

REGULAR MEETING OF THE MAYOR AND COUNCIL  
HELD AT THE  
MUNICIPAL COURT /COUNCIL CHAMBERS  
10 LAWLOR DRIVE, OAKLAND, NEW JERSEY  
WEDNESDAY AUGUST 8, 2018

MOVE TO EXECUTIVE SESSION:

On motion of Councilman Kulmala, seconded by Councilman Biale, 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 hereinafter specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:  
Affordable Housing; Interstate Outdoor Advertising
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: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

No action taken.

CLOSE EXECUTIVE SESSION:

On motion of Councilman Talamini, seconded by Councilman Knapp, the Executive Session be closed.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

MEETING CALLED TO ORDER: By Mayor Schwager at 7:32 pm.

ROLL CALL: Mayor Schwager called the meeting to order and the Clerk called the roll. Present: Mayor Schwager, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini. Absent: Councilman Pignatelli. Also Present: Lisa M. Duncan, Borough Clerk; Brian Chewcaskie, Borough Attorney.

SALUTE TO THE FLAG:

MOMENT OF SILENCE:

MEETING ANNOUNCEMENT: Mayor Schwager announced this meeting is being held in accordance with the Open Public Meetings Law duly announced and included in the schedule of regular meetings.

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EXCUSE ABSENCE:

On motion of Councilman Biale, seconded by Councilman Kulmala, the absence of Councilman Pignatelli be excused.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

MAYOR'S REPORT:

The Oakland Rehab Center will host its last free concert of the summer on August 16<sup>th</sup>. It will be an Oldies night. Mayor Schwager advised that we are still waiting for the State for our tax rate in order to get the tax bills printed and mailed. She thanked the OCC. They are now providing an electronic newsletter monthly. Information for the newsletter must be submitted by the 15<sup>th</sup> of each month. If residents go on the website and subscribe to the newsletter, it will be emailed. Mayor Schwager advised there was an incident last night with two drownings at Ramapo Park last night. She thanked the Police and the Fire Department.

OPENED FOR PUBLIC DISCUSSION:

On motion of Councilman Biale, seconded by Councilman Levy, this portion of the meeting be opened for public discussion.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

Jerri Angermueller, 24 Lakeview Terrace, spoke about Potash Lake being named Schuyler Lake by the Woman's Club. She suggested that any signs put up should reference both names. She is hoping work on the Van Allen House will be done soon because the roof is leaking. She advised that the OCC needs volunteers to help film the meetings.

CLOSED FOR PUBLIC DISCUSSION:

On motion of Councilman Levy, seconded by Councilman Kulmala, this portion of the meeting be closed to public discussion.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

APPROVAL OF MINUTES: JULY 25, 2018

On motion of Councilman Biale, seconded by Councilman Kulmala, the minutes from the Mayor and Council meeting of July 25, 2018 be approved.

ROLL CALL: Yeas, Councilmembers Biale, Knapp, Kulmala, Talamini.  
Abstain, Councilman Levy.

**APPROVAL OF MINUTES: JULY 25, 2018 EXECUTIVE SESSION**

On motion of Councilman Biale, seconded by Councilman Kulmala, the minutes from the Mayor and Council Executive Session of July 25, 2018 be approved.

ROLL CALL: Yeas, Councilmembers Biale, Knapp, Kulmala, Talamini.  
Abstain, Councilman Levy.

**PROCLAMATION: WEEK OF PEACE AND NONVIOLENCE**

Mayor Schwager read the following proclamation:

WHEREAS, the people of Oakland establish a culture of nonviolence when they treat each other with respect and compassion, giving food to the hungry, clothing to those in need, and standing in solidarity against racism; and

WHEREAS, our first responders practice nonviolence when they bring healing to the pain and suffering resulting from violence; and

WHEREAS, our police officers internalize a spirit of nonviolence when they respond peacefully while protecting the community from violent offenders; and

WHEREAS our students demonstrate nonviolence when they stand publicly against bullying and gun violence: and

WHEREAS, our Mayor and Council practice nonviolence toward the earth when they choose to protect our sensitive and beautiful Highlands from overdevelopment; and

WHEREAS, we embrace a commitment to nonviolence when we use peaceful methods of dealing with conflict, instead of resorting to the destructiveness of war, which has caused so much suffering in the lives of our Veterans and their families;

NOW, THEREFORE, I, Linda H. Schwager, Mayor of Oakland, New Jersey, with concurrence of the Borough Council, do hereby proclaim September 15-23, 2018 as

**“THE WEEK OF PEACE AND NONVIOLENCE”**

In Oakland, New Jersey, and urge all citizens to help develop within our Borough a culture of nonviolence, in the hope of ending war, poverty, racism and environmental destruction.

**REQUEST TO WAIVE PERMIT FEES FOR EAGLE SCOUT PROJECT:**

On motion of Councilman Knapp, seconded by Councilman Kulmala, approval be granted to waive Building permit fees for the Frank Orlando's Eagle Scout project at Ramapo Bergen Animal Refuge, Inc.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

**GRANT PERMISSION TO ACCESS BOROUGH PROPERTY:**

The resident at 29 Oak Street needs have a bobcat and excavator come in to remove the remnants of a 50-year old wooden pool. They need to access their property through a section of Borough property off of McGinnis since the machines cannot ride over their septic. Mr. Chewcaskie advised there needs to be an access agreement.

**MOTION:**

On motion of Councilman Knapp, seconded by Councilman Levy, permission be granted for Cindy Lindeberg, 29 Oak Street, to access the Borough property off of McGinnis.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

**RESOLUTION 18-268 AUTHORIZE RECREATION REFUND**

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

WHEREAS, the Borough of Oakland has received a request for a refund of the Summer Camp Registration Fees in the amount of \$345; and

WHEREAS, N.J.S.A. 40A:5-17 requires governing body approval for said refund;

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Council of the Borough of Oakland hereby authorize a refund to:

Lakshmi Goteti, 3 Hunter's Run, Oakland, NJ 07436, \$ 345.00

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

**RESOLUTION 18-269 AUTHORIZE ARCHITECT-FIRE HOUSE 1 ACCESSORY GARAGE**

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

WHEREAS, there is a need to construct an accessory garage at the Fire House Co. 1; and

WHEREAS, Daniel Dressel, RA submitted a proposal dated July 18, 2018 for architectural and engineering services required for the project at a not to exceed cost of \$ 25,600 broken down as follows:

**Pre-design/Schematic Design Phase:**

- |                              |          |
|------------------------------|----------|
| a. For single story building | \$ 6,500 |
| b. For 1-1/2 story building  | \$ 4,500 |

Design Development Phase:	\$ 1,800
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**Construction Documents Phase:**

- |                              |          |
|------------------------------|----------|
| a. For single story building | \$ 6,000 |
| b. For 1-1/2 story building  | \$ 3,000 |

Bidding Phase not to exceed	\$ 1,000
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Construction Administration not to exceed	\$ 2,800
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Total not to exceed	\$25,600
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WHEREAS, Daniel Dressel, RA has submitted all the paperwork necessary to comply with the Borough of Oakland's Pay-to-Play requirements; and

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

WHEREAS, the Chief Financial Officer has certified that funds are available in Account # C-04-56-761-100:

NOW, BE IT RESOLVED, that the Mayor and Council hereby authorize Daniel Dressel, RA to provide the architectural services for the Fire House Co. 1 Accessory Garage as outlined in his proposal dated July 18, 2018 in an amount not to exceed \$ 25,600; and

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

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

**RESOLUTION 18-270 AUTHORIZE ARCHITECT-NEW FIRE SUPPRESSION SYSTEM-SENIOR CENTER**

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

WHEREAS, there is a need to design a new Fire Suppression System and new ceiling system at the Oakland Senior Center; and

WHEREAS, Daniel Dressel, RA submitted a proposal dated July 11, 2017 for architectural and engineering services required for the project at a not to exceed cost of \$ 18,300 broken down as follows:

Pre-design/Schematic Design Phase:	\$ 6,500
Design Development Phase:	\$ 1,500
Construction Documents Phase:	\$ 6,500
Bidding Phase not to exceed	\$ 1,000
Construction Administration not to exceed	\$ 2,800
Total not to exceed	\$18,300

WHEREAS, Daniel Dressel, RA has submitted all the paperwork necessary to comply with the Borough of Oakland's Pay-to-Play requirements; and

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

WHEREAS, the Chief Financial Officer has certified that funds are available in Account # C-04-56-712-214 \$ 15,000 and Account # C-04-56-763-508 \$ 3,300:

NOW, BE IT RESOLVED, that the Mayor and Council hereby authorize Daniel Dressel, RA to provide the architectural services for the new Fire Suppression System and new ceiling system at the Oakland Senior Center as outlined in his proposal dated July 11, 2017 in an amount not to exceed \$ 18,300; and

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

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

**RESOLUTION 18-271 APPOINT SANDRA STEELE-CLERK 1**

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

BE IT RESOLVED that Sandra Steele be appointed as a full-time Clerk 1 at an annual salary of \$ 38,600, effective Monday August 13, 2018, to fill the vacant positions providing administrative support to the Tax Assessor's office and as Planning and Zoning Board Secretary.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

**RESOLUTION 18-272 APPOINT DEPUTY REGISTRAR VITAL STATISTICS**

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

WHEREAS, in accordance with the provisions of N.J.S.A. 26:8-17, the Registrar of Vital Statistics has appointed Sandra Steele as Deputy Registrar;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council hereby confirm the appointment of Sandra Steele as Deputy Registrar of Vital Statistics; and

BE IT FURTHER RESOLVED that Ms. Steele be compensated at an annual stipend of \$3,000 effective August 13, 2018.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

**RESOLUTION 18-273 ACKNOWLEDGE CHANGE OF BUSINESS NAME AND ASSUMPTION OF CONTRACT**

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

WHEREAS, the Borough of Oakland entered into a professional contract with Value Research Group, LLC for purposes of preparing appraisals on behalf of the Borough; and

WHEREAS, Value Research Group, LLC has advised the Borough that it has changed its name to Integra Realty Resources - Northern New Jersey, LLC; and

WHEREAS, the Mayor and Council of the Borough of Oakland has determined that it is in the best interests of the Borough to formally acknowledge this name change.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Oakland as follows:

1. The Mayor and Council of the Borough of Oakland hereby acknowledge the change of entity name from Value Research Group, LLC to Integra Realty Resources - Northern New Jersey, LLC.
2. Integra Realty Resources - Northern New Jersey, LLC shall provide the requisite appraisal services for the balance of the 2018 under the terms of the contract entered into between the Borough of Value Research Group, LLC.
3. Certified copies of this Resolution shall be provided to Integra Realty Resources - Northern New Jersey, LLC, and Richard Kunze, Administrator.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

**RESOLUTION 18-274 AWARD PROFESSIONAL SERVICE CONTRACT-PHOENIX CONSULTING GROUP**

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

WHEREAS, there is a need for CFO Monitoring Services; and

WHEREAS, Phoenix Consulting Group has submitted a proposal for the services required in an amount not to exceed \$ 20,000; and

WHEREAS, Phoenix Consulting has submitted all the paperwork necessary to comply with the Borough of Oakland's Pay-to-Play requirements; and

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

WHEREAS, the Chief Financial Officer has certified funds are available in Account #8-01-20-110-044 \$ 15,000 and Account #8-01-20-130-028 \$ 5,000;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council hereby authorize a contract with Phoenix Consulting Group for CFO Monitoring Services in the amount not to exceed \$ 20,000; and

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

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

**RESOLUTION 18-275 AUTHORIZE CAPITAL ALTERNATIVES TO PREPARE GRANT APPLICATION-ROLLER HOCKEY RINK**

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

BE IT RESOLVED, by the Mayor and Council of the Borough of Oakland that application is made to NJ Department of Environmental Protection for aid under the New Jersey Green Acres Grant Program for:

Truman Field Rehabilitation and Repair of Roller Hockey Rink

WHEREAS, the Council has determined that such application should be prepared by Capital Alternatives Corporation, the grants specialists herewith authorized by the Borough of Oakland, to assist in this matter.

BE IT RESOLVED that Capital Alternatives is authorized to prepare, assemble and submit the necessary documentation on behalf of the Borough of Oakland for the stated project.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

**WORK SESSION:**

**ORDINANCE AMENDING CODE-HUNTING AND DISCHARGE OF FIREARMS:**

Mr. Chewcaskie advised that the State circulated a memo that various municipal ordinances were not in conformance with State law regarding the discharge of firearms. He worked with the Police Department to draft an ordinance that is in conformance. The language in the first two parts is the exact language that the State has provided. Councilman Kulmala questioned 3-9.1(a). Mr. Chewcaskie responded that it is the exact language the State required. Councilman Kulmala asked how this will affect retired Police officers. Mr. Chewcaskie responded that if they have a firearms ID, they are permitted to transport a weapon. If they have a right-to-carry, the weapon can be loaded. Mr. Chewcaskie advised this will be listed for introduction at the next meeting.

**HOLIDAY BOWL RIGHT-OF-WAY ENCROACHMENT:**

Mr. Chewcaskie advised that Holiday Bowl has existing parking along Spruce Street that is located in the municipal right-of-way. Holiday Bowl went before the Board of Adjustment for approval for improvements to their property. Approval was granted subject to Holiday Bowl receiving approval from the Borough. Mr. Chewcaskie suggested a license be issued and advised that he will prepare a license agreement.

**COUNCIL REPORTS:**

Councilman Talamini: No report.

Councilman Kulmala: The Library furniture is being installed and they are working through the punch list items. The OCC issued the first newsletter. They are looking for volunteers. The DPW did a good job installing desks and updating the tv control room.

Councilman Biale: He spoke about Senior events such as movies and bingo. On September 6<sup>th</sup>, there will be a presentation by Valley Hospital on functional foods. The DPW is flushing valves and hydrants for compliance with the Water Accountability Act. It takes two men 18 minutes to open and exercise each valve. Rockland Electric has updated specific fixtures at residents' requests and Borough requests. The DPW received notification about poison ivy by the wooded area around the walking path. A contractor came in to remove the poison ivy. Boswell will be working on water system mapping. Councilman Biale advised that he received a call from a resident about tree limbs that came down during the storm. He sent an email to DPW Superintendent Marcucilli on Saturday and the DPW was at there on Monday removing the tree limbs. He gave the DPW a shout out for their quick response.

Councilman Levy: There is no Flood Commission meeting in July and August. The next Flood Commission meeting will be the second Monday in September at 7:30 pm. The Flood Commission is looking for two new members. There was a meeting with the Army Corps of Engineers and the NJDEP regarding the Army Corps project. A report will be submitted on maintenance items. The Station Park grant application is being submitted. We are working on the second Patriots' Way Bridge grant. Tonight a resolution was passed to authorize the grant



company to file a grant application for the roller hockey rink. Councilman Kulmala explained that we are applying for two grants for the roller hockey rink. Councilman Levy advised that we are working with the Fire Department to see if we can get a grant for the fire truck.

Councilman Knapp: No report.

Mayor Schwager thanked Borough Engineer Kevin Boswell for all his work and help with the Northwest Bergen County Utilities Authority. She feels strongly that sewers are coming which will help the downtown. Mayor Schwager commented that Borough Engineer John Yakimik is working hard with our residents on various issues. Mayor Schwager advised that she attended a meeting with Councilman Biale and Councilman Talamini and the School Board members and Superintendent. It was a very productive meeting. There will be more meetings in the future regarding school safety.

**OPENED FOR PUBLIC DISCUSSION:**

On motion of Councilman Biale, seconded by Councilman Levy, this portion of the meeting be opened for public discussion.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

Beatrice Mandice, 209 Warren Way, Wanaque, thanked the Mayor and Council for issuing the proclamation for the Week of Peace and Nonviolence. On Sunday September 23<sup>rd</sup> at 3:00 pm, there will be a Prayer Walk from Messiah Lutheran Church to Vets Park.

**CLOSED FOR PUBLIC DISCUSSION:**

On motion of Councilman Biale, seconded by Councilman Kulmala, this portion of the meeting be closed to public discussion.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

**BILLS TO BE PAID:**

On motion of Councilman Talamini, seconded by Councilman Biale, 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: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

MEETING ADJOURNED:

On motion of Councilman Biale, seconded by Councilman Talamini, the meeting be adjourned at 8:15 pm.

ROLL CALL: All yeas, Councilmembers Biale, Knapp, Kulmala, Levy, Talamini.

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Lisa M. Duncan, Borough Clerk  
August 22, 2018

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Mayor Linda H. Schwager

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Date Approved