

**TOWNSHIP OF MAHWAH  
COMBINED WORK SESSION AND PUBLIC MEETING MINUTES  
THURSDAY, AUGUST 25, 2022**

The Meeting was called to order at 7:03PM by Council President May who read the Open Public Meetings Act Statement as prescribed by law. In accordance with the Open Public Meetings Act and Emergency Remote Meeting Protocol for Local Public Bodies, adequate notice of this Zoom Meeting was provided by sending notice to The Record and The Ridgewood News on August 2, 2022, posting notice on the Township Website on July 1, 2022, posting notice on the bulletin board of the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey on August 2, 2022, and filing notice in the Office of the Township Clerk on August 2, 2022.

This Meeting is being videotaped.

**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, Ervin, Ferguson (present at 7:32PM), Paz, Wong, and May  
Absent: Councilmember Bolan

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

**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 Public Hearing.

**ENGINEERING**

1a. Approval of Change Order #1, 2021 Road, Curb and Sidewalk Improvements; DLS Contracting, Inc.; MTB-21-10

Township Engineer's Associate stated this Change Order is a decrease in the contract amount of \$84,051.94. Resolution shall be voted on in the Public Meeting.

1b. Verbal Status Report

**MA-1667-A Chapel Road Sewer Project**

Township Engineer's Associate stated final paving of the road and parking lot used for staging will begin on August 29, 2022. The Board of Education and Police Department have been notified.

MA-1835-E Fire Company No. 3-NJDEP Freshwater Wetlands General Permit No. 2

Township Engineer's Associate explained the Department of Environmental Protection asked for a minor revision to the Permit Application. He stated he made the revision and has re-submitted the application. Township Engineer's Associate stated he expects the Permit to be approved in two to three weeks.

MA-1988 Restoration of Water Coarse Behind Wanamaker Avenue

Township Engineer's Associate stated he has been working on this Permit Application, but there have been some delays in the process. He mentioned this application will not be submitted until October/November, 2022.

MA-2059 2022 Road, Curb and Sidewalk Improvement Program

Township Engineer's Associate stated this project has been completed, a few punch list items remain.

Darlington Avenue-Turn Prohibitions

Township Engineer's Associate stated he will be speaking to the County on August 30, 2022, and will be inquiring about their long-term plan for this project.

**LEGAL**

2a. Resolution Approving and Authorizing License Agreement for Emergency Communication Services Between the Township and DRW

Township Attorney's Associate stated this License Agreement allows DRW to erect a Communication Tower on Municipal Property for the purpose of Emergency Communication Services. Resolution will be voted on in the Public Meeting.

2b. Resolution Approving and Authorizing Extension of Controls of Rental Components for Ramapo Brae

Township Attorney's Associate stated this Resolution is to extend control for the rental components for Ramapo Brae. Resolution shall be voted on in the Public Meeting.

2c. Resolution Authorizing the Settlement of a Tax Appeal concerning the Property located at Block 105, Lot 83 on the Township Tax Map

Township Attorney's Associate stated this Resolution is to increase the Tax Assessment for the property located at Block 105, Lot 83. Resolution shall be voted on in the Public Meeting.

**ADMINISTRATION**

3a. Authorization of Professional Affordable Housing Administrative Agent Services; Community, Grants, Planning and Housing (CGP&H); Norfolk Village  
Resolution shall be voted on in the Public Meeting.

3b. Award of Bid; American Wear Uniforms Furnish and Delivery of DPW Uniform Rental and Cleaning Services; MTB #22-15  
Resolution shall be voted on in the Public Meeting.

3c. Rejection of Bid #22-11; Municipal Pool Improvements  
Resolution shall be voted on in the Public Meeting.

3d. Pay-to-Play Compliance; Environmental Renewal LLC, Yard Waste and Grass Bag Disposal.

Resolution shall be voted on in the Public Meeting.

3e. Amendment; Professional Planning Services; Colliers Engineering and Design; Affordable Housing Compliance Services

Business Administrator stated this Resolution is to amend this contract and increase it with an additional \$20,000. Resolution shall be voted on in the Public Meeting.

3f. Banking Resolution; Kearny Bank

Business Administrator stated the Township will be creating an account with Kearny Bank for the Norfolk Village revenue. Resolution shall be voted on in the Public Meeting.

3g. Amendment to Recyclables Delivery Agreement Between Rockland Green and Township Of Mahwah

Business Administrator stated this Resolution will extend this contract between Rockland Green and the Township of Mahwah until December 31, 2022. Resolution shall be voted on in the Public Meeting.

3h. Professional Services Contract; Water Rate Study; Lerch, Vinci & Bliss, LLP

Business Administrator stated this Resolution allows Lerch, Vinci & Bliss to conduct a Water Rate Study. He mentioned the results will be available sometime in the Fall, and the findings will be presented to the Council. Resolution shall be voted on in the Public Meeting

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

4a. Request to Post Signs in Municipal Right-of-Way

1. Mahwah High School; Yearbook Sale
2. Board of Education Candidate; Prema Moorthy
3. Board of Education Candidate; Brett Coplin
4. Council Candidate; Janet Ariemma
5. Board of Education; John Denice

Resolutions shall be voted on in the Public Meeting.

4b. Special Events Permit; Deadman's Curve; September 1-4, 2022

Resolution shall be voted on in the Public Meeting.

4c. Council Appointment; Zoning Board of Adjustment; Alternate I Member

Mr. Edward Sitar has been appointed to the Zoning Board of Adjustment as Alternate Member I to fill the unexpired term of Mr. Ward Straffin whose term expires on December 31, 2023.

Resolution shall be voted on in the Public Meeting.

4d. Condominium and Home Owners Associations Subcommittee and Corporate Outreach Subcommittee; Discussion

Council President stated Ms. Janet Ariemma, Mr. George Ervin, and Mr. Robert Ferguson have been appointed to the Condominium and Home Owners Associations Subcommittee. Mrs. Kim

Bolan, Mrs. Michele Paz, and Mr. David May have been appointed to the Corporate Outreach Subcommittee.

4e. Request to Post Signs in Municipal Right-of-Ways; Council Candidate; Robert Ferguson Resolution shall be voted on in the Public Meeting.

### **PUBLIC PORTION**

On a motion by Ervin, seconded by Paz, the Meeting was opened to the public at 7:33PM. All in favor. Motion carried.

Being there were no comments from the public, on a motion by Paz, seconded by Ervin, the Meeting was closed to the public at 7:34PM. All in favor. Motion carried.

### **PUBLIC MEETING**

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

On a motion by Ervin, seconded by Paz, the Bills and Claims, previously signed, totaling \$1,240,294.33 were approved. Roll Call Vote: Ariemma, yes; Bolan, absent; Ervin, yes; Ferguson, yes; Paz, yes; Wong, yes; May, yes.

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

On a motion by Paz, seconded by Ferguson, the Combined Work Session and Public Meeting Minutes for August 11, 2022, were approved. Roll Call Vote: Ariemma, yes; Bolan, absent; Ervin, yes; Ferguson, yes; Paz, yes; Wong, yes; May, abstain.

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

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

Ariemma:

- Attended the Environmental Commission Meeting on August 24, 2022
- Attended the Agenda Meeting on August 19, 2022

Bolan:

- No Report

Ervin:

- Attended the Planning Board Meeting on August 22, 2022

Ferguson:

- Attended the Ordinance Committee Meeting on July 26, 2022
- Attended the Corn Hole Tournament on August 13, 2022

Paz:

- Took pictures at the Corn Hole Tournament on August 13, 2022
- Attended the Film, Arts and Music (FAM) Meeting on August 15, 2022
- Access 4 All was invited to attend "Ramsey is for Everyone" Pool Party on August 17, 2022

- Attended the Mahwah Day Planning Meeting on August 18, 2022
- Access 4 All was invited to attend the “We embrace you.org Day at the Park” at Nickelodeon in the American Dream Mall on August 24, 2022.

Wong:

- Attended the Ordinance Committee Meeting on August 17, 2022
- Watched the August 22, 2022 Planning Board Meeting on August 23, 2022

May:

- Attended the Agenda Meeting on August 19, 2022
- Attended the Chamber of Commerce Event on August 25, 2022

### **REPORTS OF MAYOR AND BUSINESS ADMINISTRATOR**

Mayor Wysocki:

- Thanked all Emergency Services, and Township Employees for their continued service and dedication.
- Attended the Ramapo College’s “Leaders in Service” on August 24, 2022
- Thanked Mr. Michael Kelly for his quick response to the water leak on MacArthur Boulevard.
- Mayor spoke about the European Water Chestnut, an invasive species, that in time will cover all of Lake Henry and kill all vegetation. As of today, the lake is three quarters covered. Mayor will contact Mr. Michael Kelly about this, and urged Ms. Ariemma to speak to the Environmental Commission also.
- Mayor spoke about the accident on Route 287 and thanked all first responders for their heroic dedication in saving lives.

Business Administrator:

- Business Administrator thanked the Fire Department, all Emergency Services and Township Employees for their dedication.
- Business Administrator spoke about the upcoming Food Truck Festival on August 28, 2022

### **ORDINANCES-INTRODUCTIONS**

The Title of an Ordinance was read as follows:

**ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE  
OF NEW JERSEY, AMENDING CHAPTER 2, ADMINISTRATION, OF THE  
TOWNSHIP CODE TO ESTABLISH A VOLUNTEER FIREIGHTER STIPEND  
PROGRAM  
RESOLUTION-ORDINANCE NO. 1984**

Introduced by Paz, 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 Martel Municipal Offices, 475 Corporate Drive, Mahwah, New Jersey on Thursday, September 8, 2022 at 7:00PM.

**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, absent; Ervin, yes; Ferguson, yes; Paz, yes; Wong, yes; May, yes.

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The Title of an Ordinance was read as follows:

**ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 82, LOTS 1 AND 3 THROUGH 30  
RESOLUTION-ORDINANCE NO. 1985**

Introduced by Ferguson, seconded by Ervin.

**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 Martel Municipal Offices, 475 Corporate Drive, Mahwah, New Jersey on Thursday, September 22, 2022 at 7:00PM.

**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, absent; Ervin, yes; Ferguson, yes; Paz, yes; Wong, yes; May, yes.

**ORDINANCES-PUBLIC HEARINGS**

The Title of an Ordinance was read as follows:

**ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 7, TRAFFIC OF THE TOWNSHIP CODE TO PROHIBIT PARKING ON CERTAIN PORTIONS OF STAG HILL ROAD AND RIVERVIEW DRIVE**

On a motion by Ervin, seconded by Paz, the Meeting was opened to the public at 7:57PM. All in Favor. Motion carried.

On a motion by Ervin, seconded by Paz, the Meeting was closed to the public at 7:58PM. All in favor. Motion carried.

On a motion by Ferguson, seconded by Ervin, the following Resolution was passed and adopted:  
**RESOLUTION-ORDINANCE NO. 1982**

**RESOLVED** that the Ordinance be passed and adopted on the Second Reading and the Municipal Clerk is authorized to advertise by Title only as having been finally adopted, as required by law. Roll Call Vote: Ariemma, yes; Bolan, absent; Ervin, yes; Ferguson, yes; Paz, yes; Wong, yes; May, yes.

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The Title of an Ordinance was read as follows:

**AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 1966**

On a motion by Paz, seconded by Ferguson, the Meeting was opened to the public at 7:59PM. All in favor. Motion carried.

On a motion by Paz, seconded by Ferguson, the Meeting was closed to the public at 8:00PM. All in favor. Motion carried.

On a motion by Ferguson, seconded by Ervin, the following Resolution was passed and adopted  
**RESOLUTION-ORDINANCE NO. 1983**

**RESOLVED** that the Ordinance be passed and adopted on the Second Reading and the Municipal Clerk is authorized to advertise by Title only as having been finally adopted, as required by law. Roll Call Vote: Ariemma, yes; Bolan, absent; Ervin, yes; Ferguson, yes; Paz, yes; Wong, yes; May, yes.

**PUBLIC PORTION**

On a motion by Ervin, seconded by Paz, the Meeting was opened to the public at 8:01PM. All in favor. Motion carried.

Being there were no comments from the public, on a motion by Paz, seconded by Ervin, the Meeting was closed to the public at 8:02PM. All in favor. Motion carried.

**CONSENT AGENDA**

Resolutions #277-22 to #286-22, #288-22 to #293-22, and #295-22 were voted on under the Consent Agenda. Resolutions are attached and made part of these Meeting Minutes.

**RESOLUTIONS**

Resolutions #287-22, #294-22, and #296-22 were all voted on separately and are attached and made part of these Meeting Minutes.

**OLD BUSINESS**

1. Bergen County Gun Range
2. ~~Security Cameras; Continental Soldiers and Commodore Perry Parks~~
3. Wildlife Management Forum
4. Repairs to Fire Trucks
5. Garbage Collection

6. ~~Norfolk Village~~
7. Cell Phone Charging Stations
8. Irrigation Systems
9. Electric Charging Stations
10. Flyover; Route 287
11. ~~Blue House~~
12. NJ Transit Access Link
13. ~~Volunteer Emergency Responder Supporters and Advocates (VERSA)~~
14. ~~Condominiums and Home Owners Associations Subcommittee~~
15. ~~Corporate Outreach Subcommittee~~
16. ~~Planet Network; Macarthur Boulevard~~

Wong expressed an interest in joining the Condominium and Homeowners Association Subcommittee. Ferguson stated Mr. Wong can fill in as an Alternate Member and attend a meeting when there is an absence.

Paz explained the Senior Legislative Director of New Jersey Transit is willing to have an on-line discussion about extending the mileage limit for drop off and pick up points if a municipality is not served by a fixed bus route.

Ariemma asked for an update regarding the trucks parking along side Route 287. Mayor explained it is a very dangerous situation, and it is not safe for one of our police officers to stop on the highway, especially at night time.

Ferguson asked if Residents can now use Planet Network's service. Business Administration will look into this.

### **NEW BUSINESS**

Ferguson asked if Residents from other towns can join the Mahwah Fire Department. Mayor stated there are programs for firemen from other municipalities, who work in the Township, that can be part of the Fire Department and answer calls during the day. He stated the Township is in need of firemen. Township Attorney's Associate will look into this Ordinance.

On a motion by Paz, second by Ervin, the Meeting was adjourned at 8:13PM. All in favor. Motion carried.

Respectfully Submitted,

*Carolyn George, Deputy Clerk*

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