

BOROUGH OF OAKLAND
Borough Council Meeting
MEETING MINUTES

Municipal Court/Council Chambers
10 Lawlor Drive
Oakland, N.J. 07436

April 9, 2024 – 7:00 p.m.

MOVE TO EXECUTIVE SESSION:

On motion of Pignatelli, seconded by Councilman McCann, the following resolution be introduced, adopted and duly passed on roll call vote:

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, (N.J.S.A. 10:4-12) permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist,

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Oakland, County of Bergen, State of New Jersey, as follows:

1. The public shall be excluded from discussion of action upon the herein after specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
 - A. Pending or Anticipated Litigation
3. The Mayor and Council shall release and disclose to the general public the discussion and actions taken on the subject matter of the above-mentioned closed session once the Mayor and Council has arrived at a final decision on the specified subject matter.

ROLL CALL: Mayor Kulmala, Councilmembers Goffredo, McCann, Pignatelli, Saliani, Slasinski Talamini.

Meeting of the Borough of Oakland Mayor and Borough Council opened on the above date at 7:00 p.m. in the Oakland Municipal Court/Council Chambers, 10 Lawlor Drive, Oakland, N.J. 07436.

Mayor Eric Kulmala presiding.

Acting Borough Clerk Wendi Seelin announced that proper notice of this meeting was made as to time, date, place, and agenda.

ROLL CALL: Present: Mayor Eric Kulmala, Councilmembers: Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.

Also Present: Borough Administrator Richard Kunze, Acting Borough Clerk Wendi Seelin, Borough Attorney Matt Gilson

SALUTE TO THE FLAG AND MOMENT OF SILENCE:

MAYOR'S REPORT:

Mayor Kulmala Reported on the following items to the public:

- The Current water status is in compliance, the letter sent out last week was outdated information.
- A meeting was held with PSE&G and the Borough Engineer regarding the Road Paving Program. Bid Notices will go out next week, bid openings will be scheduled for the last week of April and work will start in May.
- The Seminole Avenue sidewalk project will be started soon.
- Bush Plaza Park work is progressing. The Flagpole and Clock are backordered and should arrive in approximately 5 months.
- Exit signs have been replaced for Exit 57 and Exit 58. Mayor Kulmala thanked the DPW for all the cleanup work.
- The NJ DOT is going to fix the guardrail on West Oakland Avenue and clean up all the garbage
- Mayor Kulmala advise the public that after the recent earthquake he ordered inspections of all of the Borough bridges, as well as the water and sewer systems.
- Mayor Kulmala advised the public that on April 4, 2024 he took a group of County Commissioners, Borough Professionals, Senator Schepisi, Commissioners Ortiz and Amoroso as well as the Mayor of Pompton Lakes on a tour of the area and sight where the Dump would be located.
- Mayor Kulmala advised the public that there will be monthly meetings on the progressions of the Patriot's Way Bridge Project.
- Kevin Boswell of Boswell Engineering explained the Consumer Confidence Report to the Public.

OPEN PUBLIC COMMENT:

Councilman Pignatelli set forth the motion, seconded by Councilman Saliani, to open for public comment.

ALL IN FAVOR.

Frank Ritacco, 51 Lakeshore Drive stated that the town has a responsibility to help with the Dam. He stated the lakes serves a purpose to collect storm water runoff, the lake catches sediment build up, debris and needs repairs, please speak up and help us.

Mike Pritchard, 23 Calumet Ave, reviewed federal and state statutes that prevent Mirror and Crystal lakes from being sold or filled in.

Mark Scanga 141 Lakeshore Drive, stated that the lakes are part of the Oakland Waterway and the residents around it need the Mayor and Councils help.

Liz Carletta 161 Lakeshore Drive, stated RML's fees are high, please help the residents with this cause, storm water runoff is a big part of the problem.

Trudi Derbyshire 181 Lakeshore Drive, RML will ruin us and destroy us. Please help.

Joseph Furio 24 Hiawatha Blvd, stated RML though money would solve the problem, we need cooler heads to make a reasonable agreement. He also stated there are Blue Heron Habitats that are protected by the DEP.

Greg Simon 99 Lakeshore Drive stated that there is a bald eagle family on the lake that is DEP protected as well.

Adam Elkin 147 Lakeside Drive stated taxes double, fees double, nothing goes to the infrastructure. He stated a storm water management plan for the lakes, dams, etc. as well as encumbered waterway, utilities all have a viable purpose and community needs assurances.

Chris Rosamond 127 Lakeshore Drive stated residents are willing to help, they are not asking for a favor, the group just needs help from the town.

Alexandria Evans 141 Lakeshore Drive stated Blue Heron live on the lake and there are fish spawning in a natural environment.

Telmo Bosi 14 Seminole Ave stated he supports the preservation of Mirror Lake.

Karen Nappi 29 Calumet Avenue stated that she loves the lakes and wants the towns help.

Andrey Klinchik 21 Calumet Ave stated that he loves the lake, the taxes and lake fees have doubled. Kid's fish there and it adds value to the town.

Liz Carletta 14 Rockaway Avenue, Can the Borough use Open Space funds to purchase the lake?

CLOSE PUBLIC COMMENT:

Councilman Pignatelli set forth the motion, seconded by Councilman Talamini, to close public comment.

ALL IN FAVOR.

Affordable Housing Presentation T & M Associates Caroline Reiter:

Ms. Caroline Reiter and Mr. Brian Giblin Sr. were both present. Ms. Reiter reviewed the new Affordable Housing Guidelines and Deadlines for specific filings to qualify. A review of the Boroughs obligations and course of action a moving forward were reviewed. The full PDF version is available at Borough Hall for public viewing.

OPEN PUBLIC COMMENT:

Councilman Talamini set forth the motion, seconded by Councilman Pignatelli, to open for public comment.

ALL IN FAVOR.

Chopper Russo 392 Ramapo Valley Road asked if the Pinnacle site conforms to Highlands's properties.

Mike Haslett 95 Walnut Street asked the definition of Affordable Housing: Ms. Reiter responded moderate and low income housing.

Peter Mazzilli 48 Cherokee Trail asked how we can handicap our obligation. He also asked how we plan for the influx of population.

Councilwoman Goffredo stated that Affordable Housing in Closter was for studio apartments.

CLOSE PUBLIC COMMENT:

Councilman Pignatelli set forth the motion, seconded by Councilman Saliani, to close public comment.

ALL IN FAVOR.

APPROVAL OF MINUTES:

- March 26, 2024 Executive Minutes

Councilman Pignatelli set forth the motion, seconded by Councilman Saliani, to approve the above listed minutes.

ROLL CALL: **Ayes:** **Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.**
 Nays: **None**
 Abstain: **None**
 (6 ayes – 0 nays – motion carried)

RAFFLE LICENSES FOR APPROVAL:

- Authorize Raffle License #RL1494 for a 50/50 for Parents Athletic Council of Indian Hills to hold on premise 50/50 raffles on April 26, 2024 and May 23, 2024 at Indian Hills High School
- Authorize Raffle License #RL1495 for 50/50 for Marine Corps League Detachment 744 on May 3, 2024 at American Legion Bldg. 65 Oak Street, Oakland, NJ
- Authorize Raffle License # RL1496 for Casino Night for Marine Corps League Detachment 744 on May 3, 2024 at the American Legion Bldg. 65 Oak Street, NJ
- Authorize Social Affairs Permit for Marine Corps League Detachment 744 for Casino Night on May 3, 2024 at the American Legion Bldg., 65 Oak Street, Oakland, NJ
- Authorize Raffle License # RL1497 for Sports Association of Oakland for on May 22, 2024 5PM for the benefit of Oakland Softball held at 24 Lawlor Drive, Oakland, NJ 07436.

Councilman Pignatelli set forth the motion, seconded by Councilman Talamini, to approve Raffle License #RL1494:

ROLL CALL: **Ayes:** **Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.**
 Nays: **None**
 Abstain: **None**
 (6 ayes – 0 nays – motion carried)

ALL IN FAVOR.

Councilman Pignatelli set forth the motion, seconded by Councilman Slasinski, to approve Raffle License #RL1495:

ROLL CALL: **Ayes:** **Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.**
 Nays: **None**
 Abstain: **None**
 (6 ayes – 0 nays – motion carried)

ALL IN FAVOR.

Councilman Pignatelli set forth the motion, seconded by Councilman Saliani, to approve Raffle License #RL1496:

ROLL CALL: **Ayes:** **Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.**
 Nays: **None**
 Abstain: **None**
 (6 ayes – 0 nays – motion carried)

ALL IN FAVOR.

Councilman Pignatelli set forth the motion, seconded by Councilman Talamini, to approve Social Affairs permit Marine Corp Detachment 744:

ROLL CALL: **Ayes:** **Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.**
 Nays: **None**
 Abstain: **None**
 (6 ayes – 0 nays – motion carried)

ALL IN FAVOR.

Councilman Slasinski set forth the motion, seconded by Councilman Talamini, to approve Raffle License #RL1497:

ROLL CALL: **Ayes:** **Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.**
 Nays: **None**
 Abstain: **None**
 (6 ayes – 0 nays – motion carried)

ALL IN FAVOR.

PROCLAMATION ARBOR DAY:

- Proclamation Arbor Day April 26, 2024
Mayor Kulmala read the Arbor Day Proclamation

Councilman Pignatelli set forth the motion, seconded by Councilman Saliani, to approve April 26, 2024 as Arbor Day:

ROLL CALL: **Ayes:** **Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.**
 Nays: **None**
 Abstain: **None**
 (6 ayes – 0 nays – motion carried)

ALL IN FAVOR.

- Sanzari Road Work Approval
Approval to work from 8-4:30PM

Councilman Slasinski set forth the motion, seconded by Councilman Pignatelli, to approve weekend construction.

ROLL CALL: **Ayes:** **Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.**
 Nays: **None**
 Abstain: **None**
 (6 ayes – 0 nays – motion carried)

TAX APPEAL ATTORNEY:

- Chasan Lamparello

Mayor Kulmala announced the Mayor and Council Appointment of Tax Attorney 2024.

Councilman Saliani set forth the motion, seconded by Councilman Slasinski, to approve Chasan Lamparello as Tax appeal Attorney

ROLL CALL: **Ayes:** **Goffredo, Pignatelli, Saliani, Slasinski, Talamini.**
 Nays: **None**
 Abstain: **McCann**
 (5 ayes – 0 nays – motion carried)

TAX APPEAL ATTORNEY:

- Cleary Giacobbe Alfieri Jacobs LLC

Mayor Kulmala announced the Mayor and Council Appointment of Tax Attorney for current existing files.

Councilman Pignatelli set forth the motion, seconded by Councilman Saliani, to approve Cleary Giacobbe Alfieri Jacobs LLC as Tax appeal Attorney for current files

ROLL CALL: Ayes: Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.
Nays: None
Abstain: None
(6 ayes – 0 nays – motion carried)

APPOINTMENT ARTS COMMITTEE:

- Laura Belle

Councilman Saliani set forth the motion, seconded by Councilman Slasinski, to appoint Chasan Lamparello as Tax appeal Attorney

ROLL CALL: Ayes: Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.
Nays: None
Abstain: None
(6 ayes – 0 nays – motion carried)

RESOLUTIONS:

Mayor Kulmala requested that Resolution 24-134 be pulled till response from Franklin Lakes received.

RESOLUTIONS BY CONSENT: 24-128 THROUGH 24-136

Councilman Talamini set forth the motion, seconded by Councilman Slasinski, to approve the following resolutions by consent agenda:

Resolution No: 24-128

TITLE: APPOINT PART TIME CONSTRUCTION OFFICIAL

WHEREAS, Vincent Pellegrini was appointed as Acting Construction Official on May 24, 2023; and

WHEREAS, Vincent Pellegrini meets the qualifications for the title and holds the requisite Construction Official License; and

WHEREAS, N.J.A.C. 4A:4 provides for the appointment of officials; and

WHEREAS, Vincent Pellegrini will work a minimum of 14 hours per week; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Oakland, that Vincent Pellegrini be appointed as the Part Time Construction Official at a rate of \$1,000.00 per week, effective April 10, 2024.

Resolution No: 24-129

TITLE: APPOINT ENVIRONMENTAL COMMISSION SECRETARY

WHEREAS, the Environmental Commission is in need to hire a Secretary; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Oakland hereby appoints Alexander Dellatorre as the Secretary to the Environmental Commission at an annual stipend of \$1,200.00 effective April 2, 2024.

Resolution No: 24-130

TITLE: AUTHORIZE PROMOTION FOR KRYSTAL BERKOWITZ

WHEREAS, Krystal Berkowitz was hired as a Clerk 1 in the Code Enforcement Department in December 2021; and

WHEREAS, based on her job performance, the Fire Official and Borough Administrator recommend that she be promoted to Clerk 2; and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, hereby approve the following promotional recommendation and salary increase effective April 10, 2024:

Krystal Berkowitz, from Clerk 1 to Clerk 2, Annual Salary of \$53,625.00

Resolution No: 24-131

TITLE: AUTHORIZE PROMOTION FOR MICHELLE MURATI

WHEREAS, Michelle Murati was hired as a Clerk 1 in the Code Enforcement Department in July of 2021; and

WHEREAS, she has obtained her Technical Assistant Certification; and

WHEREAS, based on her job performance, the Construction Official and the Borough Administrator recommend that she be promoted to the position of Technical assistant to the Construction Official; and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, hereby approve the following promotional recommendation and salary increase effective April 10, 2024:

Michelle Murati, from Clerk 1 to TACO, Annual Salary of \$59,125.00

Resolution No: 24-132

TITLE: AUTHORIZE PROMOTION FOR ROSA KILPATRICK

WHEREAS, Rosa Kilpatrick was hired as a part time Recreation Aide, effective July 27, 2020, to assist the Recreation Committee with clerical and administrative tasks; and

WHEREAS, the workload of the position has increased as the programs and activities of the Recreation Committee have expanded; and

WHEREAS, the Borough wishes to continue providing the necessary amount of support to the Recreation Committee;

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Oakland that the position of Recreation Aide shall be full time and that Rosa Kilpatrick be employed in the position on a full time basis at an annual salary of \$40,149.00, effective April 10, 2024.

Resolution No: 24-133

TITLE: RESOLUTION AUTHORIZING FEE STRUCTURE FOR SUSTAINABLE OAKLAND GREEN TEAM PLANT SALE

WHEREAS, the Sustainable Oakland Green Team wishes to hold a Pollinator Plant Sale in 2024; and

WHEREAS, the fee structure for the plant sale must be established;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Oakland, in the County of Bergen, and State and New Jersey, that the following fees be established for the Sustainable Oakland Green Team Plant Sale:

- Set of 3 for \$40.00;
- Set of 6 for \$72.00;
- Set of 9 for \$102.00.

Resolution No: 24-135

TITLE: AWARD CONTRACT FOR CRS SERVICES

WHEREAS, there is a need for services related to the Federal Emergency Management Agency's Community Rating System (CRS) Program and related to the National Flood Insurance Program (NFIP) compliance issues which impact CRS ratings and the ability to maintain and improve discounts under the CRS Program; and

WHEREAS, EcoAdapt Strategies, LLC. has submitted a proposal for services required at a total cost not to exceed \$16,500.00; and

WHEREAS, the Chief Financial Officer has certified funds are available in Account #4-01-20-165-100 in the amount of \$9,000.00 and Account 4-01-20-220-044 in the amount of \$ 7500.00.

WHEREAS, the award of the contract is for a professional service for which no public bidding is required;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, hereby authorize EcoAdapt Strategies, LLC. to perform the services related to the Federal Emergency Management Agency's Community Rating System (CRS) Program and related to the National Flood Insurance Program (NFIP) compliance issues which impact CRS ratings and the ability to maintain and improve discounts under the CRS Program at a cost not to exceed \$16,500.00; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to execute the agreement on behalf of the Borough.

Resolution No: 24-136

TITLE: AWARD CONTRACT TO CLEARY GIACOBBE ALFIERI JACOBS LLC FOR WATER AND SEWER SPECIAL COUNSEL SERVICES

WHEREAS, the Borough of Oakland is pursuing discussion with the Northwest Bergen County Utilities Authority for sewer service and has a need for legal expertise related to both the water and sewer utilities; and

WHEREAS, it is necessary to seek special counsel to represent the Borough of Oakland in this regard; and

WHEREAS, the Borough has received a proposal from John Napolitano and the firm of Cleary, Giacobbe, Alfieri & Jacobs, LLC to provide these services; and

WHEREAS, the Chief Financial Officer has certified funds are available in account #4-01-20-155-028; and

WHEREAS, this contract is for professional service for which no public bidding is required; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, hereby award a contract to John Napolitano of Cleary, Giacobbe, Alfieri and Jacobs, LLC in an amount not to exceed \$15,000.00; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are authorized to sign the agreement on behalf of the Borough.

Resolution No: 24-137

TITLE: AUTHORIZE REFUND OF RECREATION FEES

WHEREAS, the Borough of Oakland has received a request (attached) for a refund of recreation fees

in the total amount of \$450.00; and

WHEREAS, N.J.S.A. 40A:5-17 requires Governing Body approval for said refund; and

WHEREAS, the Chief Financial Officer has verified that the amount is due and that funds are available in account Misc. Revenue Refund 4-01-55-998-006;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Oakland hereby authorize payment in the total amount of \$450.00 to:

<u>NAME</u>	<u>ADDRESS</u>	<u>SPORT TYPE</u>	<u>AMOUNT</u>
Soltys Family	22 Hopper Street, Oakland, NJ 07436 Blk 3701 Lot 36	Summer Camp	75.00
Robert Domski	10 Fox Ct, Oakland, NJ 07436 Blk 3601 Lot 16	Summer Camp	75.00
Linda Bruno	64 Walnut Street Oakland, NJ 07436 Blk 3802 Lot 4	Summer Camp	150.00
Brittany Paladino	89 Long Hill Road, Oakland, NJ 07436 Blk 3301 Lot 28	Summer Camp	75.00
Harsha Landen	19 Hunters Run, Oakland, NJ 07436 Blk 802 Lot 38	Summer Camp	75.00

ROLL CALL: **Ayes:** **Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.**
 Nays: **None**
 Abstain: **None**
 (6 ayes – 0 nays – motion carried)

FINAL ADOPTION ORDINANCE 24-CODE-944

“CALENDAR YEAR 2024

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS

AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)”

The Borough Clerk was directed to take from the table Ordinance No. 24-CODE-944 and read by title for its final hearing.

The Borough Clerk then read by title an Ordinance entitled “**CALENDAR YEAR 2024**

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS

**AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)”.
OPENED FOR PUBLIC COMMENT:**

On motion of Councilman Pignatelli, seconded by Councilman Saliani, this portion of the meeting be opened for public comment.

No one wished to speak

ALL IN FAVOR.

CLOSED FOR PUBLIC COMMENT:

On motion of Councilman Saliani, seconded by Councilman Talamini, this portion of the meeting be closed for public comment.

No one wished to speak

ALL IN FAVOR.

New Business:

Councilman stated he would like to form a Forward Planning Committee to cover a broad range of issues. Councilman Talamini and Councilman McCann, will give an update report at the April 30, 2024 meeting.

Old Business:

None

Council Reports:

Councilman Talamini informed Council that Summer Camp signups are open. Councilman Talamini thanked the Mayor and Council for their support with the recent passing of his father.

Councilman Pignatelli stated team up to Clean up is on April 20th at 9:00 am meet at the Danny D Building bring gloves and bug spray.

Councilman Saliani informed Council that he attended the K-8 School Budget Meeting on April 29, 2024 at Valley Middle School, he reported that are leasing space from OLPH for 5 years moving some programs over there. Specifically the Pre K Programs. Council President Saliani stated he attended the Flood Commission meeting and they are looking for new members. Councilman Saliani asked that the Engineer be dispatched to look at 141-142 Iroquois Avenue.

The Public Events Committee is always looking for new members. If you want to participate in the Memorial Day Events please contact Mame.

Councilman McCann stated that Councilman Talamini's father was a pillar to the establishment of Bergen County. He stated that Randolph had a hard hit from the earthquake and that Mayor Kulmala's leadership in the crisis was great.

Councilman Slasinski reported that the OPL has Yoda on Thursdays, a new children's yoga on Saturdays and Jazz concert on 4/14 2pm. He also reminded the public that Lori Carbone will host a seminar on downsizing on 4/18 6:30PM.

Councilwoman Goffredo attended the Shade tree Commission meeting and they are planning Arbor Day presentations and giving away saplings, they have also received a large response to the adopt a tree program. The group also thanked Tony Smid for his years of service. Councilwoman Goffredo attended the Access for all Meeting, they are preparing for the Carnival and Memorial Day Parade. The next OCC meeting is 5/6/24 7 PM and they are always looking for volunteers.

BILLS TO BE PAID:

On motion of Councilwoman Goffredo, seconded by Councilman Pignatelli, the following bills be submitted for payment:

(See following pages)

BE IT RESOLVED, that the foregoing bills be paid and charged to their respective accounts when the funds are available.

ROLL CALL:	Ayes:	Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.
	Nays:	None
	Abstain:	None

ADJOURNMENT:

On motion of Councilman Pignatelli, seconded by Councilman McCann, the meeting be adjourned.


ALL IN FAVOR.

Adjourned: 9:13PM

APPROVED BY:


Eric Kulmala, Mayor

ATTEST:


Wendi Seelin, Acting Borough Clerk