

BOROUGH COUNCIL MEETING
February 22, 2023

Municipal Court/Council Chambers
10 Lawlor Drive
Oakland, N.J. 07436
7:00 P.M.



BOROUGH OF OAKLAND
NEW JERSEY



Phone: (201) 337-8111
Website: www.oakland-nj.org

BOROUGH OF OAKLAND

Borough Council Meeting

FINAL AGENDA

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

MAYOR:
Linda H. Schwager

BOROUGH COUNCIL:
Steven Saliani, *President*
Eric Kulmala
John McCann
Pat Pignatelli
Kevin Slasinski
Russell Talamini

February 22, 2023 – 7:00 p.m.

CALL TO ORDER *Mayor Linda H. Schwager Presiding*

- Statement of Compliance with Open Public Meetings Act:
 - This Meeting is being held in accordance with the Open Public Meetings Law, duly announced, advertised, and posted in the Municipal Building. The meeting will adjourn no later than 10:00 p.m. unless a majority of the Councilmembers that are present vote to extend the time.
- Pledge of Allegiance to the Flag & Moment of Silence

ROLL CALL

Roll Call: Mayor Linda H. Schwager, Councilmembers Kulmala, McCann, Pignatelli, Saliani, Slasinski, Talamini

MAYOR'S REPORT *Mayor Linda H. Schwager*

OPEN PUBLIC COMMENT *General Public*

Open public comment for members of the public not to exceed 3 minutes per person. Session not to exceed 30 minutes.

APPROVAL OF MINUTES *Borough Council*

- February 8, 2023
- February 8, 2023 Executive Session

SPECIAL ANNOUNCEMENTS/APPOINTMENTS/RAFFLES/REQUESTS *Borough Council*

- Authorize Raffle License #RL1449 for Oakland Elks Lodge #2167 of Oakland for On-Premises 50/50 Raffle on March 30, 2023 at 33 Ramapo Valley Road, Oakland, N.J. 07436
- Appointment to Public Events Committee

PUBLIC HEARING ON BERGEN COUNTY OPEN SPACE TRUST FUND GRANT REPURPOSE SUBMITTAL

- Truman Field Refurbishments Project

RESOLUTIONS *Borough Council*

All Resolutions listed shall be acted upon by a single motion unless a member of the Governing Body requests specific items be pulled from the Consent Agenda for separate action.

23-90: Authorize Grant Agreement for FY 2022 Bergen County Open Space Trust Fund Municipal Park Improvement Program for Bush Plaza Park Revitalization Project

- 23-91:** Authorize Grant Repurpose Submittal for FY 2021 Bergen County Open Space Trust Fund Municipal Park Improvement Fund for Truman Field Refurbishments Project
- 23-92:** Authorize Refund of Taxes to Maysara Abdo Due to Overpayment
- 23-93:** Award Contract to Boswell Engineering for Engineering Services for River Road Water Main Improvements Project
- 23-94:** Authorize Refund of Taxes for Patricia Vassallo Due to Overpayment
- 23-95:** 2023 Self Examination of Budget
- 23-96:** Resolution Authorizing Approval of 2022 LOSAP List
- 23-97:** Resolution to Award Surplus Borough Property Auction Bids
- 23-98:** Award Contract to Matthew Gilson of Weiner Law Group for Professional Borough Attorney Services for 2023
- 23-99:** Award Contract to Brian Giblin of Giblin and Gannaio for Professional Borough Affordable Housing Litigation Attorney Services for 2023
- 23-100:** Award Contract to Boswell Engineering for Engineering Services for Potash Lake Soil Remediation Project
- 23-101:** Revise Change Order #1 for Oakwood Knolls, Chapel Hill, Skyview/Hibrook Treatment Plants Decommissioning Project
- 23-102:** Award Contract to Integra Realty Resources for 2023 Tax Appeal Assistance Services
- 23-103:** Award Contract to Associated Appraisal Group for 2023 Annual Reassessment Program Services
- 23-104:** Award Contract to Civil Solutions for 2023 Tax Map Maintenance Services
- 23-105:** Resolution Consenting to the Proposed Northwest Water Quality Management (WQM) Plan Amendment

WORK SESSION

- Sustainable Oakland Green Team Rain Barrel Program
- Shared Services Agreement with Borough of Bloomingdale for Street Sweeping Services

NEW BUSINESS

OLD BUSINESS

BOROUGH COUNCIL COMMITTEE/LIAISON REPORTS	<i>Borough Council</i>
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OPEN PUBLIC COMMENT	<i>General Public</i>
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Open public comment for members of the public not to exceed 3 minutes per person. Session not to exceed 30 minutes.

BILLS TO BE PAID	<i>Borough Council</i>
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ADJOURNMENT

The next Borough Council Meeting will be held on Wednesday March 8, 2023 at 7:00 p.m. at the Borough of Oakland Municipal Court/Council Chambers, 10 Lawlor Drive, Oakland, N.J. 07436



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-90

TITLE:

**AUTHORIZE GRANT AGREEMENT FOR BERGEN COUNTY FY 2022 OPEN SPACE TRUST FUND
MUNICIPAL PARK IMPROVEMENT PROGRAM FOR BUSH PLAZA PARK REVITALIZATION
PROJECT**

BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Oakland wish to enter into a Bergen County Trust Fund Project Contract ("Contract") with the County of Bergen for the purpose of using a \$127,995.00 matching grant award from the 2022 Funding Round of the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("Trust Fund") for the municipal park project entitled Bush Plaza Revitalization Project;

BE IT FURTHER RESOLVED, that the Mayor and Borough Council hereby authorize Mayor Linda H. Schwager be a signatory to the aforesaid Contract; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Council hereby acknowledge that, in general, the use of this Trust Fund grant towards this approved park project must be completed by or about December 14, 2024; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Council acknowledge that the grant will be disbursed to the municipality as a reimbursement upon submittal of certified Trust Fund payment and project completion documents and municipal vouchers, invoices, proofs of payment, and other such documents as may be required by the County in accordance with the Trust Fund's requirements; and

BE IT FURTHER RESOLVED, that the Mayor and Council acknowledge that the grant disbursement to the municipality will be equivalent to fifty (50) percent of the eligible construction costs incurred (not to exceed total grant award) applied towards only the approved park improvements identified in the aforesaid Contract in accordance with the Trust Fund’s requirements. Professional Services Costs may be reimbursed from grant award’s unexpended balance, should there be a balance

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				

MAYOR (Tie-Break Vote): Yes No

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-91

TITLE:

AUTHORIZE GRANT REPURPOSE SUBMITTAL FOR FY 2021 BERGEN COUNTY OPEN SPACE TRUST FUND MUNICIPAL PARK IMPROVEMENT FUND FOR TRUMAN FIELD REFURBISHMENTS

WHEREAS, the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund (the "County Trust Fund"), provides matching grants to municipal governments for assistance in the development or redevelopment of municipal recreation facilities; and

WHEREAS, the Borough of Oakland (the "Borough") had received a 2021 Trust Fund matching grant award of \$204,369, which was approved via County of Bergen Board of Chosen Freeholders Resolution No. 1094-21, dated December 15, 2021, for its "Truman Field Refurbishments" project (Project Contract No. 2100550); and

WHEREAS, Truman Field Refurbishments project was to include the construction of a New Surface, Leveling and Sprinkler System; and

WHEREAS, the Borough of Oakland desires to repurpose its 2021 Trust Fund Municipal Program grant award to include field lighting; and

WHEREAS, the Mayor and Borough Council has reviewed the County Trust Fund Program Statement, and the Trust Fund Municipal Program Park Improvement application and instructions and desires to make such a request for use of its grant and provide application information and furnish such documents as may be required; and

WHEREAS, as part of such request, the governing body received public comments on the proposed repurpose and use of its 2021 Trust Fund Municipal program grant award on February 22, 2023; and

WHEREAS, the County of Bergen shall determine whether the proposed request and use of the 2021 Trust Fund grant award are complete and in conformance with the scope and intent of the County Trust Fund; and,

WHEREAS, the Borough is willing to use the County Trust Fund grant in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the approved project and ensure its completion on or about the project contract expiration date of December 15, 2023.

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. That it is hereby authorized to repurpose its 2021 Truman Field Refurbishments project application to the County; and,

2. That it will submit a certified copy of this resolution along with its written request to the County Trust Fund to repurpose its 2021 Truman Field Refurbishments project and to repurpose its 2021 Trust Fund grant award with a modified scope as specified in the grant application; and
3. That it has, or will secure, the balance of funding necessary to complete the Truman Field Refurbishments project, or modify the project as necessary; and,
4. That it is committed to providing a dollar for dollar cash match for the Truman Field Refurbishment project; and,
5. That only those park improvements identified and approved in its Truman Field Refurbishment project application, its Trust Fund contract, or other documentation will be considered eligible for reimbursement.
6. That it agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and,
7. That this resolution shall take effect immediately.

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				
MAYOR (Tie-Break Vote): Yes <input type="checkbox"/> No <input type="checkbox"/>									

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-92

TITLE:

AUTHORIZE REFUND OF TAXES FOR MAYSARA ABDO DUE TO OVERPAYMENT

WHEREAS, the Borough of Oakland has received a request (attached) for a refund of taxes in the amount of \$21,468.68; and

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

WHEREAS, the Chief Financial Officer has verified that the amount is due and that funds are available in account #CF-01-55-998-002 Tax Refund;

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, do hereby authorize a payment to be made in the amount of \$21,468.68 to:

Maysara Abdo
9 Minnehaha Blvd
Oakland, N.J. 07436

Block: 4701
Lot: 65

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				

MAYOR (Tie-Break Vote): Yes No

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-93

TITLE:

AWARD CONTRACT TO BOSWELL ENGINEERING FOR ENGINEERING SERVICES FOR RIVER ROAD WATER MAIN IMPROVEMENTS

WHEREAS, there is a need for Engineering Services for the River Road Water Main Improvements Project; and

WHEREAS, Boswell Engineering has submitted a proposal dated December 22, 2022 for the engineering services required at a total cost not to exceed cost of \$28,000.00, broken down as follows:

TASK #1 - Data Collection and Survey	\$ 5,000.00
TASK #2 - Design	\$ 18,000.00
TASK #3 - NJDEP Highlands Exemption	\$ 5,000.00

WHEREAS, the Chief Financial Officer has certified funds are available in Account #C-06-56-886-101 in the amount of \$28,000.00; 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 engineering services for the River Road Water Main Improvements Project at a cost not to exceed \$28,000.00; and

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

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				
MAYOR (Tie-Break Vote): Yes <input type="checkbox"/> No <input type="checkbox"/>									

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-94

TITLE:

AUTHORIZE REFUND OF TAXES FOR PATRICIA VASSALO DUE TO OVERPAYMENT

WHEREAS, the Borough of Oakland has received a request (attached) for a refund of taxes in the amount of \$1961.75; and

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

WHEREAS, the Chief Financial Officer has verified that the amount is due and that funds are available in account #CF-01-55-998-002 Tax Refund;

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, do hereby authorize a payment to be made in the amount of \$1961.75 to:

Patricia Vassalo	Block: 2004
30 Lafayette Drive	Lot: 18
New Cumberland, PA 17070-3112	

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				

MAYOR (Tie-Break Vote): Yes No

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

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BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-95

TITLE:

2023 SELF-EXAMINATION OF BUDGET

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Borough of Oakland, County of Bergen has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2023 budget year.

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Oakland, in County of Bergen, and State of New Jersey, that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a) Payment of interest and debt redemption charges
 - b) Deferred charges and statutory expenditures
 - c) Cash deficit of preceding year
 - d) Reserve for uncollected taxes
 - e) Other reserves and non-disbursement items
 - f) Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.

4. That pursuant to the Local Budget Law:
 - a) All estimates of revenue are reasonable, accurate and correctly stated,
 - b) Items of appropriation are properly set forth
 - c) In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.

5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.

6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				
MAYOR (Tie-Break Vote): Yes <input type="checkbox"/> No <input type="checkbox"/>									

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-96

TITLE:

APPROVAL OF 2022 LOSAP LIST

WHEREAS, pursuant to N.J.S.A. 40A:14-191, emergency service organizations participating in a Length of Service Awards Program (LOSAP) shall annually certify to the sponsoring agency a list of all volunteer members who have qualified for credit for the previous year, and;

WHEREAS, the certification shall be based on records maintained by the emergency service organization in accordance with the sponsoring agency's adopted point system, and;

WHEREAS, the required certifications have been presented by the Oakland Fire Department & by the Oakland First Aide Squad to the Local Plan Administrator, and;

WHEREAS, the Local Plan Administrator has reviewed the annual list, and supporting documentation from the Oakland Fire Department & from the Oakland First Aide Squad to substantiate the information provided, and is satisfied that the list is complete and accurate;

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Oakland, County of Bergen, State of New Jersey that the certified list of volunteer members of the Oakland Fire Department & the Oakland First Aide Squad who have qualified for credit under LOSAP for the year 2022 is hereby approved, and

BE IT FURTHER RESOLVED that the approved certification list is posted at the office of the Municipal Clerk, and returned to the Oakland Fire Department & the Oakland First Aide Squad for posting at their locations, for a period of 30 days to allow sufficient time for membership review.

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				
MAYOR (Tie-Break Vote): Yes <input type="checkbox"/> No <input type="checkbox"/>									

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

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BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-97

TITLE:

AWARD VEHICLE 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 vehicles 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>
2001 Ford F-250	Dawn Syskowski	\$1851.00
2004 Ford F-250	Albert Lovenberg	\$2600.00
Borough Computers	Esther Oduro	\$375.00

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				

MAYOR (Tie-Break Vote): Yes No

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-98

TITLE:

**AWARD CONTRACT TO MATTHEW GILSON OF WEINER LAW GROUP FOR PROFESSIONAL
BOROUGH ATTORNEY SERVICES FOR 2023**

WHEREAS, it is necessary for the Borough of Oakland to engage the services of a Borough Attorney for 2023; and

WHEREAS, funds will be available by way of budget to compensate said Borough Attorney; and

WHEREAS, N.J.S.A. 40A: 11-1 et. seq. exempts professional services from certain requirements of public bidding provided a notice of the appointment be printed in a newspaper of general circulation within the municipality; and

WHEREAS, the Borough did undertake a competitive process to select a Borough Attorney and solicited Requests for Qualifications in November 2022; and

WHEREAS, the applicants has submitted paperwork certifying that they have not made any disqualifying pay to play contributions pursuant to the Borough's Pay-to-Play Ordinance No. 12-Code-669 adopted July 11, 2012; and

WHEREAS, the Borough's Review Team has determined that Matthew Gilson of the firm of Weiner Law Group will be the most advantageous to the Borough, all relevant factors considered; and

WHEREAS, the Borough Council has nominated Matthew Gilson of the firm of Weiner Law Group to serve as the Borough Attorney for the year 2023; and

WHEREAS, the Borough has received or will receive a Business Registration certificate and Affirmative Action compliance statement from the firm prior to entering into a contract;

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 Matthew Gilson of the firm of Weiner Law Group be and is hereby appointed as Borough Attorney for the year 2023; and

BE IT FURTHER RESOLVED, that compensation for said Borough Attorney for the year 2023 shall be claimed, approved and paid in the manner set forth in N.J.S.A. 40A:5-18 and pursuant to agreement to be entered into between the parties; and

BE IT FURTHER RESOLVED, that the not to exceed contract amount exclusive of work funded through applicants' escrow and Borough Capital Accounts, shall not exceed \$62,500.00 without further authorization of the Governing Body and the Chief Financial Officer has certified that \$41,250.00 is available in Account #3-01-20-155-027 (retainer) , and \$21,250.00 is available in Account #3-01-20-155-028 (general legal services); and

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

BE IT FURTHER RESOLVED, that the Borough Clerk shall cause a notice of the adoption of this resolution be printed in a qualified newspaper within ten (10) days after passage hereof.

RECORD OF COUNCIL VOTE:

Motion - by Councilman: _____ Second - by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				
MAYOR (Tie-Break Vote): Yes <input type="checkbox"/> No <input type="checkbox"/>									

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-99

TITLE:

**AWARD CONTRACT TO BRIAN GIBLIN OF GIBLIN AND GANNAIO FOR PROFESSIONAL
BOROUGH AFFORDABLE HOUSING LITIGATION ATTORNEY SERVICES FOR 2023**

WHEREAS, it is necessary for the Borough of Oakland to engage the services of a Borough Affordable Housing Litigation Attorney for 2023; and

WHEREAS, funds will be available by way of budget to compensate said Borough Affordable Housing Litigation Attorney; and

WHEREAS, N.J.S.A. 40A: 11-1 et. seq. exempts professional services from certain requirements of public bidding provided a notice of the appointment be printed in a newspaper of general circulation within the municipality; and

WHEREAS, the Borough did undertake a competitive process to select a Borough Affordable Housing Litigation Attorney and solicited Requests for Qualifications in November 2022; and

WHEREAS, the applicants has submitted paperwork certifying that they have not made any disqualifying pay to play contributions pursuant to the Borough's Pay-to-Play Ordinance No. 12-Code-669 adopted July 11, 2012; and

WHEREAS, the Borough's Review Team has determined that Brian Giblin of the firm of Giblin and Gannaio will be the most advantageous to the Borough, all relevant factors considered; and

WHEREAS, the Borough has received or will receive a Business Registration certificate and Affirmative Action compliance statement from the firm prior to entering into a contract;

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 Brian Giblin of the firm of Giblin and Gannaio be and is hereby appointed as Borough Affordable Housing Litigation Attorney for the year 2023; and

BE IT FURTHER RESOLVED, that compensation for said Borough Affordable Housing Litigation Attorney for the year 2023 shall be claimed, approved and paid in the manner set forth in N.J.S.A. 40A:5-18 and pursuant to agreement to be entered into between the parties; and

BE IT FURTHER RESOLVED, that the contract amount shall not exceed \$20,000.00 without further authorization of the Governing Body, and the Chief Financial Officer has certified that \$20,000.00 is available in Account #3-01-20-155-028; and

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

BE IT FURTHER RESOLVED, that the Borough Clerk shall cause a notice of the adoption of this resolution be printed in a qualified newspaper within ten (10) days after passage hereof.

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				
MAYOR (Tie-Break Vote): Yes <input type="checkbox"/> No <input type="checkbox"/>									

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-100

TITLE:

AWARD CONTRACT TO BOSWELL ENGINEERING FOR ENGINEERING SERVICES FOR POTASH LAKE SOIL REMEDIATION PROJECT

WHEREAS, there is a need for Engineering Services for the Potash Lake Soil Remediation Project; and

WHEREAS, Boswell Engineering has submitted a proposal dated September 12, 2022 for the engineering services required at a total cost not to exceed cost of \$13,750.00, broken down as follows:

TASK #1 – Soil Excavation and Sampling	\$3,750.00
TASK #2 – Remedial Investigation/Reporting	\$6,500.00
TASK #3 – Response Action Outcome	\$2,500.00
TASK #4 – Uploading Document to NJDEP	\$1,000.00

WHEREAS, the Chief Financial Officer has certified funds are available in Account #C-04-56-607-001 in the amount of \$13,750.00; 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 engineering services for the Potash Lake Soil Remediation Project at a cost not to exceed \$13,750.00; and

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

RECORD OF COUNCIL VOTE:

Motion - by Councilman: _____ Second - by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				
MAYOR (Tie-Break Vote): Yes <input type="checkbox"/> No <input type="checkbox"/>									

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-101

TITLE:

**REVISE CHANGE ORDER #1 FOR OAKWOOD KNOLLS, CHAPEL HILL, SKYVIEW/HIBROOK
TREATMENT PLANTS DECOMMISSIONING PROJECT**

WHEREAS, a contract was awarded to Pacific Construction in the amount of \$5,605,500.00 for the Oakwood Knolls, Chapel Hill, Skyview/Hibrook Treatment Plants Decommissioning Project; and

WHEREAS, the Mayor and Borough Council adopted Resolution #22-298 on November 9, 2022 authorizing Change Order #1 in the amount of \$108,669.47; and

WHEREAS, the amount authorized for Change Order #1 dated November 9, 2022 was incorrect and must be revised;

WHEREAS, the actual amount for the requested Change Order #1 is as follows:

Directional Drilling with Rock Cutting Head \$97,811.29

WHEREAS, the Change Order has been reviewed and recommended by the Borough Engineer; and

WHEREAS, the Chief Financial Officer has certified that funds are available in Account #C-08-56-817-301;

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 revised Change Order #1 for a new amount of \$97,811.29, for a new total contract amount of \$5,629,311.29.

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				
MAYOR (Tie-Break Vote): Yes <input type="checkbox"/> No <input type="checkbox"/>									

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-102

TITLE:

AWARD CONTRACT TO INTEGRA REALTY RESOURCES FOR 2023 TAX APPEAL ASSISTANCE SERVICES

WHEREAS, the Borough wishes to appoint an expert for 2023 Tax Appeal Assistance; and

WHEREAS, the Tax Assessor and Borough Administrator have recommended that Integra Realty Resources be retained to provide Tax Appeal Assistance, in accordance with their proposal; and

WHEREAS, the Mayor and Council of the Borough of Oakland wishes to award a contract to Integra Realty Resources to provide 2023 Tax Appeal Assistance services for the Borough; and

WHEREAS, Integra Realty Resources will provide the services at a cost not to exceed \$20,000.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available in Account #3-01-55-904-001; and

WHEREAS, the aforesaid award of contract is an exemption to the public bidding laws and one for professional services, for which no public bidding is required;

NOW, THEREFORE, BE IT RESOLVED that the Borough of Oakland hereby awards and authorizes the Mayor and Borough Clerk to execute an agreement with Integra Realty Resources to provide Tax Appeal Assistance services for an amount not to exceed \$20,000.00.

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				

MAYOR (Tie-Break Vote): Yes No

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-103

TITLE:

**AWARD CONTRACT TO ASSOCIATED APPRAISAL GROUP FOR 2023 ANNUAL REASSESSMENT
PROGRAM SERVICES**

WHEREAS, the County of Bergen ordered a full reassessment be done on all properties in the Borough of Oakland and the reassessment was conducted by Associated Appraisal group; and

WHEREAS, the Borough issued a Request for Proposals for the services required; and

WHEREAS, for reasons of efficiency and equity in the administration of property assessments, the Borough has determined to implement an annual reassessment program; and

WHEREAS, Associated Appraisal Group is capable of providing annual reassessment services in accordance with their proposal dated January 31, 2022 for a cost of \$55,000.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available in Account #3-01-20-150-100 in the amount of \$55,000.00; and

WHEREAS, Associated Appraisal Group 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 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 award a contract for the annual reassessment program to Associated Appraisal Group in the amount not to exceed \$55,000.00; and

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

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				

MAYOR (Tie-Break Vote): Yes No

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-104

TITLE:

AWARD CONTRACT TO CIVIL SOLUTIONS FOR 2023 TAX MAP MAINTENANCE SERVICES

WHEREAS, the Borough of Oakland must update its tax maps annually; and

WHEREAS, the Tax Assessor and Borough Administrator have recommended that Civil Solutions be retained to provide tax map updates, in accordance with their proposal; and

WHEREAS, Civil Solutions will provide the services at a cost not to exceed \$5,000.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available in Account #3-01-20-150-104; and

WHEREAS, the aforesaid award of contract is an exemption to the public bidding laws and one for professional services, 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 authorizes the Mayor and Borough Clerk to execute an agreement with Civil Solutions to provide Tax Map Maintenance Services for 2023 for an amount not to exceed \$5,000.00.

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				

MAYOR (Tie-Break Vote): Yes No

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: 23-105

TITLE:

**RESOLUTION CONSENTING TO THE PROPOSED NORTHWEST WATER QUALITY
MANAGEMENT (WQM) PLAN AMENDMENT**

WHEREAS, the Borough of Oakland desires to provide for the orderly development of wastewater facilities within the Borough of Oakland; and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, conform with an approved WQM plan; and

WHEREAS, the NJDEP has established the WQM plan amendment procedure through the WQMP rules at N.J.A.C. 7:15-3.5 as the method of incorporating unplanned facilities into a WQM plan; and

WHEREAS, a proposed WQM plan amendment publicly noticed in the New Jersey Register on November 21, 2022 for the Water Quality Management Plan prepared by Boswell Engineering;

NOW, THEREFORE, BE IT RESOLVED on this 22nd day of February, 2023, by the Mayor and Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that:

1. The Mayor and Borough Council hereby consents to the Water Quality Management Plan Amendment, and publicly noticed in the New Jersey Register on November 21, 2022, prepared by Boswell Engineering, for the purpose of its incorporation into the applicable WQM plan(s).
2. This consent shall be submitted to the NJDEP pursuant to N.J.A.C.7:15-3.5(g)6.

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				
MAYOR (Tie-Break Vote): Yes <input type="checkbox"/> No <input type="checkbox"/>									

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



Resolution No: (2-22-2023)

TITLE:

BILLS RESOLUTION

BILLS ALREADY PAID:

Payroll	\$190,083.72
Payroll Agency	\$108,367.48
Current	\$3,757,890.86
Water	\$0.00
Grant	\$467.86
Sewer	\$0.00
Trust	\$1,002.55
Capital	\$0.00
TOTAL BILLS ALREADY PAID:	<u>\$4,057,812.47</u>

BILLS TO BE PAID:

Current Fund	\$362,703.08
Water Operating	\$42,567.13
Sewer	\$9,928.51
General Capital	\$559,532.47
Water Capital	\$172,602.19
Sewer Capital	\$39,694.98
Grant	\$18,160.00
Animal Control	\$0.00
Other Trusts	\$58,802.86
TOTAL BILLS TO BE PAID:	<u>\$1,263,991.22</u>

RECORD OF COUNCIL VOTE:

Motion – by Councilman: _____ Second – by Councilman: _____

COUNCIL	Yes	No	Absent	Abstain	COUNCIL	Yes	No	Absent	Abstain
Kulmala					Saliani				
McCann					Slasinski				
Pignatelli					Talamini				
MAYOR (Tie-Break Vote): Yes <input type="checkbox"/> No <input type="checkbox"/>									

Date of Adoption: February 22, 2023

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.