

# **BOROUGH OF OAKLAND**

## **Borough Council Meeting MEETING MINUTES**

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

**January 23, 2024 – 7:00 p.m.**

### **MOVE TO EXECUTIVE SESSION:**

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

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

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

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

1. The public shall be excluded from discussion of action upon the herein after specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:  
  
NJ DIVISION OF CIVIL RIGHTS: Notice of Violation & Offer of Settlement
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:** Goffredo, McCann, Pignatelli, Saliani, Slasinski, Talamini.

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

Mayor Eric Kulmala presiding.

Mayor Eric Kulmala announced that proper notice of this meeting was made as to time, date, place, and agenda.

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

**Also Present: Borough Administrator Richard Kunze, Acting Borough Clerk Wendi Seelin, Borough Attorney Matt Gilson, Borough Engineer Kevin Boswell**

**SALUTE TO THE FLAG AND MOMENT OF SILENCE:** Led by Councilman Pignatelli

Swearing In of Councilwoman Jodi Goffredo by Mayor Kulmala

Councilwoman Goffredo made the following speech:

It is such an honor to be here in front of you all, having the ability and opportunity to accept this position as councilwoman.

First and foremost, I would like to thank God, and I would like to thank my husband, John, as well as my two daughters, Madison and CaraMia.

They are my motivation and have inspired me to pursue helping as many people as I can.

I'd also like to thank my friends and family both here tonight and watching at home, especially my father and my aunt and uncle. They've always been incredibly supportive of me and I'm honored they continue to be as I take this next step in my life.

Thank you to Mayor Kulmala and the council for trusting me to take on this responsibility for the year, and thank you to Mayor Schwager for her past twelve years of service to the town.

Finally, I would like to thank the borough employees, first responders, and all other volunteers for their public service. It is incredibly important to me that we continue to support Oakland and its growth as a town to benefit each and every family.

I also look forward to serving on the Communications Commission, Shade Tree Commission, and the Access for All committee as the council liaison.

I promise that I will always put people with disabilities and special needs before politics.

Thank you again for this opportunity, and let's get to work.

**MAYOR'S REPORT:**

Mayor Kulmala reviewed the status of the Borough of Oakland's current projects:

- For the Residents in the Reserve we are scheduling a town hall meeting at the end of February to discuss expectations, timelines and other factors with regards to Patriot's Way Bridge. Mayor Kulmala stated that he wants to have open lines of communication with the Board. All official communications will come from the Borough Administrator to the Chairman of the Reserve Board. There will be one voice and one message going forward.



- Mayor Kulmala stated he has spoken with some residents and visited the Glen Gray Road area to assess conditions. Both alternate road entrances to the Reserve will have improvements in the spring to make it easy for all the residents to get in and out of the neighborhood.
- The water treatment system is on track for the end of February. The professionals and contractors are coming in right under the deadline.
- The Sewer start up and testing is expected to start sending flow to the BCUA in February, so you will see that testing starting.
- For the residents on Lakeside, we expect to see the worksite demobilization start in late spring and the entire property up by the lake will be restored to better condition than before. Mayor Kulmala asked the residents to please stay tuned and be patient.
- Mayor Kulmala advised the residents that live on Lakeview Terrace and Jerome, the storm water sewer project will start mid to late February, be on the lookout for the work to start.

#### **PRESENTATION OF WRESTLING CERTIFICATE:**

Mayor Kulmala present Quinn Cancini with a Certificate of Achievement for winning the Tulsa National Championship in Wrestling

#### **OPEN PUBLIC COMMENT:**

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

Ann Seeder 33 Winding Ridge asked if the contract for the bridge has been signed. Why has the town council not said anything about the swastika drawn at Ramapo High School? Wyckoff Council issued a statement. She understands that it is a Board of Education issue, this is also a town issue because our residents go to that school. There is an increase in antisemitism which is everyone's problem.

#### **ALL IN FAVOR.**

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

#### **ALL IN FAVOR.**

#### **APPROVAL OF MINUTES:**

- January 7, 2024- Minutes

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

<b>ROLL CALL:</b>	<b>Ayes:</b>	<b>McCann, Pignatelli, Slasinski, and Talamini.</b>
	<b>Nays:</b>	<b>None</b>
	<b>Abstain:</b>	<b>Goffredo, Saliani</b>

**(4 ayes – 0 nays – motion carried)**

- January 12, 2024- Executive Minutes

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

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

- January 12, 2024- Minutes

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

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

#### **SPECIAL PRESENTATION- Community Solar- John Renz**

Rafael Lanno attorney with the law firm of Archer and Greiner on behalf of his clients Equals Energy LLC, Oakland 12 Solar LLC and Oakland 16 Solar LLC. Introduced John Renz and Stephen Volkert, director of Solar Energy, they presented to the Mayor and Council their Community Solar Energy program. They had submitted a previous application and were rejected due to not having a letter of support/acknowledgement of the 2 roof top locations they have asked the council to consider.

This program will allow for a discount of credit to resident's electric bill who can sign up to participate. Councilman Talamini asked if they would need letter every time. Mr. Renz responded they would come to the council every time for approval. Councilman Pignatelli asked how the program would be conveyed to the public. The Green Team would work with the Solar Energy team and the Sustainable New Jersey Organization program. Service would reach 150-200 homes. 51% of the residents of low or moderate income are eligible for the program. They would sign up on first come first serve basis. Councilwoman Goffredo asked if low to moderate income families already receive utility assistance. Can they stay on that system? Mr. Renz stated that any existing programs would stay the same and that their company follows the state rules. Councilwoman Goffredo asked is there a way to prioritize veterans and disabled to have first access? Mr. Volkert stated once they get the award from the BPU they can work on a prioritization program. The program is first come, first serve for sign up. Councilman Saliani asked how long after approved till up and running. Mr. Renz responded the state gives one year to become operational, so they need to move fast. Councilman Pignatelli asked what kind of Solar Panels are used. Mr. Volkert stated they are Japanese made; they use the best panels recommended for the site. The deadline has been extended for the group and they plan to submit it as soon as possible. Mayor Kulmala asked that the Solar Energy Company work with The Sustainable Oakland Green Team on this project. Councilman



Pignatelli asked about the fire code spacing and placement of panels on the roof. Mayor Kulmala asked Mr. Kunze if it meets UCC Codes. Mr. Kunz responded that a few months back when they had discussed that it did. All of this will be address when they apply to the Borough.

Mayor Kulmala asked if all were in favor of the letter of support.  
All councilmembers responded- Aye- **ALL IN FAVOR**

**RAFFLE LICENSES FOR APPROVAL:**

- Authorize Raffle License #RL1481 for PTO Valley Middle School for Raffle on March 15, 2024 at Valley Middle School 71 Oak Street, Oakland, NJ 07436 for resources and tools for Valley Middle School staff and students

Councilman Talamini set forth the motion, seconded by Councilman Saliani, to approve Raffle License #RL1481:

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

**ALL IN FAVOR.**

**APPOINTMENT OF COUNCIL LIAISONS/COMMITTEES:**

Council President Saliani announced additional Borough Council Liaisons/Committees for 2024 as follows:

Public Works: Councilman Pignatelli- Second Chair  
Finance Committee: Councilwoman Goffredo- Primary Chair  
Land Use Committee: Council President Saliani- Second Chair  
Water and Sewer: Councilwoman Goffredo- Second Chair  
Communications Commission: Councilwoman Goffredo  
Access for All Committee: Councilwoman Goffredo  
Shade Tree Commission: Councilwoman Goffredo  
Sustainable Oakland green Team: Kevin Slasinski

**APPOINTMENT OF BOROUGH PROFESSIONAL FOR 2024:**

- Affordable Housing Attorney- Brian Giblin of Giblin and Gannaio LLC.

On motion of Councilman Saliani, seconded by Councilman McCann, the following named Professionals be appointed to the specified positions for 2024.

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

## **MAYOR APPOINTMENT TO COMMITTEES**

### **SUSTAINABLE OAKLAND GREEN TEAM:**

**Mayor Kulmala appointed the following individuals for to the Sustainable Oakland Green Team:**

- Terre Baarlaer- 1 year term, exp December 31, 2024
- Liz Brodie- 1 year term, exp December 31, 2024

### **MAYOR AND COUNCIL APPOINTMENT TO COMMITTEES:**

#### **APPOINTMENT(S) TO ARTS COMMITTEE:**

Mayor Kulmala announced the following appointments to the Arts Committee for a one (1) year term, with term expiration dates of December 31, 2024:

- April Mansfield
- Madhav Dua

On motion of Council President Saliani, seconded by Councilman McCann, the named persons be appointed as Commissioners.

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

#### **APPOINTMENT TO FLOOD COMMISSION:**

- Kathleen Gibbons-3-year term, exp. December 31, 2026.

On motion of Council President Saliani, seconded by Councilman Pignatelli, the named persons be appointed as Commissioners.

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

#### **APPOINTMENT(S) TO ENVIRONMENTAL COMMISSION:**

- Lee Haymon- 3-year term, exp. December 31, 2026

On motion of Council President Pignatelli, seconded by Councilman Saliani the named persons be appointed as Commissioners.

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



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

**APPOINTMENT(S) TO Board of Adjustment:**

- Kevin Bremer- 4-year term, exp December 31, 2027
- Cynthia Waneck- 4-year term, exp. December 31, 2027
- Ceasar Arredondo- Alternate 1, exp. December 31, 2027
- Diane Lilienthal- Alternate 2, exp. December 31, 2025

On motion of Councilman Pignatelli, seconded by Councilman Slasinski, the named persons be appointed as Commissioners.

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

**APPOINTMENT(S) TO COMMUNICATIONS COMMISSION:**

- Ben Good- Jr. Commissioner 1-year term, exp. December 31, 2024

On motion of Councilman Saliani, seconded by Councilman Slasinski, the named persons be appointed as Commissioners.

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

**RESOLUTIONS: Consent Agenda 24-51 through 24-67:**

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

**Resolution No: 24-51**

**TITLE:**

**AWARD CONTRACT TO BOSWELL ENGINEERING FOR PROFESSIONAL BOROUGH  
ENGINEER SERVICES FOR 2024**

**WHEREAS**, it is necessary for the Borough of Oakland to engage the services of a Borough Engineer for 2024; and

**WHEREAS**, funds will be available by way of budget to compensate said Borough Engineer; 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 compliant with the “fair and open” provisions of the Political Contribution Disclosure Compliance Law to select a Borough Engineer and solicited Requests for Qualifications in November 2023; and

**WHEREAS**, the Borough’s Review Team has determined that Kevin Boswell of the firm of Boswell Engineering will be the most advantageous to the Borough, all relevant factors considered; and

**WHEREAS**, Mayor Eric Kulmala has nominated Kevin Boswell and the firm of Boswell Engineering to serve as the Borough Engineer for the year 2024; 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 Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that Kevin Boswell and the firm of Boswell Engineering be and is hereby appointed as Borough Engineer for the year 2024; and

**BE IT FURTHER RESOLVED**, that compensation for said Borough Engineer for the year 2024 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 shall not exceed \$30,990.00 (\$15,990.00 retainer and \$15,000.00 allowance for minor engineering projects billed on a time and material basis) without further authorization of the Governing Body and the Chief Financial Officer has certified that the funds are available in Account #4-01-20-165-021 in the amount of \$15,990.00, and Account #4-01-20-165-100 in the amount of \$15,000.00; 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.

### **Resolution No: 24-52**

**TITLE:**

**AWARD CONTRACT TO BOSWELL ENGINEERING FOR PROFESSIONAL BOROUGH  
WATER AND SEWER ENGINEER SERVICES FOR 2024**

**WHEREAS**, it is necessary for the Borough of Oakland to engage the services of a Borough Water and Sewer Engineer for 2024; and

**WHEREAS**, funds will be available by way of budget to compensate said Borough Water and Sewer



Engineer; 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 compliant with the “fair and open” provisions of the Political Contribution Disclosure Compliance Law to select a Borough Water & Sewer Engineer and solicited Requests for Qualifications in November 2023; and

**WHEREAS**, the Borough’s Review Team has determined that Kevin Boswell of the firm of Boswell Engineering will be the most advantageous to the Borough, all relevant factors considered; and

**WHEREAS**, Mayor Eric Kulmala has nominated Kevin Boswell and the firm of Boswell Engineering to serve as the Borough Water and Sewer Engineer for the year 2024; 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 Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that Kevin Boswell and the firm of Boswell Engineering be and is hereby appointed as Borough Water and Sewer Engineer for the year 2024; and

**BE IT FURTHER RESOLVED**, that compensation for said Borough Water and Sewer Engineer 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 \$25,000.00 without further authorization of the Governing Body and the Chief Financial Officer has certified that funds are available in Account #4-05-55-502-028 in the amount of \$20,000.00 and Account #4-07-55-501-060 in the amount of \$5,000.00; 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.

### **Resolution No: 24-53**

**TITLE:**

**AWARD CONTRACT TO C. ELSTON AND ASSOCIATES LLC FOR PROFESSIONAL  
BOROUGH LABOR ATTORNEY SERVICES FOR 2024**

**WHEREAS**, it is necessary for the Borough of Oakland to engage the services of a Labor Attorney for 2024; and

**WHEREAS**, funds will be available by way of budget to compensate said Labor 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 compliant with the “fair and open” provisions of the Political Contribution Disclosure Compliance Law to select a Borough Labor Attorney and solicited Requests for Qualifications in November 2023; and

**WHEREAS**, the Borough’s Review Team has determined that Cathy Elston of the firm of C. Elston and Associates LLC will be the most advantageous to the Borough, all relevant factors considered; and

**WHEREAS**, Mayor Eric Kulmala has nominated Cathy Elston and the firm of C. Elston and Associates LLC to serve as the Borough’s Labor Attorney for the year 2024; 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 Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that C. Elston and Associates LLC be and is hereby appointed as Borough Labor Attorney for the year 2024; and

**BE IT FURTHER RESOLVED**, that compensation for said Labor Attorney for the year 2024 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 shall not exceed \$27,500.00 without further authorization of the Governing Body and the Chief Financial Officer has certified that funds are available in Account #4-01-20-155-029; 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.

### **Resolution No: 24-54**

**TITLE:**

**AWARD CONTRACT TO LERCH VINCI BLISS LLP FOR PROFESSIONAL BOROUGH  
AUDITOR SERVICES FOR 2024**

**WHEREAS**, it is necessary for the Borough of Oakland to engage the services of a Borough Auditor for 2024; and



**WHEREAS**, funds will be available by way of budget to compensate said Borough Auditor; 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 compliant with the “fair and open” provisions of the Political Contribution Disclosure Compliance Law to select a Borough Auditor and solicited Requests for Qualifications in November 2023; and

**WHEREAS**, the Borough’s Review Team has determined that the firm of Lerch Vinci Bliss LLP will be the most advantageous to the Borough, all relevant factors considered; and

**WHEREAS**, Mayor Eric Kulmala has nominated the firm of Lerch Vinci Bliss LLP to serve as the Borough Auditor for the year 2024; 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 Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that the firm of Lerch Vinci Bliss LLP be and is hereby appointed as Borough Auditor for the year 2024; and

**BE IT FURTHER RESOLVED**, that compensation for said Borough Auditor for the year 2024 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, excluding work charged to the Borough’s various Capital accounts set forth in their contract, shall not exceed \$44,000.00 without further authorization of the Governing Body and the Chief Financial Officer has certified that funds are available in Account #4-01-20-135-028; 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.

### **Resolution No: 24-55**

**TITLE:**

**AWARD CONTRACT TO ROGUT MCCARTHY LLC FOR PROFESSIONAL BOROUGH BOND COUNSEL SERVICES FOR 2024**

**WHEREAS**, it is necessary for the Borough of Oakland to engage the services of a Bond Counsel for 2024; and

**WHEREAS**, funds will be available by way of budget to compensate said Bond Counsel; 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 compliant with the “fair and open” provisions of the Political Contribution Disclosure Compliance Law to select a Borough Bond Counsel Services and solicited Requests for Qualifications in November 2023; and

**WHEREAS**, the Borough’s Review Team has determined that the firm of Rogut McCarthy LLC will be the most advantageous to the Borough, all relevant factors considered; and

**WHEREAS**, Mayor Eric Kulmala has nominated the firm of Rogut McCarthy LLC to serve as the Bond Counsel for the year 2024; 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 Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that the firm of Rogut McCarthy LLC be and is hereby appointed as Bond Counsel for the year 2024; and

**BE IT FURTHER RESOLVED**, that compensation for said Bond Counsel for the year 2024 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 Chief Financial Officer will certify to the availability of funds, said funds to be encumbered from various capital accounts pursuant to Section 20 of the Local Bond Law, prior to any payment; 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.

### **Resolution No: 24-56**

**TITLE:**

**AWARD CONTRACT TO T&M ASSOCIATES FOR PROFESSIONAL BOROUGH PLANNER SERVICES FOR 2024**

**WHEREAS**, it is necessary for the Borough of Oakland to engage the services of a Borough Planner



for 2024; and

**WHEREAS**, funds will be available by way of budget to compensate said Borough Planner; 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 compliant with the “fair and open” provisions of the Political Contribution Disclosure Compliance Law to select a Borough Planner and solicited Requests for Qualifications in November 2023; and

**WHEREAS**, the Borough’s Review Team has determined that Caroline Reiter of the firm of T&M Associates will be the most advantageous to the Borough, all relevant factors considered; and

**WHEREAS**, Mayor Eric Kulmala has nominated Caroline Reiter of the firm of T&M Associates to serve as the Borough Planner for the year 2024; 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 Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that Caroline Reiter of the firm of T&M Associates be and is hereby appointed as Borough Planner for the year 2024; and

**BE IT FURTHER RESOLVED**, that compensation for said Borough Planner for the year 2024 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 shall not exceed \$14,000.00 without further authorization of the Governing Body and the Chief Financial Officer has certified that the funds are available in Account #4-01-20-165-022; 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.

### **Resolution No: 24-57**

**TITLE:**

**AWARD CONTRACT TO OTTERSTEDT INSURANCE AGENCY FOR PROFESSIONAL  
BOROUGH RISK MANAGER SERVICES FOR LIABILITY / PROPERTY FOR 2024**

**WHEREAS**, it is necessary for the Borough of Oakland to engage the services of a Borough Risk Manager for Liability / Property for 2024; and

**WHEREAS**, funds will be available by way of budget to compensate said Borough Risk Manager for Liability / Property; 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 compliant with the “fair and open” provisions of the Political Contribution Disclosure Compliance Law to select a Borough Risk Manager Services for Liability/Property and solicited Requests for Qualifications in November 2023; and

**WHEREAS**, the Borough’s Review Team has determined that Kim Cossamano of the firm of Otterstedt Insurance Agency will be the most advantageous to the Borough, all relevant factors considered; and

**WHEREAS**, Mayor Eric Kulmala has nominated Kim Cossamano of the firm of Otterstedt Insurance Agency to serve as the Borough Risk Manager for Liability / Property for the year 2024; 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 Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that Kim Cossamano of the firm of Otterstedt Insurance Agency be and is hereby appointed as Borough Risk Manager for Liability / Property for the year 2024; and

**BE IT FURTHER RESOLVED**, that compensation for said Borough Risk Manager for Liability / Property for the year 2024 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 compensation to Otterstedt Insurance Agency shall be 6.00% of the Borough’s Joint Insurance Fund Annual Assessment, as per the fund’s by-laws, and payment shall be made to Otterstedt Insurance Agency directly by the Bergen County JIF; 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.



**Resolution No: 24-58**

**TITLE:**

**AWARD CONTRACT TO WILLIAM FENWICK, ESQ. FOR PROFESSIONAL BOROUGH  
PROSECUTOR SERVICES FOR 2024**

**WHEREAS**, it is necessary for the Borough of Oakland to engage the services of a Borough Prosecutor for 2024; and

**WHEREAS**, funds will be available by way of budget to compensate said Borough Prosecutor; 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 compliant with the “fair and open” provisions of the Political Contribution Disclosure Compliance Law to select a Borough Prosecutor and solicited Requests for Qualifications in November 2023; and

**WHEREAS**, the Borough’s Review Team has determined that William Fenwick, Esq. of the firm of Pearce Law will be the most advantageous to the Borough, all relevant factors considered; and

**WHEREAS**, Mayor Eric Kulmala has nominated William Fenwick, Esq. of the firm of Pearce Law to serve as the Borough Prosecutor for the year 2024; 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 Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that William Fenwick, Esq. of the firm of Pearce Law be and is hereby appointed as Borough Prosecutor for the year 2024; and

**BE IT FURTHER RESOLVED**, that compensation for said Borough Prosecutor for the year 2024 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 shall not exceed \$31,500.00 without further authorization of the Governing Body and the Chief Financial Officer has certified that the funds are available in Account #4-01-25-275-021; 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.

## **Resolution No: 24-59**

### **TITLE:**

### **AWARD CONTRACT TO GREG HOFFMAN, ESQ. FOR PROFESSIONAL BOROUGH PUBLIC DEFENDER SERVICES FOR 2024**

**WHEREAS**, it is necessary for the Borough of Oakland to engage the services of a Borough Public Defender for 2024; and

**WHEREAS**, funds will be available by way of budget to compensate said Borough Public Defender; 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 compliant with the “fair and open” provisions of the Political Contribution Disclosure Compliance Law to select a Public Defender and solicited Requests for Qualifications in November 2023; and

**WHEREAS**, the Borough’s Review Team has determined that Greg Hoffman, Esq. will be the most advantageous to the Borough, all relevant factors considered; and

**WHEREAS**, Mayor Eric Kulmala has nominated Greg Hoffman, Esq. to serve as the Borough Public Defender for the year 2024; 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 Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that Greg Hoffman, Esq. of the firm Crusier, Mitchell, Novitz, Sanchez, Gaston & Zimet, LLP be and is hereby appointed as Borough Public Defender for the year 2024; and

**BE IT FURTHER RESOLVED**, that compensation for said Borough Public Defender for the year 2024 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 shall not exceed \$7,200.00 without further authorization of the Governing Body and the Chief Financial Officer has certified that the funds are available in Account #4-01-43-495-021; 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.

### **Resolution No. 24-60**

**TITLE:**

**AWARD CONTRACT TO DIANNE D'ALLESANDRO, ESQ. FOR PROFESSIONAL BOROUGH  
ALTERNATE PUBLIC DEFENDER SERVICES FOR 2024**

**WHEREAS**, it is necessary for the Borough of Oakland to engage the services of a Borough Alternate Public Defender for 2024; and

**WHEREAS**, funds will be available by way of budget to compensate said Borough Alternate Public Defender; 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 compliant with the "fair and open" provisions of the Political Contribution Disclosure Compliance Law to select a Borough Alternate Public Defender and solicited Requests for Qualifications in November 2023; and

**WHEREAS**, the Borough's Review Team has determined that Dianne D'Allesandro, Esq. will be the most advantageous to the Borough, all relevant factors considered; and

**WHEREAS**, Mayor Eric Kulmala has nominated Dianne D'Allesandro, Esq. to serve as the Borough Alternate Public Defender for the year 2024; 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 Borough Council of the Borough of Oakland, in the County of Bergen, and State of New Jersey, that Dianne D'Allesandro, Esq. be and is hereby appointed as Borough Alternate Public Defender for the year 2024; and

**BE IT FURTHER RESOLVED**, that compensation for said Borough Alternate Public Defender for the year 2024 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 shall not exceed \$3,000.00 without further authorization of the Governing Body and the Chief Financial Officer has certified that the funds are available in Account # 4-01-43-495-021; 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.

**Resolution No: 24-61**

**TITLE:**

**AWARD CONTRACT TO MURPHY, SCHILLER & WILKES LLP FOR PROFESSIONAL  
BOROUGH ATTORNEY SERVICES FOR 2024**

**WHEREAS**, it is necessary for the Borough of Oakland to engage the services of a Borough Attorney for 2024; 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 compliant with the “fair and open” provisions of the Political Contribution Disclosure Compliance Law to select a Borough Attorney and solicited Requests for Qualifications in December 2023; and

**WHEREAS**, the Borough’s Review Team has determined that Matthew Gilson of the firm of Murphy, Schiller & Wilkes LLP will be the most advantageous to the Borough, all relevant factors considered; and

**WHEREAS**, Mayor Eric Kulmala has nominated Matthew Gilson of the firm of Murphy, Schiller & Wilkes to serve as the Borough Attorney for the year 2024; 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 Murphy, Schiller & Wilkes LLP be and is hereby appointed as Borough Attorney for the year 2024; and

**BE IT FURTHER RESOLVED**, that compensation for said Borough Attorney for the year 2024 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 \$70,000.00 without further authorization of the Governing Body and the Chief Financial Officer has certified that \$45,000.00 is available in Account #4-01-20-155-027 (retainer) , and \$25,000.00 is available in Account #4-01-20-155-028 (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.

**Resolution No: 24-62**

**TITLE:**

**AWARD CONTRACT FOR FIREFIGHTER & CROSSING GUARD MEDICAL  
SURVEILLANCE**

**WHEREAS**, the Township of Wyckoff, as the lead agency for the Wyckoff, Oakland, Franklin Lakes Cooperative Purchase Group (Identification No. 176-WCGPJ), solicited sealed proposals for FIREFIGHTER MEDICAL SURVEILLANCE FOR RESPIRATORY PROTECTION AND CROSSING GUARD VISION & HEARING TESTING; and,

**WHEREAS**, on January 16, 2024, the Township of Wyckoff awarded the contract to the lowest responsive and responsible bidder, namely Valley Health System, Inc. located at 1400 Mac Arthur Boulevard, Mahwah, New Jersey 07430 for the years 2024 and 2025; and,

**WHEREAS**, in compliance with the New Jersey Local Budget Law and the associated Rules, it is acknowledged that no certification of the availability of funds is provided with this resolution, pursuant to *N.J.A.C. 5:30-5.5(b)*. This is due to the nature of the contract, which allows for the provision of goods or services upon request, and the local units are not obligated to order, accept, or pay for said goods or services unless and until they are ordered. In such cases, no amount shall be encumbered until the goods or services are ordered, as per the terms of this open-ended contract.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Oakland, in the County of Bergen, State of New Jersey, that subject to the contract award by the Township of Wyckoff consistent herewith, the contract for Firefighter Medical Surveillance for the Respiratory Protection and Crossing Guard Vision & Hearing Testing is hereby awarded to Valley Health System, Inc., 1400 Mac Arthur Boulevard, Mahwah, New Jersey 07430.

<u>Line Item</u>	<u>Description</u>	<u>Unit Price per Examination 1/1/2024- 12/31/2024</u>	<u>Unit Price per Examination 1/1/2025- 12/31/2025</u>
1	Baseline respirator certification medical examination per firefighter in accordance with specifications.	\$255	\$255
2	Annual and periodic recertification medical examination per firefighter in accordance with specifications.	\$130	\$130
3	Periodic medical examination per firefighter in accordance with specifications.	\$250	\$250

4	Cardiac stress test per firefighter in accordance with specifications.	NO BID	NO BID
5	Federal Motor Carrier Act d.o.t physical for CDL renewal.	\$45	\$45
6	Prostate screening (PSA) test per firefighter in accordance with specifications.	\$40	\$40
7	Vision and hearing testing and physical examination per school crossing guards in accordance with specifications.	\$135	\$135

**BE IT FURTHER RESOLVED** that the Mayor and Municipal Clerk are hereby authorized to execute the contract for services.

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to Valley Health System, The Borough of Franklin Lakes, the Township of Wyckoff, Fire Department and Police Department.

### **Resolution No: 24-63**

**TITLE:**

### **Qualification of Firms for Engineering Services**

**WHEREAS**, the Borough of Oakland has adopted the fair and open process pursuant to N.J.S.A. 19:44A-20.4 with respect to the retention of a Borough Engineer and Water and Sewer Engineer; and

**WHEREAS**, the Borough issued a Request for Qualifications for those positions on October 20, 2023 and

**WHEREAS**, the Borough received responses to the Request for Qualifications for the Borough Engineer position by the deadline of November 19, 2023 from the following firms:

Boswell Engineering-South Hackensack, NJ  
Neglia Engineering Associates-Lyndhurst, NJ

**WHEREAS**, the Borough received responses to the Request for Qualifications for the Water & Sewer Engineer position by the deadline of November 17, 2023 from the following:

Boswell Engineering-South Hackensack, NJ  
Neglia Engineering Associates-Lyndhurst, NJ  
Suburban Consulting Engineers-Flanders, NJ  
CP Engineers- Sparta, NJ

**WHEREAS**, the Administration Subcommittee convened to evaluate the Request for Qualifications; and



**WHEREAS**, the Borough structured a competitive procurement process that sought to assure that each person and/or firm was provided an equal opportunity to submit a Qualification Statement in response to the Statements for Request for Qualifications; and

**WHEREAS**, the Borough intended to qualify persons and/or firms that (i) possessed the professional, financial and administrative capabilities to provide the proposed engineering services, and (ii) would agree to work under the compensation, terms and conditions determined by the Borough to provide the greatest benefit to the taxpayers of Oakland; and

**WHEREAS**, pursuant to the Borough's Request for Qualifications, the Borough's objective was to select an organization or individual that would provide high quality and cost effective services to the Borough of Oakland and its citizens; and

**WHEREAS**, pursuant to the Borough's Request for Qualifications, the Borough applied its selection criteria and evaluated the proposals based upon the most advantageous submission, with the following factors being considered: (i) experience and reputation in the field; (ii) knowledge of the borough and the subject matter addressed under the contract; (iii) availability to accommodate the required meetings of the Borough; and (iv) other factors demonstrated to be in the best interest of the Borough.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Oakland the following:

1. The Borough of Oakland hereby designates the following as qualified to provide Borough Engineer services:
  - Boswell Engineering-South Hackensack, NJ
  - Neglia Engineering Associates-Lyndhurst, NJ
2. The Borough of Oakland hereby designates the following as qualified to provide Water & Sewer Engineer services:
  - Boswell Engineering-South Hackensack, NJ
  - Suburban Consulting Engineers-Flanders, NJ
  - Neglia Engineering Associates-Lyndhurst, NJ
  - CP Engineers- Sparta, NJ
3. This resolution shall take effect immediately upon adoption.

**Resolution No: 24-64**

**TITLE:**

**AUTHORIZE TEMPORARY HIRE CLERK'S OFFICE**

BE IT RESOLVED that Lisa Duncan be hired to provide administrative services at a salary of \$40.00 per hour for 25 hours per week through March 29, 2024, effective January 23, 2024.

### **Resolution No: 24-65**

**TITLE:**

**AUTHORIZE HIRE OF DEPARTMENT OF PUBLIC WORKS LABORER**

**WHEREAS**, the Borough of Oakland wishes to hire a Laborer for the Department of Public Works; and

**WHEREAS**, the Borough Administrator and Superintendent of Public Works recommend that Alexander Van Dyke be appointed to the Laborer position; and

**WHEREAS**, the Mayor and Borough Council believes such action to be in the best interest of the Department and Community;

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Borough Council of the Borough of Oakland does hereby hire Alexander Van Dyke as a Laborer in the Department of Public Works effective January 29, 2024 at an annual salary of \$46,253.00.

### **Resolution No: 24-66**

**TITLE:**

**A RESOLUTION ADOPTING BYLAWS**

**WHEREAS**, the Mayor and Council of the Borough Oakland desires to adopt bylaws for the process and procedure to regulate business of the Mayor and Council; and

**WHEREAS**, the Administration Committee has prepared the attached bylaws; and

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Borough Council of Oakland that the bylaws attached to this resolution be adopted for purposes of conducting business of the Mayor and Council.

### **Resolution No: 24-67**

**TITLE:     A RESOLUTION PROVIDING SUPPORT TO THE OAKLAND CHAMBER OF COMMERCE RECREATION SPONSORSHIP PROPOSAL**

**WHEREAS**, the Oakland Chamber of Commerce (OCoC) is proposing a new partnership with the Oakland Recreation Commission to allow local businesses to support baseball and softball teams in the 2024 season; and

**WHEREAS**, the Mayor and Council are in receipt of the proposal which is attached to this resolution; and

**WHEREAS**, the Mayor and Council is supportive of same  
Mayor Kulmala announced that Resolutions 24-51 through 24-67 be voted by Consent Agenda.



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

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

**Resolution No: 24-68**

**TITLE:**

**AWARD CONTRACT TO BOSWELL ENGINEERING FOR CONSTRUCTION ENGINEERING  
AND INSPECTION SERVICES FOR REPLACEMENT OF PATRIOT’S WAY BRIDGE**

**WHEREAS**, there is a need for construction engineering and inspection services for the replacement of Patriot’s Way Bridge.; and

**WHEREAS**, Boswell Engineering has submitted a proposal dated January 18, 2024 for services required at a total cost not to exceed cost of \$1,150,000.00; and

**WHEREAS**, the Chief Financial Officer has certified funds are available in Account #C-04-56-810-221 in the amount of \$928,000.00 and in Account # C04-56-810-201 in the amount of \$222,000.00; 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 engineering and inspection services for the replacement of Patriot’s Way Bridge at a cost not to exceed \$1,150,000.00; 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 Pignatelli, seconded by Councilman McCann, resolution24-68 be opened to discussion:

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

Mayor Kulmala asked Borough Administrator Richard Kunze to review the Resolution for the Public and Council. Borough Administrator Richard Kunze stated that the Borough asked Boswell to provide someone on a full time basis with expertise in Bridge Construction. The proposal reflects full time coverage for the duration of the project as well as additional oversight and administrative

support. There is an allowance for material testing, it's a rather comprehensive set of services. We want the representative to work closely with the contractor to keep the project on track.

Mr. Kevin Boswell stated that the project is set up on a 700 day calendar period and a significant part of this job is set around a 24 month manning of the project. He stated if the project completes earlier, the cost of having the dedicated person on site would be decreased. The construction project engineer fee is projected and the hope is the project completes earlier. The main concern for delay is the moving of the utilities. The utilities have to be relocated two times a temporary move by the utilities then a permanent relocation back. He stated that work is scheduled by the utility companies. Councilman Pignatelli asked if there will be an interruption of Utilities to the area. Mr. Boswell stated that there is water, gas, electric, telephone and fiber all to be moved and relocated. All utilities have to remain in service and closing the bridge is a huge help in scheduling. Mr. Boswell stated he has been notifying the utility companies, first 2 years ago then last year, 6 months ago and working with them now. Mr. Boswell stated that the Borough has been protected by a delay claim clause, in case the utilities delay progress. Mr. Kunze stated that the Boswell fee is covered under the DOT funds.

Mayor Kulmala read the Resolution in full to the public.

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

Mayor Kulmala then confirmed with Borough Engineer Kevin Boswell that a Pre-Construction meeting town hall will be scheduled for the end of February. Mr. Boswell stated he has asked the contractor for the schedule. Councilman Pignatelli asked if there is a shop drawing, Mr. Boswell stated no., but he can provide a rendering.

**ORDINANCES:** Ordinance # 24-CODE-938 and 24-Code-939 were moved to February 13, 2024 for Public Comment and Adoption due to lack of advertising time.

#### **ORDINANCE 24-CODE-938**

##### **“AN ORDINANCE REVISING CONSTRUCTION FEES IN THE BOROUGH OF OAKLAND”**

The Borough Clerk was directed to take from table Ordinance No. 24-CODE-938 and read by title for its first reading.

The Borough Clerk then read by title Ordinance No. 24-CODE-938 entitled, **“AN ORDINANCE REVISING CONSTRUCTION FEES IN THE BOROUGH OF OAKLAND”**

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, “**AN ORDINANCE REVISING CONSTRUCTION FEES IN THE BOROUGH OF OAKLAND**”, be introduced;

That said Ordinance be considered for final adoption at a Borough Council Meeting on Tuesday January 23, 2024 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 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.

**ORDINANCE 24-CODE-939**

**“AN ORDINANCE AMENDING RECREATION FEES”**

The Borough Clerk was directed to take from table Ordinance No. 24-CODE-939 and read by title for its first reading.

The Borough Clerk then read by title Ordinance No. 24-CODE-939 entitled, “**AN ORDINANCE AMENDING RECREATION FEES**”

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 RECREATION FEES**”, be introduced;

That said Ordinance be considered for final adoption at a Borough Council Meeting on Tuesday January 23, 2024 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 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.

**WORK SESSION: Mr. Kunze reviewed all of the Work Session Items.**

**Capital Ordinance IT Projects**

This proposed ordinance would include funding for two critical projects – upgrading the Police Department computer network and completing the fiber ring project.

**Police Department Computer Network**

Our current network hardware was installed in 2019 and the licensing will be expiring around the middle of the year. The project would include new data and application servers along with new thin

client machines to replace the current servers and pc's. It would also include a new firewall and licensing for the network hardware, Windows 10 and Office 365. Importantly, besides the current servers reaching the end of their expected lifespan, the new servers include a security feature called 'encryption at rest', which is needed for CJIS compliance. The total cost for the above is \$300,000.

#### Fiber Ring Project

The design of the fiber ring takes it from Borough Hall, to the DPW, down Oak Street and into the Rec. Complex, where it will connect the DPW Buildings and Grounds building, D'Elia building and provides access points for the future installation of cameras. From there it will run to the Senior Center, Police Department, and Library and back to Borough Hall. All of the underground conduit work has been completed, fiber optic cable has been purchased and we have secured approval from the utilities, including Verizon, to use their poles for the majority of the fiber run. The funding request here is for \$140,000 to have the cable installed and to purchase five switches to connect the fiber to some of the facilities. The fiber ring will pay for itself over time as it will reduce our internet connectivity costs and better enable changes to our phone system.

Normally this funding request would be included for discussion in the spring with the rest of the capital items. However, as Vincent Dies was developing the project scope and obtaining quotes, he learned that Dell, the vendor for the network hardware, will be implementing a price increase of 15% before then so it is imperative that we move the project now to avoid the increase. We appreciate your consideration of this request.

#### **Discussion: None**

#### Amend Planning Contract for Affordable Housing

Burgis Associates was originally awarded a contract in 2015 for \$28,000 to provide various planning services related to the ongoing Affordable Housing litigation. As the matter progressed, their contract was increased in 2021 by \$57,000. These services included the preparation of a new housing element and fair share plan, ordinance amendments, compliance reports, research and attendance at meetings and case management hearings.

As this matter reaches what will hopefully be its conclusion once we have our compliance hearing, there is a further need to update their contract to cover work that has already been completed as well as the expected amount of remaining work to be performed. An additional \$30,000 is therefore requested. Funding would come from our Affordable Housing Trust fund, which has a current balance of \$739,500.

#### Engineering Design and Construction Services – 2024 Road Program

Planning for the 2024 road program is underway and we need to proceed with the development of plans and specifications if we are to pave roads during the spring. While the final road list is still being determined, the project will include the paving of areas that were disturbed by the sewer treatment plant decommissioning project, including a small portion of Franklin Ave., Lakeside Boulevard, Ramapo Hills Boulevard, Monhegan Ave., Hiawatha Boulevard and East Oak Street. Yawpo Ave. will be resurfaced as part of a separate project that is being funded in part by an NJDOT



grant. Design and Construction Inspection services would not exceed a total of \$158,900 (approximately 11% of the estimated construction cost).

#### Engineering Design Services – Lenape Lane Bridge

While we have focused heavily on bringing the Patriots Way Bridge project to fruition, Lenape Lane Bridge is also in need of repairs. Although not nearly as extensive, sections of its bridge deck, curbing, parapet and rail connections are all in need of rehabilitation. Our plan is to be in a position to undertake the work as soon as the Patriots Way Bridge project is completed so we would like to begin the development of plans and specifications now. Although there are no grants in place to repair Lenape Lane Bridge, we will be discussing with the NJDOT whether some of the funding committed to the Patriots Way Bridge project can be reallocated. Boswell's proposed fee is for an amount not to exceed \$39,700.

#### **Discussion: 2024 Road Program**

Councilman Pignatelli asked when the program would start. Mr. Kunze responded sometime this spring. Councilman Saliani asked if the goal was to do it now so we can do the paving when school is not in session. Mr. Kunze stated the hope is to get part of it done as soon as possible as promised to the residents in the neighborhoods affected.

#### **Discussion: Lenape Lane Bridge**

Mayor Kulmala stated to the public that this work will be after the Patriot's Way Bridge replacement. Mr. Kunze stated that discussions will be had with the DOT to use PWB funding for this project. Mayor Kulmala stated that this will make Lenape Lane Bridge a shovel ready project, so when the time comes the Borough will be ready to go and makes the borough's case much stronger for funding.

#### **NEW BUSINESS:** None

#### **OLD BUSINESS:**

Mayor Kulmala asked Borough Attorney Matt Gilson for an update on the Recycling facility on West Oakland Avenue. Attorney Matt Gilson stated that he has been monitoring their agendas for any hearings. If and when it gets taken up we will be at the meeting to state our objections. We have on the record with BCUA and Commissioners the Borough's objections. He is monitoring and in contact with attorneys from both boards with regards to staying informed of any actions taken. Mr. Gilson stated that it is the Borough's position that if it happens they will have to come before the planning board. Councilwoman Goffredo stated that in Dearborn, Michigan they came up with a dust ordinance so that any trucks going in and out without cover could be fined for dust pollution as well as if residents woke up with dust on their vehicles and homes they could report it to the police and the plant would get fined. It's a control for the residents. Councilwoman Goffredo stated she thought this would be something to have in place just in case the Recycling plant gets approved. Councilman McCann stated that Michigan is set up similarly to Oakland, he suggested that the Borough Attorney take a look at it and do something sooner rather than later.

### **COUNCIL COMMITTEE AND LIAISON REPORTS:**

**Councilman Talamini:** Councilman Talamini stated he attended a Recreation Commission reviewed items and discussed issues.

**Councilman Saliani:** Councilman Saliani stated that the DPW has asked residents to put out their Christmas Trees. They will be doing pickups all throughout the town at random in January. Wreaths and trees are picked up separately. To date they have picked up 842 and anticipate collecting 1300. Pothole repairs need to be reported to 201-327-8103.

**Councilman McCann:** The Administration committee met and discussed the some of the appointments made tonight. The Public Safety Committee met with regards to the IT projects that were proposed by Mr. Dies. The proposal was reviewed for any shared services and/or County help, this project is a must for the borough.

**Councilman Slasinski:** Councilman Slasinski reviewed the extensive programs available to all from the Oakland Public Library. He stated that rooms in the OPL are available to residents and nonprofits for free. Councilman Slasinski then reviewed the Public Safety Committee report. Councilman Slasinski stated the Sustainable Oakland Green Team has a meeting tomorrow night.

**Councilwoman Goffredo:** - Councilwoman Goffredo reported that she attended the Communications Commission meeting. They reviewed and adopted their By-Laws, the TV committee spoke about a new TV server, and the old server is not supported by the manufacturer anymore. They are looking forward to Fiber Optics being installed in hopes of getting cameras in the Senior Center approved and installed. The Communication Committees always need volunteers, especially the Newsletter Committee. The Oakland Shade Tree Commission will meet on February 5, 2024 and Access for All will meet on February 7, 2024 and I look forward to meeting with them.

### **OPEN PUBLIC COMMENT:**

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

#### **ALL IN FAVOR.**

No one wished to speak

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

#### **ALL IN FAVOR.**

### **BILLS TO BE PAID:**

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

**(See following pages)**



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

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

Councilman McCann responded to the public statement made by a resident tonight with regards to a Swastika. It was suggested that the Council did not make a public statement, this is the first meeting we have had since the incident. This occurred in another town that is being investigated by the Police Department, this council had taken a very strong Pro-Israel position in October right after the attacks on October 7, 2023. Mayor Kulmala read Resolution 23-304 Resolution condemning Hamas and in support of Israel in full to the public that was pasted on October 11, 2023.

**ADJOURNMENT:**

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


**ALL IN FAVOR.**

Adjourned: 8:07PM

APPROVED BY:

  
Eric Kulmala, Mayor

ATTEST:

  
Wendi Seelin, Deputy Borough Clerk