

**TOWNSHIP OF MAHWAH  
COMBINED WORK SESSION AND PUBLIC MEETING MINUTES  
THURSDAY, MARCH 24, 2022**

The Meeting was called to order at 6:02PM by Council Vice President Ervin who read the Open Public Meetings Act Statement as prescribed by law. Notice was sent to The Record and The Ridgewood News on November 15, 2021 and was advertised in The Record and The Ridgewood News on November 19, 2021 stating this Meeting would be held in the Honorable Judge Anthony J. Gianni Jr. Chambers at the Richard J. Martel Municipal Offices, 475 Corporate Drive, Mahwah, New Jersey on Thursday, March 24, 2022 at 6:00PM. Electronic Notice of this Meeting was provided through the Internet by posting the Agenda on the Township's Website on March 22, 2022.

Notice of this Meeting is posted on the Municipal Bulletin Board. The Minutes of this Meeting shall be available in the Municipal Clerk's Office once they are approved by the Township Council

**SALUTE TO THE FLAG**

**MOMENT OF SILENCE FOR VETERANS AND THOSE SERVING IN THE MILITARY**

Moment of Silence was observed for those who served and those who are serving in the Military both here and abroad and for those affected by the Coronavirus.

Present: Councilmembers Ariemma, Bolan, Ervin, Ferguson, Paz, Wong, May present at 6:35PM

Also present were Mayor James J. Wysocki, Business Administrator Benjamin Kezmarsky, Township Attorney's Associate Sue Sharpe, Township Attorney's Associate Gabrielle Canaie, Township Engineer's Associate Michael Kelly, Deputy Clerk Carolyn George, and Clerical Assistant Leslie Wen.

**CLOSED SESSION**

On a motion by Bolan, seconded by Ferguson, Council went into Closed Session at 6:05PM for the express purpose of discussion:

C1. Elected Officials Training.

All in favor. Motion carried.

On a motion by Ervin, seconded by Paz, Council came out of Closed Session at 7:03PM.

All in favor. Motion carried.

**PROPOSED 2022 BUDGET; DISCUSSION**

B1. Access for All

Chairperson, Ms. Johanna Baccan, introduced all the members of the Access for All Committee. She thanked Mayor Wysocki and the Council for all the support they have given to the Access for All Committee.

Ms. Jessica LoPiccolo spoke about the moments and the memories of the Committee. She respectfully is requesting an additional \$1,000. for the Access for All's Budget to provide more events through out the year. Ms. LoPiccolo stated this Committee is not able to fund raise because it is not a Non-Profit Organization and relies solely on the Budget they receive from the Township and donations.

May thanked the Committee for the great service they provide to the Township.

Bolan asked what stops them from becoming a Non-Profit Organization. Ms. Baccan explained they were having trouble filling out the paperwork.

Paz asked if Corporations could donate to Access for All. Business Administrator stated yes. He mentioned he would like to attend the next Access for All Meeting so he can help them start fundraising.

Ms. Johanna Baccan stated their next Meeting would be on April 4, 2022 at 7:00PM in the Senior Center.

## B2. Senior Center

Business Administrator introduced Director of Senior Services and Human Services, Ms. Ali Duroy, and spoke about the services this department provides to the Township's Senior Citizens.

Ms. Duroy stated trips, food socials and events have started up again in the Senior Center. She mentioned she would like to plan more outdoor activities for the Seniors, especially since an Eagle Scout is building garden boxes outside for the Seniors to plant their own flowers and vegetables. She also mentioned she would like to expand on the Access Transportation Service.

Ariemma asked how many buses are used for the Access Transportation. Ms. Duroy stated she has three buses, one is not being used. She also stated she has only two drivers.

Paz asked what is a challenge for the Senior Center. Ms. Ali Duroy stated getting drivers to drive the Access Transportation Buses.

## **PRESENTATION**

### DiGeronimo Architects – New DPW Facility

Business Administrator introduced Mr. Lou DiGeronimo of DiGeronimo Architects who examined the original Architectural Plans for the new Department of Public Works Facility. Mr. DiGeronimo gave an overview of the foot print and location of the 15,000 square foot building. He mentioned there will be no visual or environmental impact to the surrounding neighborhood on Wanamaker Avenue. Mr. DiGeronimo also stated the Salt Shed will be relocated to the back of the new Department of Public Works Building.

Ariemma asked how will the site be graded. Mr. DiGeronimo stated the site will be graded and filled with materials that already exist on the Property.

Ervin commented on the new Design of the building. He liked the new Design and the flexibility with it.

Paz asked if the first floor can accommodate parking bigger DPW vehicles. Mr. DiGeronimo stated yes.

Mayor Wysocki asked about the storage areas within the Building. Mr. DiGeronimo described all the storage areas throughout the building.

Mayor Wysocki also asked if all DPW vehicles can be parked within the building. Mr. DiGeronimo stated yes.

### **PUBLIC PORTION**

On a motion by Ferguson, seconded by Paz, the Meeting was opened to the public at 9:07PM. All in favor. Motion carried.

Mr. Jason Cordero of 81 Deerfield Terrace does not believe using Cannabis leads to hard drugs.

Mr. Adam Nemensky of 4 Dorchester Drive, Airmont, New York believes there is no data that Cannabis use is unhealthy for people.

Ms. Marianne Mauro of 143 Johnson Avenue asked May if he can respond to the Resident's questions individually after they ask them, and not wait until all questions have been asked.

Mr. Edward Leftygrimes, who is a member of Sativa Cross, which is an advocate for Cannabis consumption for patients' rights. He does not feel the Township is doing enough for the disabled.

Mr. Thomas Fagen of 112 Route 17 North, Ramsey, New Jersey stated he has a private matter to discuss with the Mayor and Business Administrator. Mayor explained to Mr. Fagen to call his office and make an appointment with himself and the Business Administrator to discuss his private matter.

On a motion by Ervin, seconded by Bolan, the Meeting was closed to the public at 9:24PM. All in favor. Motion carried.

### **WORK SESSION**

#### **SUBMISSION OF BILLS AND CLAIMS**

The Bills and Claims were placed in the Dropbox. Any Councilmember with questions was asked to speak with Administration before the Public Meeting.

#### **ENGINEERING**

1a. Improvement to Winters Park; East Ramapo Avenue; Change Order #1 (MTB-21-06) Township Engineer's Associate stated this is a change order to the Contract with an increase of \$12,139.37 to pave and stripe the parking lot of Winters Park.

1b. Verbal Status Report

Chapel Road Sanitary Sewer Project

Township Engineer stated a Progress Meeting was held on Monday, March 21, 2022. This Project should be fully completed by the end of April.

Fire Company #3 Rozanski Lane; Block 123, Lot 17.01; Authorization of Engineering Services Associated with Preparation of New Jersey Department of Environmental Protection General Permit No. 2 Application

Township Engineer's Associate stated General Permit No. 2 Application should be submitted within the next couple of days.

Restoration of Water Course Behind Wanamaker Avenue

Township Engineer's Associate stated he is waiting for information from the State regarding the Historical Data Base before he can submit the Permits to the New Jersey Department of Environmental Protection.

Winters Park Repair Project

Township Engineer's Associate stated the park should be re-opened in another two weeks. The pavers will be delivered on Monday, March 28, 2022 and installed next week. Township Engineer's Associate also mentioned the lead time for the railings is 4-6 weeks. The Contractor can install the railings with the park being opened.

2022 Road, Curb, and Sidewalk Improvement Project

Township Engineer's Associate stated Plans for the Project were provided to Administration to review. Bids should be received on April 26, 2022 and awarded on the May 5, 2022 Town Council Meeting.

**LEGAL**

2a. Norfolk Village; Block 70, Lot 15.01

1. Phase 1 Environmental Site Assessment/Preliminary Assessment (Phase 1)

Township Attorney's Associate stated this is Phase 1 of the Environmental Site Assessment. Resolution shall be voted on in the Public Meeting.

2. Property Survey

Township Attorney's Associate stated this Survey is for the Norfolk Village Property. Resolution shall be voted on in the Public Meeting.

2b. Authorization to Purchase and Execute Sale Agreement; 2168 Jordan Court (Block 70, Lot 2168)

Township Attorney's Associate stated Purchase of this Property is for future Affordable Housing. Resolution shall be voted on in the Public Meeting.

2c. Ordinance; New MF-1 multi-Family – 1 District  
Ordinance shall be introduced in the Public Meeting.

2d. Authorization of Planning Board to Investigate Block 70, Lots 44, 45, 47 and 48  
Qualifies as an Area in Need of Condemnation Redevelopment  
Township Attorney's Associate stated this authorizes the Planning Board to start the investigation process to see if this Property qualifies for redevelopment.

### ADMINISTRATION

3a. Auction; Surplus Property

Business Administrator stated Surplus Items will be auctioned off through Municibid. He also mentioned the Surplus Items can not be donated to Ukraine. Resolution shall be voted on in the Public Meeting.

3b. Amendment to Ordinance #1966: Salary Ordinance

Business Administrator stated this was an Amendment to the Salary Ordinance. Ordinance shall be voted on in the Public Meeting.

3c. Affordable Housing; Memorandum of Understanding

1. 2131 Isabelle Court

Business Administrator stated this is an Extension of Affordable Housing Control. Resolution shall be voted on in the Public Meeting.

2. 2338 Oliver Court

Business Administrator stated this is an Extension of Affordable Housing Control. Resolution shall be voted on in the Public Meeting.

3d. Acceptance of Donation; Bleachers at Township's Memorial Field

Business Administrator stated Mr. Owen O'Rourke of Dimensional Worldwide has generously donated two sets of bleachers located at the Township's Memorial Field. Resolution shall be voted on in the Public Meeting.

3e. Award of Bid MTB #22-04: Municipal Building HVAC System Phase 1

Business Administrator stated this is the HVAC System Phase 1 for the Rooftop Units. Resolution shall be voted on in the Public Meeting.

3f. Pay to Play Compliance; Next Chapter Tours; Senior Center Bus Trip Transportation

Resolution shall be voted on in the Public Meeting.

3g. Transfer of Appropriations Reserves

Resolution shall be voted on in the Public Meeting.

3h. 2022 Senior Center Fees

Resolution shall be voted on in the Public Meeting.

3i. Resolution Amending Township Contracts with PIA McCarthy Forde and PIA Security, Inc.

Business Administrator stated this is to Amend the Contracts with PIA McCarthy Forde and PIA Security due to a name change. Resolution shall be voted on in the Public Meeting.

3j. Approval of Disbursement of funds from BCIA DPW Project

Business Administrator stated this is the final installment for DiGeronimo Architects. Resolution shall be voted on in the Public Meeting.

3k. Mayoral Appointment; Pool Advisory Committee

Business Administrator stated Ms. Margie Murphy shall be added to the Committee on the Resolution. Resolution shall be voted on in the Public Meeting.

3l. Authorization to Renew DPW Proprietary Software; Dude Solutions

Business Administrator stated this is an Annual Agreement for the Computer Software Program used by the Department of Public Works. Resolution shall be voted on in the Public Meeting.

#### **TOWNSHIP COUNCIL AND MUNICIPAL CLERK**

4a. Request for Permission to Place Signs in Township Right of Ways; Mahwah Regional Chamber of Commerce; MRCC/Trail Conference 5K Run

Resolution shall be voted on in the Public Meeting.

#### **PUBLIC MEETING**

##### **APPROVAL OF BILLS AND CLAIMS**

On a motion by Paz, seconded by Ferguson, the Bills and Claims, previously signed, totaling \$296,575.93 were approved. Roll Call Vote: Ariemma, yes; Bolan, yes; Ervin, yes; Ferguson, yes; Paz, yes; Wong, yes; May, yes. Motion carried. A List of Bills and Claims is on file in the Municipal Clerk's Office.

##### **APPROVAL OF MEETING MINUTES**

On a motion by Ferguson, seconded by Ervin, the Combined Work Session and Public Meeting Minutes for March 10, 2022 and Closed Session for March 10, 2022 were approved. Roll Call Vote: Ariemma, yes; Bolan, yes; Ervin, yes; Ferguson, yes; Paz, yes; Wong, yes; May, yes.

#### **REPORTS OF TOWNSHIP COUNCIL AND MUNICIPAL CLERK**

##### **TOWNSHIP COUNCIL; COMMENTS, COMMUNICATIONS AND REPORTS OF SUBCOMMITTEES**

May suggested the Council Reports be skipped tonight.

Ariemma asked to discuss the removal of trees along East Ramapo Avenue. She does not agree with removing them. May asked for a Straw Poll.

Straw Poll Vote: On a motion by Wong, seconded by Paz, a Straw Poll was taken in favor of Removing the Trees along East Ramapo Avenue. Ariemma, no; Bolan, abstain; Ervin, yes; Ferguson, yes; Paz, yes; Wong, yes; May, yes.

**ORDINANCE INTRODUCTIONS**

The Title of an Ordinance was read as follows:

**AN ORDINANCE OF THE TOWNSHIP OF MAHWAH, AMENDING AND SUPPLEMENTING CHAPTER 24, 'ZONING' OF THE LAND DEVELOPMENT CODE TO ESTABLISH A NEW MF-1 MULTI FAMILY DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO**

Introduced by Ervin, seconded by Ferguson

**RESOLVED** that the Ordinance be passed and adopted on the First Reading.

**FURTHER RESOLVED** that said Ordinance be considered for Final Passage at a Meeting to be held in the Honorable Judge Anthony J. Gianni, Jr. Chambers at the Richard J. Martel Municipal Offices, 475 Corporate Drive, Mahwah, New Jersey on May 19, 2022.

**FURTHER RESOLVED** that the Clerk publish said Ordinance with Notice of Introduction, Passage and Time and Place where said Ordinance will be considered for Final Passage.

Roll Call Vote: Ariemma, no; Bolan, yes; Ervin, yes; Ferguson, yes; Paz, yes; Wong, abstain; May, yes.

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The Title of an Ordinance was read as follows:

**AN ORDINANCE AMENDING SALARY ORDINANCE NO. 1966**

Introduced by Ferguson, seconded by Bolan

**RESOLVED** that the Ordinance be passed and adopted on the First Reading.

**FURTHER RESOLVED** that said Ordinance be considered for Final Passage at a Meeting to be held in the Honorable Judge Anthony J. Gianni, Jr. Chambers at the Richard J. Martel Municipal Offices, 475 Corporate Drive, Mahwah, New Jersey on April 7, 2022.

**FURTHER RESOLVED** that the Clerk publish said Ordinance with Notice of Introduction, Passage and Time and Place where said Ordinance will be considered for Final Passage.

Roll Call Vote: Ariemma, yes; Bolan, yes; Ervin, yes; Ferguson, yes; Paz, yes; Wong, yes; May, yes.

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**PUBLIC PORTION**

On a motion by Ervin, seconded by Bolan, the Meeting was opened to the public at 9:53PM.

On a motion by Ervin, seconded by Ferguson, the Meeting was closed to the public at 9:54PM.

**CONSENT AGENDA**

Resolutions #127-22 through #137-22 and Resolutions #139-22 through #144-22 were voted on under the Consent Agenda. Resolutions are attached and made part of these Meeting Minutes.

**RESOLUTION**

Resolution #138-22 was voted on separately. Resolution is attached and made part of these Meeting Minutes.

**OLD BUSINESS**

1. **Merger; Planning Board and Zoning Board of Adjustment**
2. Bergen County Gun Range
3. ~~Security Cameras; Continental Soldiers Park and Commodore Perry Parks~~
4. Wildlife Management Forum
5. Repairs to Fire Trucks
6. Garbage Collection
7. Norfolk Village
8. Cell Phone Charging Stations
9. Irrigation Systems
10. Electric Charging Stations
11. Flyover; Route 287
12. Blue House
13. NJ Transit Access Link
14. Non-Emergency Support System for Volunteers

**NEW BUSINESS**

None

On a motion by Bolan, seconded by Paz, the Meeting was adjourned at 9:55PM.

Respectfully submitted,



Kathrine G. Coviello, RMC/CMC/MMC  
Municipal Clerk