie Avenue and he will have a meeting with the County regarding the traffic light. He asked Mr. Sachs to provide the estimated cost of completed work of Boswell to the date prior to the meeting with the County. The Mayor and Council review the conceptual Plan of the intersection.

2020 Municipal Road Program.

Mr. Sachs- spoke about Boswell's proposal for 2020 Road Paving Program, the proposal includes estimated design fee of \$26,400 and estimated construction inspection fee of \$40,700.

Motion by C/Martinez and second by C/Bauer to waive the Regular Order of Business

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

All ayes. So ordered.

PUBLIC HEARING:

Mayor Vaccaro- mentioned that 12 Empire Blvd. had a broken pipe inside.

David Goldberg, owner of 12 Empire Blvd.- mentioned that he owned 12 Empire Blvd for 20 years and broken pipe happened when the tenant was there, after broken pipe the sewer bill was \$6,000. He explained that to find the leak took three months, water was leaking into the wall and was going to the foundation. He mentioned that the water did not go to the sewer. He presented the pictures of the leak to explain. He mentioned that his tenant cannot pay this high sewer bill.

Mayor Vaccaro- mentioned that the Borough's Auditor reviewed the sewer bills, the Borough will review his request for credit for sewer bill and the Borough Attorney will reach out to him.

Motion by C/Kinsella and second by C/Bauer to close public hearing.

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

All ayes. So ordered.

FORMAL ACTION:

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

#### RESOLUTION #19-233

BE IT RESOLVED that Mark Mulvaney, Life Member of the Moonachie Fire Department be and is hereby authorized to attend the New Jersey Firemen's Association Convention at the expense of the Borough of Moonachie in the amount of \$175.00 pending confirmation the attendance; and

BE IT FURTHER RESOLVED that verification and adjustment of such expenses and advances and the repayment of any excess advance shall be by means of a detailed bill of items on demand in conformance with N.J.S.40A:5-16; and

BE IT FURTHER RESOLVED that the Borough Clerk be and is hereby authorized to issue check to Mark Mulvaney as payment of advance towards the expenses for authorized official travel and expenses incident thereto, and charge same to appropriate Budget Account; and

BE IT FURTHER RESOLVED that the detailed bill of items on demand and the certification of affidavit required by N.J.S. 40A:5-15 shall be submitted in writing 10 days after the completion of the travel for which an advance was made.

#### RESOLUTION #19-234

BE IT RESOLVED by the Mayor and Council that Matthew Veltri be and is hereby appointed as Part-time Police Communication Clerks, at the hourly rate of \$19.48.

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

All

#### New Municipal Building.

Mayor Vaccaro- mentioned that he will have meeting with Attorney of Two Brothers along with the Borough Attorney. He asked Attorney Migliorino to reach out to Attorney of Two Brothers for signed maintenance bond.

Personnel (DPW, Building Dept. and one new employee for Borough's Office).

- Discussion took place at the closed session.

Application of Time Warner Cable New York City LLC for renewal of Municipal Consent.

-no discussion.

#### Energy efficiency for Municipal Building.

Mayor Vaccaro- suggested to wait few more month to have couple of bills

Payment in the total amount of \$188,603.75 (due to defective work of the Contractor) to L+C Design Consultants PA for New Municipal Building.-no discussion.

-no discussion

Ordinance for Medical Marijuana.

The Mayor and Council discussed that the Ordinance will be introduced at the Regular Meeting of September 26, 2019.

Rolling Assessment.

Mayor Vaccaro- asked borough Clerk to contact Appraisal system for the contract for Rolling Assessment.

Broken water pipe at 12 Empire Blvd.

The Mayor and Council discussed that at 12 Empire Blvd. the water from the leak did not go to the sewer system and the responsibility of tenant to take care of the leak.

C/Kinsella-mentioned that the Mayor made the offer of \$5,000 credit toward the sewer bills to the owner of 12 Empire Blvd, but the owner did not agree upon the offer.

Mayor Vaccaro- mentioned that the total Sewer bills are \$27,811 and he asked the Council about the amount of Credit can be given.

The Council discussed that the Sewer bill for each quarter could be \$1,000.

Administrator Ciannanea- mentioned that the total sewer bills for three quarters are \$26,489.00 and there is cost for Professionals to review the sewer bills.

Boswell's Annual Stormwater Report.

-no discussion.

Salary Ordinance and Salary of Property Maintenance Officer.

-discussion took place at the closed session.

Estimate from Future Link Communications in the amount of \$8,000 for installation of Lights at the Pavilion at Joseph Street Park.

Mayor Vaccaro- explained that the electrical line has to run so the fans can be used for events.

Matching Monies for two Open Space Grants for East Joseph Street Park.

Mayor Vaccaro- mentioned that the Borough has two Open Space grants and suggested to do a capital ordinance. He asked the Committees to look into all the needed equipment for all the Departments need that could be included in the ordinance.

Quotes form Elan City for a EVOLIS Radar Speed Sign in the amount of \$3,440.00.

Administrator Ciannanea- mentioned if the Borough purchase two solar speed signs, there will be discount of \$1,000 and also, Teterboro is looking to buy one Solar Speed Sign.

Mayor Vaccaro- mentioned that he will discuss with Teterboro regarding purchase of Solar Speed sign.

Administrator Ciannanea- mentioned that LPS Industries disputed sewer Bill of 1<sup>st</sup> quarter, they claim that all three months of 1<sup>st</sup> quarter were estimated. He explained that Suez gave a credit fro 2542cf for 1<sup>st</sup> quarter and one month of 2<sup>nd</sup> quarter therefore LPS Industries LLC is due for credit of 1657cf, which is \$17,287.49.

C/Bauer- mentioned that part of parking lot of the Borough Hall cannot be plow.

Mayor Vaccaro- mentioned Superintendent Lyons is looking for a Bob Cat to push the snow or to purchase a plow with rubber at the end.

C/Cirillo- mentioned that YMCA will provide food for senior on Wednesday from 12 to 3 PM.

Mayor Vaccaro-mentioned that the Police Department needs Computer Server, Computers, two vehicles, LiveScan Fingerprint machine and other things, theses total \$172,190.62. He mentioned that he will discuss with Teterboro regarding purchase of Police Vehicles.

C/Bauer- mentioned that Middle township charged \$10.00 per pad for Mobile home park and suggested to increase pad fees in Moonachie.

The Mayor and Council discussed increasing pad fees gradually, with 1<sup>st</sup> increase of \$5.00.

CLOSED SESSION:

Motion by C/Bauer and second by C/Cirillo to approve Resolution #19\_-235\_ to go into closed session.

## RESOLUTION #19-235

WHEREAS, N.J. S.A. 10:4-12 allow for a public body to go into closed session during a public meeting, and

WHEREAS, the Mayor and Council of the Borough of Moonachie has deemed it necessary to go into closed session to discuss certain matters which are exempt from the public, and

WHEREAS, the regular meeting of this governing body will reconvene,

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Moonachie will go into closed session for the following reason as outlined in N.J.S.A. 10:4-12:

Any matter involving the employment, appointment, termination of employment, disciplinary action unless individual requests a public meeting.

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

Motion by C/Cirillo and second by C/Bauer to close closed session at 9:50P.M..

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

Mayor Vaccaro- mentioned that the cost of waxing at the Borough Hall( Administration section) is \$195, cost of waxing-burnishing for police side is \$205 and cost of stripping & waxing at the Civic center is \$440.00. He confirmed with the Council that waxing, burnishing and stripping will be done for Borough Hall, Police side and the Civic Center. He mentioned that the yearly maintenance operation for air conditioner will be \$6,005.00 and he asked John Wende to review the proposal of the maintenance of air conditioner.

Motion by C/Bauer and second by C/Cirillo to adjourn the meeting at 9:58 P.M.

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

ATTEST:

Supriya Sanyal  
Borough Clerk