

BOROUGH OF CRESSKILL

MAYOR AND COUNCIL

CRESSKILL

BERGEN COUNTY

NEW JERSEY

REGULAR MEETING

DECEMBER 20, 2017

1. Chief Wrixon led the Salute to the Flag and Pledge of Allegiance.
2. The Borough Clerk announced that this is a Regular Meeting of the Mayor and Council of which at least 48 hours' notice has been given by posting in the Borough Hall, publication in The Record and delivery to all members of the governing body.
3. Mayor Romeo called the meeting to order at 7:38 P.M.
4. Present: Council Members Cleary, Olmo, Savas, Spina
Also Present: Attorney Salvatore, Borough Officials Maragliano, Chief Wrixon
Absent: Council Members Mueller, Tsigounis
5. Motion by Council Member Spina and seconded by Council Member Cleary to approve the minutes of the Mayor and Council Regular meeting of December 6, 2017.

Roll Call: Yes – Unanimous

Motion adopted.

COMMUNICATIONS

6. Minutes of the following meetings:

Municipal Pool Commission
Planning Board

November 13, 2017
November 28, 2017

Filed.

REPORTS OF COMMITTEES AND OFFICIALS

7. Mayor Romeo said a good friend and longtime resident Donald Benton passed away recently. He was a Council President, Zoning Board member and a great volunteer. He will be missed.

Council Member Spina said the Community Volunteer Open House night will be on January 17th at the Borough Hall after our regular meeting. It's to share information and raise awareness of our boards, committees and commissions.

The Northern Valley Greenway would like to come in and give us an update in January.

Council Member Savas said everything is going well. We have some preliminary plans for the 9/11 Memorial. Council Member Spina has reached out to the High School to get the students involved in the town's quasiquicentennial celebration.

Council Member Olmo thanked the DPW for the good job they did with the snow cleanup.

Council Member Cleary said he will be attending a special JIF meeting.

UNFINISHED BUSINESS

ORDINANCE ON FINAL READING

Ordinance No. 17-12-1506 – An Ordinance to Fix the Salaries, Wages and Compensation of the Officers and Employees of the Borough of Cresskill – Year 2018

8. Motion at 7:42 PM by Council Member Olmo and seconded by Council Member Cleary to introduce Ordinance No. 17-12-1506 – An Ordinance to Fix the Salaries, Wages and Compensation of the Officers and Employees of the Borough of Cresskill – Year 2018 on final reading by title only.

Roll Call: Yes – Council Members Cleary, Olmo, Savas, Spina
 No – None
 Absent – Council Members Mueller, Tsigounis
 Abstain – None
 Motion adopted.

9. Council Member Olmo read the title:

AN ORDINANCE TO FIX THE SALARIES, WAGES AND
 COMPENSATION OF THE OFFICERS AND EMPLOYEES
 OF THE BOROUGH OF CRESSKILL - YEAR 2018

(Ordinance in full on pages 158A through 158E in Minutes of Regular
 Mayor and Council Meeting held December 6, 2017.)

10. The Borough Clerk announced the Ordinance was published in The Record on December 8, 2017, posted in Borough Hall, and copies made available to the public.
11. Mayor Romeo opened the meeting to the public. [Reported by Deputy Borough Clerk Patricia A. McKim.]
12. No one wished to be heard.
13. Motion by Council Member Olmo and seconded by Council Member Cleary to close the public hearing.

Roll Call: Yes – Council Members Cleary, Olmo, Savas, Spina
 No – None
 Absent – Council Members Mueller, Tsigounis
 Abstain – None
 Motion adopted.

14. Resolution by Council Member Olmo and seconded by Council Member Savas:

BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill, in the County of Bergen and State of New Jersey, that Ordinance No. 17-12-1506, entitled:

AN ORDINANCE TO FIX THE SALARIES, WAGES AND
 COMPENSATION OF THE OFFICERS AND EMPLOYEES
 OF THE BOROUGH OF CRESSKILL - YEAR 2018

pass its second and final reading, is hereby adopted and shall be published according to law.

Roll Call: Yes – Council Members Cleary, Olmo, Savas, Spina
 No – None
 Absent – Council Members Mueller, Tsigounis
 Abstain – None
 Resolution adopted.

Ordinance No. 17-13-1507 – An Ordinance to Amend Chapter 275 – Create a Downtown Affordable Housing Overlay Zone for Bl. 184, Lots 1-7 and Bl. 182, Lots 29-30

15. Motion at 7:43 PM by Council Member Olmo and seconded by Council Member Cleary to introduce Ordinance No. 17-13-1507 – An Ordinance to Amend Chapter 275 – Create a Downtown Affordable Housing Overlay Zone for Bl. 184, Lots 1-7 and Bl. 182, Lots 29-30 on final reading by title only.

Roll Call: Yes – Unanimous Motion adopted.

16. Council Member Olmo read the title:

AN ORDINANCE TO CREATE A DOWNTOWN AFFORDABLE HOUSING OVERLAY ZONE FOR BLOCK 184, LOTS 1-7 AND BLOCK 182, LOTS 29 AND 30 AND TO AMEND THE ZONING MAP OF THE BOROUGH OF CRESSKILL, BERGEN COUNTY, NJ

(Ordinance in full on pages 158F through 158H in Minutes of Regular Mayor and Council Meeting held December 6, 2017.)

17. The Borough Clerk announced the Ordinance was published in The Record on December 8, 2017, posted in Borough Hall, and copies made available to the public. Planning Board approval has been received.
18. Mayor Romeo opened the meeting to the public. [Reported by Deputy Borough Clerk Patricia A. McKim.]
19. Mayor Romeo said this is one from a group of ordinances that we have been court ordered to adopt as part of our COAH settlement and satisfy our fourth round obligation. This one is an overlay of COAH for the Hamrah's property.

No one else wished to be heard.

20. Motion by Council Member Olmo and seconded by Council Member Savas to close the public hearing.

Roll Call: Yes – Unanimous Motion adopted.

21. Resolution by Council Member Olmo and seconded by Council Member Savas:

BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill, in the County of Bergen and State of New Jersey, that Ordinance No. 17-13-1507, entitled:

AN ORDINANCE TO CREATE A DOWNTOWN AFFORDABLE HOUSING OVERLAY ZONE FOR BLOCK 184, LOTS 1-7 AND BLOCK 182, LOTS 29 AND 30 AND TO AMEND THE ZONING MAP OF THE BOROUGH OF CRESSKILL, BERGEN COUNTY, NJ

pass its second and final reading, is hereby adopted and shall be published according to law.

Roll Call: Yes – Unanimous Resolution adopted.

Ordinance No. 17-14-1508 – An Ordinance to Amend Chapter 275 – Amend Provisions relating to Commercial Zone and Articles VII and X – Affordable Housing

22. Motion at 7:45 PM by Council Member Olmo and seconded by Council Member Savas to introduce Ordinance No. 17-14-1508 – An Ordinance to Amend Chapter 275 – Amend Provisions relating to Commercial Zone and Articles VII and X – Affordable Housing on final reading by title only.

Roll Call: Yes – Unanimous Motion adopted.

32. Mayor Romeo opened the meeting to the public. [Reported by Deputy Borough Clerk Patricia A. McKim.]

33. Mayor Romeo said this is the COAH overlay on the Crestron property.

No one else wished to be heard.

34. Motion by Council Member Olmo and seconded by Council Member Cleary to close the public hearing.

Roll Call: Yes – Unanimous Motion adopted.

35. Resolution by Council Member Olmo and seconded by Council Member Cleary:

BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill, in the County of Bergen and State of New Jersey, that Ordinance No. 17-15-1509, entitled:

AN ORDINANCE TO AMEND ORDINANCE PROVISIONS RELATING TO
THE TR TOWNHOUSE RESIDENCE ZONE, ARTICLE XXI,
BOROUGH OF CRESSKILL, BERGEN COUNTY, NJ

pass its second and final reading, is hereby adopted and shall be published according to law.

Roll Call: Yes – Unanimous Resolution adopted.

Ordinance No. 17-16-1510 – An Ordinance to Amend Chapter 275 – “Zoning Ordinance of the Borough of Cresskill”

36. Motion at 7:48 PM by Council Member Olmo and seconded by Council Member Cleary to introduce Ordinance No. 17-16-1510 – An Ordinance to Amend Chapter 275 – “Zoning Ordinance of the Borough of Cresskill” on final reading by title only.

Roll Call: Yes – Unanimous Motion adopted.

37. Council Member Olmo read the title:

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF
THE BOROUGH OF CRESSKILL, LAND USE, CHAPTER 275 ENTITLED
“ZONING ORDINANCE OF THE BOROUGH OF CRESSKILL”

(Ordinance in full on page 160C in Minutes of Regular
Mayor and Council Meeting held December 6, 2017.)

38. The Borough Clerk announced the Ordinance was published in The Record on December 9, 2017, posted in Borough Hall, and copies made available to the public. Planning Board approval has been received.

39. Mayor Romeo opened the meeting to the public. [Reported by Deputy Borough Clerk Patricia A. McKim.]

40. Mayor Romeo said this ordinance lays out the density on all the overlay zones.

No one else wished to be heard.

41. Motion by Council Member Olmo and seconded by Council Member Cleary to close the public hearing.

Roll Call: Yes – Unanimous Motion adopted.

42. Resolution by Council Member Olmo and seconded by Council Member Savas:

BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill, in the County of Bergen and State of New Jersey, that Ordinance No. 17-16-1510, entitled:

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF CRESSKILL, LAND USE, CHAPTER 275 ENTITLED "ZONING ORDINANCE OF THE BOROUGH OF CRESSKILL"

pass its second and final reading, is hereby adopted and shall be published according to law.

Roll Call: Yes – Unanimous Resolution adopted.

Ordinance No. 17-17-1511 – An Ordinance to Amend Chapter 275 – Ordinance to Create an Affordable Housing Site II Zone

43. Motion at 7:49 PM by Council Member Olmo and seconded by Council Member Savas to introduce Ordinance No. 17-17-1511 – An Ordinance to Amend Chapter 275 – Ordinance to Create an Affordable Housing Site II Zone on final reading by title only.

Roll Call: Yes – Unanimous Motion adopted.

44. Council Member Olmo read the title:

AN ORDINANCE TO CREATE AN AFFORDABLE HOUSING SITE II ZONE AND APPLY SAID ZONE TO BLOCK 182, LOTS 18-28 AND TO AMEND THE ZONING MAP OF THE BOROUGH OF CRESSKILL, BERGEN COUNTY, NJ

(Ordinance in full on pages 161A through 161C in Minutes of Regular Mayor and Council Meeting held December 6, 2017.)

45. The Borough Clerk announced the Ordinance was published in The Record on December 8, 2017, posted in Borough Hall, and copies made available to the public. Planning Board approval has been received.
46. Mayor Romeo opened the meeting to the public. [Reported by Deputy Borough Clerk Patricia A. McKim.]
47. Mayor Romeo said this ordinance enacts a COAH zone where the Body Shop and the Amatrula property on Broadway are located.

No one else wished to be heard.

48. Motion by Council Member Olmo and seconded by Council Member Cleary to close the public hearing.

Roll Call: Yes – Unanimous Motion adopted.

49. Resolution by Council Member Olmo and seconded by Council Member Cleary:

BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill, in the County of Bergen and State of New Jersey, that Ordinance No. 17-17-1511, entitled:

AN ORDINANCE TO CREATE AN AFFORDABLE HOUSING SITE II ZONE AND APPLY SAID ZONE TO BLOCK 182, LOTS 18-28 AND TO AMEND THE ZONING MAP OF THE BOROUGH OF CRESSKILL, BERGEN COUNTY, NJ

pass its second and final reading, is hereby adopted and shall be published according to law.

Roll Call: Yes – Unanimous Resolution adopted.

NEW BUSINESS

INTRODUCTION OF ORDINANCE

7:30 PM – Ordinance No. 17-18-1512 – An Ordinance to Amend Section 275-123 Inclusionary Zoning, Article XXIX, Borough of Cresskill, Bergen County, NJ

50. Motion at 7:50 PM by Council Member Olmo and seconded by Council Member Cleary to introduce Ordinance No. An Ordinance to Amend Section 275-123 Inclusionary Zoning, Article XXIX, Borough of Cresskill, Bergen County, NJ on first reading by title only.

Roll Call: Yes – Unanimous Motion adopted.

51. Council Member Olmo read the title:

AN ORDINANCE TO AMEND SECTION 275-123
INCLUSIONARY ZONING, ARTICLE XXIX
BOROUGH OF CRESSKILL, BERGEN COUNTY, NJ

(Ordinance in full on page 174A.)

52. Resolution by Council Member Olmo and seconded by Council Member Cleary:

BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill in the County of Bergen and State of New Jersey, that Ordinance No. 17-18-1512, entitled:

AN ORDINANCE TO AMEND SECTION 275-123
INCLUSIONARY ZONING, ARTICLE XXIX
BOROUGH OF CRESSKILL, BERGEN COUNTY, NJ

does now pass on first reading and remain on file with the Borough Clerk for public inspection until public hearing thereon and further consideration thereof.

Such hearing shall be held at the Borough Hall in Cresskill at the Sine Die Meeting on Wednesday, January 3, 2018 at 5:30 P.M., or as soon thereafter as it can be reached, at which time and place all persons interested in said ordinance will be heard.

The Borough Clerk is hereby directed to publish said ordinance in full, with the notice of hearing thereon, in an official newspaper according to law, also to mail copies of said ordinance when and as required by law.

Roll Call: Yes – Unanimous Resolution adopted.

53. Borough Clerk Nasuto explained all items on the Consent Agenda.

CONSENT AGENDA

NEW BUSINESS

*Resolutions

54. WHEREAS, a Sewer Extension Agreement was signed between the Borough of Cresskill and the Borough of Alpine and Rio Vista Associates, Inc. on August 25, 1980; and

WHEREAS, the Bergen County Utilities Authority increased its maintenance and operation charges to the Borough of Cresskill; and

WHEREAS, Paragraph 7 of the above mentioned contract states as follows:

“In the event the Borough of Cresskill determines that the costs for such operation, maintenance, repair or replacement exceed the amount contemplated when the fees for the current year were set, the Borough of Cresskill, in its sole discretion may incur such costs and charge them to the benefited homeowners in the Borough of Alpine either as an assessment or may add the cost to the current fees in which event the Borough of Cresskill shall have a lien for such additional costs upon the property served until such charge is paid”;

NOW, THEREFORE, BE IT RESOLVED that in accordance with the Cresskill-Alpine-Rio Vista Associates, Inc. Sewer Extension Agreement, Paragraph 7, the maintenance fee to be charged to the residents of Alpine is increased from a yearly sum of \$950.00 per residential dwelling to \$1,100.00 per residential dwelling; and

BE IT FURTHER RESOLVED that pursuant to Paragraph 10 of the Agreement, the increased charge to the residents of Alpine shall become effective January 1, 2018.

55. WHEREAS, Yun Ock Choi, has applied for a Limo/Taxi Owner’s License and has paid the required fees; and

WHEREAS, the vehicle has been inspected and approved by Chief Edward Wrixon;

NOW, THEREFORE, BE IT RESOLVED that the license be authorized for term ending December 31, 2018 subject to requirements of Chapter 246 of the Code of the Borough of Cresskill.

License No. 18-423
2007 Lincoln
Serial # 1LNHM84W57Y619494

56. BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill that the Tax Collector be, and hereby is, authorized to effect the following tax refunds for overpayment of 2017 3rd quarter taxes:

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>AMOUNT</u>
193	1	Evergreen Land Title Services Escrow Account 81 East State Route 4, Suite 403 Paramus, NJ 07652 <i>(for: 296 Brookside Avenue)</i>	\$ 2,384.66
61	1058	Shellpoint Mortgage Centralized Refunds PO Box 9202 Coppell, TX 75019 <i>(for: 43 6th Street)</i>	\$ 2,893.00

57. WHEREAS, Kristina Reissner has been employed as Police Matron and part time Dispatcher in the Police Department; and

WHEREAS, Kristina Reissner has been working with the Police Department as secretary in connection with the Police Department’s accreditation process, as well as her other duties listed above.

NOW, THEREFORE, BE IT RESOLVED that Kristina Reissner be appointed Administrative Assistant to the Police Department at a per diem rate of \$20.00 per hour for all her duties including Matron and part time Dispatcher, effective January 1, 2018.

58. BE IT RESOLVED by the Mayor and Council, Borough of Cresskill, that the following employee change and promotion in the Public Works Department be approved, effective January 1, 2018, in accordance with Ordinance No. 16-10-1489:

<u>NAME</u>	<u>FROM</u>	<u>TO</u>
William LaTourette	Equipment Operator	Foreman

59. BE IT RESOLVED, by the Mayor and Council of the Borough of Cresskill that the following transfers be made in the 2017 budget appropriations:

CURRENT ACCOUNT

	<u>Account</u>	<u>From</u>	<u>To</u>
Water	445-020	5,000.00	
Telephone	440-020		5,000.00
Total		5,000.00	5,000.00

SWIM POOL ACCOUNT

Salaries and Wages	501-010	22,000.00	
Social Security	541-000	2,000.00	
Other Expenses	502-020		24,000.00
Total		24,000.00	24,000.00

60. BE IT RESOLVED by the Mayor and Council, Borough of Cresskill, that the following December 2017 payroll be ratified and approved:

December 22, 2017

Current Fund	\$ 341,519.21
Social Security/Medicare	13,150.71
Community Center	2,391.79
Library	<u>11,476.81</u>
	\$ 368,538.52

Motions

- 61. Appoint Steve McAnulty to the Recreation Committee for term ending December 31, 2020.
- 62. Appoint John Morgan, M.D. to the Board of Health for term ending December 31, 2020.
- 63. Appoint Robert Ulshoefer to Municipal Alliance for term ending December 31, 2018.

REMARKS FROM MEMBERS OF THE PUBLIC CONCERNING THE CONSENT AGENDA ONLY [Reported by Deputy Borough Clerk Patricia A. McKim.]

- 64. No one wished to be heard.
- 65. Motion by Council Member Spina and seconded by Council Member Savas to close the meeting to remarks on agenda items.

Roll Call: Yes - Unanimous Motion adopted.

- 66. Motion by Council Member Spina and seconded by Council Member Savas to consider all items marked with an asterisk as a single question.

On the question: The Borough Clerk announced that copies of all items marked with an asterisk have been posted in the Borough Hall and made available to the public.

Roll Call: Yes – Unanimous Motion adopted.

67. Motion by Council Member Spina and seconded by Council Member Cleary to adopt all items with an asterisk as a single question.

Roll Call: Yes - Unanimous Motion adopted.

PRESENTATION OF BILLS

68. Resolution by Council Member Olmo and seconded by Council Member Cleary:

(Resolution in full on pages 177A through 177H.)

Roll Call: Yes – Unanimous Resolution adopted.

REMARKS FROM THE PUBLIC FOR THE GOOD AND WELFARE OF THE BOROUGH
[Reported by Deputy Borough Clerk Patricia A. McKim.]

69. Werner Mai, 61 Heather Hill Road said he has been a beekeeper in town for 60 years and a member of the N.J. Beekeepers Association. I have never had a problem or a complaint from any of my neighbors. The N.J. Dept. of Agriculture has proposed new rules, one being that you cannot keep beehives on less than a quarter acre of property. Mayor Romeo asked what they could do to help. Mr. Mai said Ridgewood passed a resolution in opposition of the new beekeeping regulations, and I would like to ask the Mayor and Council to pass a similar resolution. Mayor Romeo said to leave your name and phone number, we'll review your documents and get back to you, but I don't see any problem.

No one else wished to be heard.

70. Motion by Council Member Spina and seconded by Council Member Cleary to close the meeting to remarks from the public.

Roll Call: Yes – Unanimous Motion adopted.

71. Motion at 8:10 P.M. by Council Member Spina and seconded by Council Member Cleary to adjourn the meeting.

Roll Call: Yes - Unanimous. Motion adopted.

Benedict Romeo
Mayor

Barbara A. Nasuto
Borough Clerk