

**BOROUGH OF OAKLAND**  
**Borough Council Meeting**  
**MEETING MINUTES**

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

**November 8, 2023, 2023 - 7:00 p.m.**

**MOVE TO EXECUTIVE SESSION:**

On motion of Councilman Slasinski, seconded by Councilman Talamini, 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 Borough Council of the Borough of Oakland, in the County of Bergen, and 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. Personnel;
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:** Kulmala, McCann, Pignatelli, Saliani, Slasinski, Talamini.

# **BOROUGH OF OAKLAND**

## **Borough Council Meeting**

### **MEETING MINUTES**

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

**November 8, 2023 – 7:00 p.m.**

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 Linda H. Schwager presiding.

Mayor Linda H. Schwager announced that proper notice of this meeting was made as to time, date, place, and agenda.

**ROLL CALL: Present: Mayor Linda H. Schwager, Councilmembers Kulmala, McCann, Pignatelli, Saliani, Slasinski, Talamini.**

**Also Present: Borough Administrator Richard Kunze, Acting Borough Clerk Wendi Seelin, Borough Attorney Matt Gilson, Borough Engineer John Yakimik.**

**Absent: None**

#### **SALUTE TO THE FLAG AND MOMENT OF SILENCE:**

#### **MAYOR'S REPORT:**

Mayor Schwager announced Veterans Day Services will be held at Veterans Park on Saturday November 11, 2023, at 10:45am. She thanked the American Legion Post 369 for organizing the ceremony which takes place on the 11<sup>th</sup> day, in the 11<sup>th</sup> month, in the 11<sup>th</sup> hour. Mayor Schwager stated that Election Day was yesterday and there are still ballots being counted. The Mayor congratulated Councilman Kulmala on winning the Mayor election and Councilman Talamini and Pignatelli on their winning another term as Councilman. Mayor Schwager stated even if she does not win, she will continue to fight for the opposition of the Class B recycling facility.

#### **ENGINEER'S REPORT:**

Mr. Yakimik stated that the Allerman Brook documents are still not been submitted to the DEP so the timeframe he gave to the Mayor and Council will not be met. He apologized to all and that he is working diligently to get it submitted to the DEP in December. Councilman Saliani thank Mr. Yakimik for the apology and asked what commitment date can he give the Mayor and Council. Mr.

**OPEN PUBLIC COMMENT:**

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

No Public wished to speak.

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

**APPROVAL OF MINUTES:**



November 8, 2023

November 8, 2023 Executive Session

Councilman Pignatelli set forth the motion, seconded by Councilman Talamini, to approve the November 8, 2023 minutes.

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

**ALL IN FAVOR**

Councilman Kulmala set forth the motion, seconded by Councilman Saliani, to approve the November 8, 2023 Executive Session minutes.

The Minutes were amended in Executive Session

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

**ALL IN FAVOR**

**SPECIAL ANNOUNCEMENTS/APPOINTMENTS/RAFFLES/REQUESTS:**

- **Request for Banner Placement at Bush Plaza for Oakland Father's Club for Pictures with Santa from November 9, 2023 to December 4, 2023**
- On motion of Councilman Kulmala, seconded by Councilman Talamini, Banner placement be approved.

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

**ALL IN FAVOR**

- **Authorize Raffle License #RL1469 for PTO Midland Park Elementary for Raffle on November 18, 2023 at Holiday Bowl 29 Spruce Street, Oakland, N.J. 07436**

On motion of Councilman Pignatelli, seconded by Councilman Talamini, Raffle License #1469 be approved.

**ROLL CALL:**    **Ayes:**    **Kulmala, McCann, Pignatelli, Saliani, Slasinski, Talamini.**

Nays: None.  
Abstain: None.  
(6 ayes – 0 nays –motion carried)

**ALL IN FAVOR**

**RESOLUTIONS – CONSENT AGENDA:**

**23-317: AWARD BID TO CONQUEST FOR WATER MAIN IMPROVEMENTS TO LAKESIDE BOULEVARD**

**WHEREAS**, bids were received on October 17, 2023 for the Water Main Improvements to Lakeside Boulevard; and

**WHEREAS**, Conquest has submitted the lowest responsive and responsible bid with a total bid price of \$589,106.00; and

**WHEREAS**, the Borough Administrator, Borough Engineer, and Borough Attorney have reviewed the bids and recommend the bid be awarded to Conquest; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available in Account #C-06-56-931-204 in the amount of \$589,106.00,

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that the bid from Conquest in the total amount of \$589,106.00 be accepted; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator is directed to prepare an appropriate contract for the same; and

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

**23-319: AUTHORIZE GRANT AGREEMENT JEROME AVENUE SEWER IMPROVEMENT**

**BE IT RESOLVED**, that the Mayor and Council of Oakland wishes to enter into a grant agreement with the County of Bergen for the purpose of using \$163,750.00 in 2023-2024 Community Development Block Grant funds for \$163,750.00, contract term 10/1/2023-9/30/2024 Jerome Avenue Sewer Improvement, Jerome Avenue Oakland, NJ; and

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby authorizes the Borough Administrator to be a signatory for the aforesaid grant agreement; and

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby authorizes the Borough Administrator to sign all County vouchers submitted in connection with the aforesaid project; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council recognizes that Oakland is liable for any funds not spent in accordance with the Grant Agreement; and that liability of the Mayor and Council is in accordance with HUD requirements.

This resolution was adopted by the Mayor and Council of Oakland at a meeting on November 8, 2023.

**23-320: AUTHORIZE GRANT AGREEMENT SENIOR CENTER IMPROVEMENTS**

**BE IT RESOLVED**, that the Mayor and Council of Oakland wishes to enter into a grant agreement with the County of Bergen for the purpose of using \$16,000.00 in 2023-2024 Community Development Block Grant funds for \$16,000.00, contract term 10/1/2023-6/30/2024 Senior Center Improvements, 20 Lawlor Drive Oakland, NJ; and

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby authorizes the Borough Administrator to be a signatory for the aforesaid grant agreement; and

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby authorizes the Borough Administrator to sign all County vouchers submitted in connection with the aforesaid project; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council recognizes that Oakland is liable for any funds not spent in accordance with the Grant Agreement; and that liability of the Mayor and Council is in accordance with HUD requirements.

This resolution was adopted by the Mayor and Council of Oakland at a meeting on November 8, 2023.

**23-321: APPOINT ELECTRICAL SUB CODE OFFICIAL**

**WHEREAS**, there presently exists a vacancy in the position of Electrical Sub Code Official; and

**WHEREAS**, a job search was conducted and the Construction Official and Borough Administrator recommend Jason Francese, be hire to fill the position

Whereas: Jason Francese meets the qualifications for the title and holds the requisite Electrical Sub Code Official License; and

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Oakland, that Jason Francese be appointed as the part time Electrical Sub Code Official at an annual salary of 18,000.00 effective Thursday, November 9, 2023.



**23-322: RESOLUTION AUTHORIZING SETTLEMENT OF TAX APPEALS  
ENTITLED P & T COMPANY, LP V. BOROUGH OF OAKLAND**

**WHEREAS**, P & T Company, LP is the owner and/or taxpayer of real property designated as Block 3903, Lot 77 on the official Tax Map of the Borough of Oakland and located at 306 Ramapo Valley Road for tax years 2022 and 2023; and

**WHEREAS**, the taxpayer has filed property tax appeals against the Borough of Oakland for tax years 2022 and 2023, in matters entitled P & T Company, LP v. Borough of Oakland, which are presently pending in the Tax Court of New Jersey; and

**WHEREAS**, the Borough Assessor and Tax Appeal Attorney have recommended a settlement of the litigation, which is in the best interests of the Borough; and

**WHEREAS**, the total estimated refund for the proposed settlement is \$5,776.51 (calculated using the 2022 general tax rate); and

**WHEREAS**, the Borough of Oakland wishes to accept the proposed settlement offer.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Oakland that Borough of Oakland is hereby authorized to accept the proposed settlement offer for the matter entitled P & T Company, LP v. Borough of Oakland, so that for the tax year 2022, the assessment of \$732,500 will be reduced to \$625,000; and so that for the tax year 2023, the assessment of \$763,100 will be reduced to \$625,000; resulting in a total estimated refund to the taxpayer of \$5,776.51 (calculated using the 2022 general tax rate).

**BE IT FURTHER RESOLVED** that the Mayor, Borough Clerk and Borough's Tax Appeal Attorney are hereby authorized and directed to execute any other documents necessary to effectuate the purpose of this Resolution.

**BE IT FURTHER RESOLVED** that the refund will be made without any interest to the taxpayer, as long as payment is made within 90 days of the date of Judgment.

**23-323: AWARD AUCTION BIDS**

**WHEREAS**, pursuant to the provisions of N.J.S.A. 40A:11-36, the Borough of Oakland may sell any personal property; and

**WHEREAS**, the Mayor and Borough Council of the Borough of Oakland previously authorized the sale of surplus vehicle(s) and equipment via online public auction; and

**WHEREAS**, said auction took place and the Governing Body now wishes to approve the winning bids.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Oakland, that the winning bids and amounts thereof are hereby approved for the following:

<u>VEHICLE/EQUIPMENT</u>	<u>WINNING BIDDER</u>	<u>WINNING BID PRICE</u>
Air Conditioning Machine	Brian Grochowicz	\$733.00
Certified Salt/Brine Control Screens and Panels	David Fernandes	\$150.00
Certified Salt/Brine Control Screens and Panels	David Fernandes	\$160.00
Certified Salt/Brine Control Screens and Panels	David Fernandes	\$310.00
Certified Power Salt/Brine Control Screen	David Fernandes	\$76.00
2-16' Aluminum Ladders	John Van Buren	\$57.00
2-28' Aluminum Ladders	John Van Buren	\$78.00
2-35' Aluminum Ladders	John Van Buren	\$79.00
1-Billy Goat Brush Cutter	William Hilbrunner	\$435.00
10-8' Pro Plow Blades	Robert La Ferrara	\$303.00
Certified Salt/Brine Control Screens and Panels	David Fernandes	\$110.00

### **23-324: AUTHORIZE TRANSFER BETWEEN BUDGET APPROPRIATIONS**

**WHEREAS**, it has become necessary to expend funds in excess of the amounts approved in the Calendar Year 2023 budget of the Borough of Oakland; and

**WHEREAS**, there exist certain budget expenditures with funds available in excess of the amounts approved in the Calendar Year 2023 budget of the Borough of Oakland; and

**WHEREAS**, N.J.S.A. 40A:4-58 permits the transfer of such funds during the last two months of the fiscal year;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Oakland that, based on the recommendation of the Chief Financial Officer, the following transfers be made to the Calendar Year 2023 Current Fund budget:

<u>Current Fund</u>		<u>From</u>	<u>To</u>
3-01-26-301-011	Grgbe & Tr – Recycling Coord	\$ 49,000.00	
3-01-20-100-014	Admin – Overtime	\$ 500.00	
3-01-31-460-001	Gasoline	\$ 20,000.00	
<b>Sub-total</b>		<b>\$ 69,500.00</b>	
3-01-26-290-011	St & Roads – Perm. Full Time		\$ 24,000.00
3-01-26-301-011	Stormwater – Perm. Full Time		\$ 20,000.00
3-01-26-315-011	Vehicle – Perm. Full Time		\$ 5,000.00
3-01-28-370-140	Recreation - Administration		\$ 5,000.00
3-01-28-370-156	Recreation - Summer Camp		\$ 3,000.00
3-01-27-333-100	Access – Miscellaneous		\$ 500.00



3-01-26-370-156      Recreation – Summer Sports      \$ 12,000.00

**Sub-total**      **\$ 69,500.00**

**23-325:      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 \$90.00; 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 CF-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 \$90.00 to:

<u>NAME</u>	<u>ADDRESS</u>	<u>SPORT TYPE</u>	<u>AMOUNT</u>
Craig Sheppard	35 Lakeshore Drive, Oakland, NJ 07436	Basketball	90.00

**23-326:      RESOLUTION AUTHORIZING THE ISSUANCE OF REQUESTS FOR  
QUALIFICATIONS FOR PROFESSIONAL SERVICES TO THE BOROUGH  
OF OAKLAND FOR TAX APPEAL ATTORNEY AND AFFORDABLE  
HOUSING ATTORNEY**

**WHEREAS**, as of January 1, 2006, N.J.S.A. 19:44A-20.1 et seq., commonly known as the "State Pay to Play" law, enacted by the New Jersey State Legislature became effective; and

**WHEREAS**, pursuant to N.J.S.A. 19:44A-20.1 et seq., a municipality may not award contracts with a value in excess of \$17,500.00 to a business entity which has made reportable contributions in excess of \$200.00, in the aggregate, to any candidate's committee of any person serving in an elective public office of the said municipality when such contract was awarded, unless said business entity is awarded a contract under a "fair and open process" pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

**WHEREAS**, a "fair and open process" constitutes the following: (1) public advertisement of a Request for Qualifications (hereinafter the "RFQ") with ten (10) calendar days' notice prior to the receipt of responses to the RFQ; (2) award of contract under a process that provides for public solicitation of qualifications; (3) award of contract under publicly disclosed criteria established, in writing, by the municipality prior to the solicitation of qualifications; and (4) the municipality shall publicly open and announce the qualifications when awarded; and

**WHEREAS**, it has become necessary for the Borough of Oakland (hereinafter the "Borough") to engage legal, financial and engineering professionals and the Borough desires to appoint such

professionals for 2024 by a "fair and open process" pursuant to N.J.S.A. 19:44A-20.1 et seq.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Oakland, County of Bergen and State of New Jersey that Requests for Qualifications for professional services for the following professional services for the Borough and its agencies are hereby authorized:

1. Tax Appeal Attorney
2. Affordable Housing Attorney

**BE IT FURTHER RESOLVED**, that all of the Requests for Qualifications for the professional services as set forth hereinabove shall be prepared and published in accordance with N.J.S.A. 19:44A-20.1 et seq. and all such RFQs shall be evaluated on the basis of the most advantageous RFQ, all factors considered, including, but not limited to: (1) experience and reputation in the profession; (2) knowledge of the subject matter to be addressed under contract; (3) availability to accommodate any required meetings of the Borough or Borough Agency; (4) and any other factors if demonstrated to be in the best interest of the Borough or Borough Agency.

On motion of Councilman Saliani seconded by Councilman Pignatelli, the following resolutions be introduced, adopted, and duly passed by a roll call vote:

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

**ALL IN FAVOR**

**RESOLUTIONS:**

**Discussion:** Councilman Talamini stated that the work is being done on his street so he will abstain.

**23-318:        AWARD CONTRACT TO BOSWELL ENGINEERING FOR CONSTRUCTION  
                     INSPECTION SERVICES FOR THE IMPROVEMENTS TO SEMINOLE AVENUE,  
                     PHASE III FROM CALUMET TO HIAWATHA BOULEVARD**

**WHEREAS**, there is a need for construction inspection services for the improvements to Seminole Avenue, Phase III from Calumet Avenue to Hiawatha Boulevard; and

**WHEREAS**, Boswell Engineering has submitted a proposal dated November 2, 2023 for services required at a total cost not to exceed cost of \$29,000.00; and

**WHEREAS**, the Chief Financial Officer has certified funds are available in Account #C-04-56-885-702 in the amount of \$29,000.00; and

**WHEREAS**, Boswell Engineering has complied with the Borough of Oakland's Pay to Play



requirements as outlined in Ordinance 12-CODE-669 adopted on July 11, 2012; and  
**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 Boswell Engineering to perform the construction inspection services for the water main improvements on River Road at a cost not to exceed \$29,000.00; and

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

On motion of Councilman Kulmala seconded by Councilman Pignatelli, the following resolutions be introduced, adopted, and duly passed by a roll call vote:

**ROLL CALL:**   **Ayes:**           **Kulmala, McCann, Pignatelli, Saliani, Slasinski**  
                  **Nays:**           **None.**  
                  **Abstain:**       **Talamini**  
                          **(5 ayes – 0 nays – 1 abstain - -motion carried)**

**ALL IN FAVOR**

**ORDINANCES:**

**Introduction:**

**ORDINANCE NO. 23-CODE-932**

**AN ORDINANCE AMENDING CHAPTER 9, SECTION 1.2 OF THE OAKLAND CODE  
RELATED TO VENOMOUS SNAKES**

The Borough Clerk was directed to take from table Ordinance No. 23-Code-932 and read by title for its first reading.

The Borough Clerk then read by title Ordinance No. 23-Code-932 entitled, **AN ORDINANCE AMENDING CHAPTER 9, SECTION 1.2 OF THE OAKLAND CODE RELATED TO VENOMOUS SNAKES**

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

**BE IT RESOLVED**, that an Ordinance entitled, **AN ORDINANCE AMENDING CHAPTER 9, SECTION 1.2 OF THE OAKLAND CODE RELATED TO VENOMOUS SNAKES** be introduced:

That said Ordinance be considered for final adoption at a Borough Council Meeting on Tuesday November 21, 2023 at the Municipal Court/Council Chambers, 10 Lawlor Drive, Oakland, N.J. at 7:00 p.m.



That said Ordinance be published in full in The Record on or before November 13, 2023 together with notice of this introduction and of the time and place for further consideration for final passage, and that the Borough Clerk post a copy of said Ordinance in the Municipal Building and make copies available to the public.

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

**ALL IN FAVOR.**

**ORDINANCE NO. 23-CAPITAL-933**

**CAPITAL ORDINANCE OF THE BOROUGH OF OAKLAND, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND ACQUISITIONS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$1,325,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE GENERAL CAPITAL FUND BALANCE.**

The Borough Clerk was directed to take from table Ordinance No. 23-CAPITAL-933 and read by title for its first reading.

The Borough Clerk then read by title Ordinance No. 23-Capital-933 entitled, **CAPITAL ORDINANCE OF THE BOROUGH OF OAKLAND, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND ACQUISITIONS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$1,325,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE GENERAL CAPITAL FUND BALANCE.**

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

**BE IT RESOLVED**, that an Ordinance entitled, **CAPITAL ORDINANCE OF THE BOROUGH OF OAKLAND, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND ACQUISITIONS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$1,325,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE GENERAL CAPITAL FUND BALANCE** be introduced:

That said Ordinance be considered for final adoption at a Borough Council Meeting on Tuesday November 21, 2023 at the Municipal Court/Council Chambers, 10 Lawlor Drive, Oakland, N.J. at 7:00 p.m.

That said Ordinance be published in full in The Record on or before November 13, 2023 together with notice of this introduction and of the time and place for further consideration for final passage, and that the Borough Clerk post a copy of said Ordinance in the Municipal Building and make copies available to the public.

**ROLL CALL:**   Ayes:           Kulmala, McCann, Pignatelli, Saliani, Slasinski, Talamini.

Nays: None.  
Abstain: None.  
(6 ayes – 0 nays –motion carried)

**ALL IN FAVOR.**

**Final Adoption:**

**ORDINANCE NO. 23-WATER CAPITAL-931**

**CAPITAL ORDINANCE OF THE BOROUGH OF OAKLAND, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND ACQUISITIONS IN, BY AND FOR THE WATER UTILITY OF THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$800,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE WATER UTILITY CAPITAL IMPROVEMENT FUND OF THE BOROUGH.**

The Borough Clerk was directed to take from the table Ordinance No. 23-Water Capital-931 and read by title for its final hearing.

The Borough Clerk then read by title an Ordinance entitled:

**CAPITAL ORDINANCE OF THE BOROUGH OF OAKLAND, IN THE COUNTY OF BERGEN, NEWJERSEY AUTHORIZING THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND ACQUISITIONS IN, BY AND FOR THE WATER UTILITY OF THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$800,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE WATER UTILITY CAPITAL IMPROVEMENT FUND OF THE BOROUGH.**

**OPENED FOR PUBLIC COMMENT:**

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

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

**ALL IN FAVOR.**

No public comment.

**CLOSED FOR PUBLIC COMMENT:**

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

**ROLL CALL: Ayes: Kulmala, McCann, Pignatelli, Saliani, Slasinski, Talamini.**



**Nays:** None.  
**Abstain:** None.  
**(6 ayes – 0 nays –motion carried)**

**ALL IN FAVOR.**

**Motion to Adopt:**

On motion of Councilman Pignatelli, seconded by Councilman Saliani, Ordinance 23-Code-930 be adopted.

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

**ALL IN FAVOR.**

**WORK SESSION: NONE**

**NEW BUSINESS:**

Councilman Talamini stated there has been discussion amongst residents with regards to the Election. Councilman Talamini suggested the Mayor and Council send a letter regarding the Election Day process displeasure from voters. Councilman Pignatelli stated there should be an action date set for corrections. Borough Attorney Matt Gilson state he will prepare a letter for Mayor and Council to review and sign.

**OLD BUSINESS: NONE**

**COUNCIL COMMITTEE AND LIAISON REPORTS:**

**Councilman Talamini:** Councilman Talamini thanked the public for electing him and thanked everyone involved in the process. He stated there is a lot involved to be on the ballot. He stated the Board of Education had a tough fight.

**Councilman Kulmala:** Councilman Kulmala stated that votes are still being counted and has respect for the Mayor and her campaign.

**Councilman Pignatelli:** Councilman Pignatelli thanked the poll workers for their support on Election Day and thanked the Mayor and fellow Councilmembers. He stated elections take a lot of time and work. Councilman Pignatelli stated that Oakland is very fortunate to have Lee Haymon on the Environmental Commission. He reviewed the environmental impact of a Class B Recycling center in Oakland. Councilman Pignatelli reviewed the statements that Mr. Haymon wrote in his report on the environmental impact. Councilman Pignatelli urged residents to write personal letters. The Board of Health has been asked to provide a report as well. Mayor Schwager stated that a young Eagle Scout is helping out and documenting protected species.



Councilman Talamini stated he received an email from a resident in the Reserve regarding the speeding on Ramapo River Trace. He suggested installing a speed hump which the resident does not want. Councilman Talamini asked residents of the Reserve to please use the bridge and not the gates if you can and to please drive slower. Mr. Yakimik stated he would suggest removable speed humps and Mayor Schwager responded that the Board of the Reserve does not want it.

**Councilman McCann:**

Councilman McCann stated that no privacy envelopes were being used and ballots were visible to everyone. Councilman Pignatelli added that the referendum questions writing was very small to read. Councilman McCann reported that the Trunk or Treat was a great event, the cars were spectacular. Access for All was present and all the fruit was given out. Councilman McCann stated that Access for All received a \$500.00 budget in August. They have paid out 209.34 and there are bills that still need to be paid. Councilman McCann asked for a budget transfer and a budget transfer was approved. The group also received 213.36 in donations. He advised the budget transfer was needed for the Christmas giveaways. The Committee has welcomed new members. Councilman McCann spoke with the Chief of Police with regards to a Swatting seminar.

**Councilman Slasinski:**

The Sewer Committee is in the process of setting up a meeting with sewer customers to be held at the Senior Center in December. He will have more information after the meeting on November 21, 2023. The OCC TV Committee is still accepting donations to support the purchase of new equipment and to maintain old equipment. The Bulletin Board Committee is looking for music submission for background music. The next OCC meeting is on January 22, 2024. The OCC Budget and 5-year plan vote passed unanimously and will be posted on the website for the public to view. The OPL will be hosting a program about birding and attracting screech owls on Monday November 13, 2023 7 PM and Team Jeopardy will be held on Thursday November 16 @ 3 PM. The first meeting for Anime Club will be on Monday November 20, 2023 6 PM and registration is required. The Library is closed on Veterans Day, Thanksgiving Day and Friday the day after.

**Councilman Salianni:** Councilman Salianni stated there is no report for the DPW. The Shade Tree Committee is still looking for one more member. Recreation has current signups on the website. He thanked all the candidates and the staff at Borough Hall for all the hard work.

**OPEN PUBLIC COMMENT:**

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

**ROLL CALL:**    **Ayes:**                      **Kulmala, McCann, Pignatelli, Salianni, Slasinski, Talamini.**

**Nays:**                              **None.**

**Abstain:**                          **None.**

**(6 ayes – 0 nays -motion carried)**

**ALL IN FAVOR.**

Chopper Russo, 392 Ramapo Valley Road, The next event is Sunday December 3 for the Christmas tree and Menorah lighting. He stated Father Bach and the Rabbi from Chabad Franklin Lakes will be there. Danny D'elia is working on the truck parade and Santa is all set. Toys for Tots with the Marines will be on Saturday December 9, 2023 12 Noon in Bush Plaza. Mayor Schwager stated a box was dropped at her office. Mr. Russo stated it was from Chamber of Commerce for Toy Collections. Mr. Russo stated that Oakland does so well that we get a double time spot and we now have our own Santa.

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

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

**ALL IN FAVOR.**

**BILLS TO BE PAID:**

On motion of Councilman Talamini, 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: Kulmala, McCann, Pignatelli, Saliani, Slasinski, Talamini.  
Nays: None.  
Abstain: None.  
(6 ayes – 0 nays -motion carried)

**ALL IN FAVOR**


**ADJOURNMENT:**

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

**ALL IN FAVOR.**

Adjourned: 7:46 p.m.

APPROVED BY:

  
Linda H. Schwager, Mayor

DATE: 11/21/23

ATTEST:

  
Wendi Seelin, Acting Borough Clerk