

BOROUGH OF CRESSKILL

MAYOR AND COUNCIL

CRESSKILL

BERGEN COUNTY

NEW JERSEY

REGULAR MEETING

NOVEMBER 18, 2020

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 7:35 P.M.
4. Present: Council Members Cleary, Kaplan, Mueller, Olmo, Savas, Spina
Also Present: Attorney Diktas, Borough Officials Mitchell, Chief Wrixon, Deputy Chief Domville
5. Motion by Council Member Savas and seconded by Council Member Cleary to approve the minutes of the Mayor and Council Regular meeting of October 21, 2020.

Roll Call: Yes – Unanimous

Motion adopted.

COMMUNICATIONS

6. Minutes of the following meetings:

Planning Board

October 13 & 27, 2020

Filed.

REPORTS OF COMMITTEES AND OFFICIALS

7. Council Member Savas said the Grant the Library applied for was denied, but we'll reapply in September. The HVAC system needs to be repaired. The Library employees are following the holiday schedule set by the Borough. Recreation will not be having indoor travelling basketball, but as of now we're looking at having a clinic style soccer program.

Council Member Kaplan said the Board of Health has a meeting on November 23rd and are working on their newsletter. Mayor Romeo said they are looking for new members.

Council Member Olmo said Jim Cardo resigned from the Pool Commission after serving for 15 years. Greg Dedeian will be the new Commissioner and Barbara Wortmann has joined the Commission as Treasurer.

Council Member Spina said the Environmental Commission have continued having meetings remotely. Their meeting tonight will focus on the potential pursuit of a Sustainable New Jersey Certification for Cresskill.

UNFINISHED BUSINESS

ORDINANCE ON FINAL READING

Ordinance No. 20-06-1556 – Establish the Position of Director of Parks and Recreation

8. Motion at 7:40 PM by Council Member Savas and seconded by Council Member Cleary to introduce Ordinance No. 20-06-1556 - Establish the Position of Director of Parks and Recreation on final reading by title only.

Roll Call: Yes – Unanimous Motion adopted.

9. Council Member Savas read the title:

AN ORDINANCE OF THE BOROUGH OF CRESSKILL, NEW JERSEY, TO ESTABLISH THE POSITION OF DIRECTOR OF PARKS AND RECREATION OVERSEEING AND MANAGING THE SENIOR CENTER, COMMUNITY CENTER AND RECREATION DEPARTMENT

(Ordinance in full on pages 149A through 149D in Minutes of Regular Mayor and Council Meeting held October 21, 2020.)

10. The Borough Clerk announced the Ordinance was published in The Record on October 27, 2020, 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 Savas and seconded by Council Member Olmo to close the public hearing.

Roll Call: Yes – Unanimous Motion adopted.

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

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. 20-06-1556, entitled:

AN ORDINANCE OF THE BOROUGH OF CRESSKILL, NEW JERSEY, TO ESTABLISH THE POSITION OF DIRECTOR OF PARKS AND RECREATION OVERSEEING AND MANAGING THE SENIOR CENTER, COMMUNITY CENTER AND RECREATION DEPARTMENT

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

Roll Call: Yes – Unanimous Resolution adopted.

Ordinance No. 20-16-1566 – Amend Chapter 53- Police Organization

15. Motion at 7:42 PM by Council Member Savas and seconded by Council Member Cleary to introduce Ordinance No. 20-16-1566 – Amend Chapter 53 – Police Organization on final reading by title only.

Roll Call: Yes – Unanimous Motion adopted.

16. Council Member Savas read the title:

ORDINANCE AMENDING THE GENERAL ORDINANCE OF THE BOROUGH OF CRESSKILL, §53, POLICE DEPARTMENT, SPECIFICALLY ARTICLE III, DEPARTMENT ORGANIZATION, APPOINTMENTS AND PROMOTIONS

(Ordinance in full on page 150A in Minutes of Regular Mayor and Council Meeting held October 21, 2020.)

DE-308	301	14	Vince Carbonell, Esq. 232 Truman Drive Cresskill, NJ 07626 <i>(for: 62 Jackson Drive)</i>	\$ 695.25
DE-311	184	1-7	2 Piermont, LLC 269 Truman Drive Cresskill, NJ 07026 <i>(for: 2 Piermont Road)</i>	\$ 86.25
DE-326	14	46	Perrine Associates 450 11 th Street Cresskill, NJ 07026 <i>(for: 51 Roosevelt Street)</i>	\$ 26.45
DE-295	36	178-182	Frank DeCarlo P.O. Box 531 Alpine, NJ 07620 <i>(for: 177 5th Street)</i>	\$ 207.95
DE-302	137	329-335	Avi Lavon 55 Kennedy Drive Cresskill, NJ 07026 <i>(for: 46 Pershing Place)</i>	\$ 30.75
DE-348	137	329.01	Avi Lavon 55 Kennedy Drive Cresskill, NJ 07626 <i>(for: 46 Pershing)</i>	\$ 312.75
DE-359	54.01	65	Lumaj Homes, LLC 345 Route 17 South Saddle River, NJ 07548 <i>(for: 55 Cedar Street)</i>	\$ 708.00
DE-375	113	35	Lumaj Homes, LLC 345 Route 17 South Saddle River, NJ 07548 <i>(for: 340 Lafayette Street)</i>	\$3,168.50
DE-381	60	6	Lumaj Homes, LLC 345 Route 17 South Saddle River, NJ 07548 <i>(for: 37 7th Street)</i>	\$ 3,934.25
DE-395	37	417-419	Lehaviv Lapid 20 Evans Road Cresskill, NJ 07626 <i>(for: 199 Ninth Street)</i>	\$2,000.00
DE-402	1.05	6	FDC Development, LLC c/o Frank DeCarlo P.O. Box 531 Alpine, NJ 07620 <i>(for: 94 Heather Hill Road)</i>	\$3,384.50
DE-417	31	456-458	Lumaj Homes, LLC 345 Route 17 South Upper Saddle River, NJ 07548 <i>(for: 189 Magnolia Avenue)</i>	\$ 304.25

DE-418 1.04 17 Lumaj Homes, LLC \$ 152.00
 345 Route 17 South
 Upper Saddle River, NJ 07548
(for: 37 Beechwood Road)

27. 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 due to overpayment of taxes:

<u>TAX PERIOD</u>	<u>BLOCK</u>	<u>LOT</u>	<u>QUAL</u>	<u>NAME</u>	<u>AMOUNT</u>
4 th qtr 2020	29	3	C0004	Closing USA 7665 Omnitech Place Victor, NY 14564 <i>(for: 103 Stonegate Trail)</i>	\$ 3,215.22
4 th qtr 2020	33	353.01		Terra Title & Escrow, Inc. 272 State Rt. 5, 2 nd Floor Fort Lee, NJ 07024 <i>(for: 200 8th Street)</i>	\$ 2,880.96
Year 2020	56	29		Kevin Morgan 45 Chestnut Street Cresskill, NJ 07626	\$ 250.00
4 th qtr 2020	88	1	C0203	Philip Kang & Yousen Lim 203 Orchard Terrace Cresskill, NJ 07626	\$ 250.00
4 th qtr 2020	88	1	C0205	John Lee & Jessica Park 205 Orchard Terrace Cresskill, NJ 07677	\$ 4,503.80
4 th qtr 2020	91.05	9		Omer Ahmed & Amna Yaqoob 10 Mc Grath Drive Cresskill, NJ 07626	\$ 10,297.62
1 st &2 nd qtr 2021	303	2		Julie & Samuel Oh 99 Jackson Drive Cresskill, NJ 07626	\$ 13,235.87
4 th qtr 2020	114	34		Atlantic Title & Settlement Serv. 130 Clinton Road Fairfield, NJ 07004 <i>(for: 336 Highland Street)</i>	\$ 5,659.39
4 th qtr 2020	144.01	11		Moshe Levi (etal) 91 11 th Street Cresskill, NJ 07626	\$ 3,483.02

28. RESOLUTION AUTHORIZING THE SALE OF SURPLUS PROPERTY
 VIA ON-LINE AUCTION

WHEREAS, the Borough of Cresskill is the owner of certain surplus property which is no longer needed for public use; and

WHEREAS, the Borough of Cresskill is desirous of selling said surplus property in an "as is" condition without express or implied warranties.

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

1. The sale of surplus property shall be conducted through GovDeals pursuant to State Contract A-70967/T2581 in accordance with the terms and conditions of the State Contract. The terms and conditions of the agreement entered into with GovDeals is available online at govdeals.com and also available from the Borough of Cresskill.
 2. The sale will be conducted online and the address of the auction is govdeals.com.
 3. The sale is being conducted pursuant to Local Finance Notice 2008-9.
 4. A list of the surplus property to be sold is indicated on Schedule A attached hereto.
 5. The surplus property as identified shall be sold in an “as is” condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property.
 6. The Borough of Cresskill reserves the right to accept or reject any bid submitted.
29. WHEREAS, CNL Retirement Sun1 Cresskill is the taxpayer for real estate designated as Block 41, Lot 1.05 on the official tax map of the Borough of Cresskill and better known as 3 Tenakill Park Drive East, Cresskill, New Jersey (the “Property”); and

WHEREAS, CNL Retirement Sun1 Cresskill has made application to the Tax Court of New Jersey to have the assessment of the property listed above adjusted for the tax years 2013, 2014, 2015, 2016, 2018, 2019, and 2020; and

WHEREAS, the parties have agreed that the provisions of N.J.S.A. 54:51A-8 (Freeze Act) shall only apply for 2014 to freeze the assessment for 2015 and 2016 and that the Freeze Act does not apply for 2020; and

WHEREAS, the Mayor and Council are satisfied that after proper review and analysis, the settlement, as set forth below, is reasonable and in the Borough’s best interests;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Cresskill that the adjustments of the assessments of the property specified above be and are hereby approved and ratified as follows:

Year 2013	Original Assessment	County Board Judgment	Requested Tax Court Judgment
LAND:	\$8,808,00	N/A	\$8,808,000
IMPROVEMENTS:	\$27,949,300	N/A	\$23,689,500
TOTAL:	\$36,757,300	N/A	\$32,497,500
Year 2014	Original Assessment	County Board Judgment	Requested Tax Court Judgment
LAND:	\$8,808,000	N/A	\$8,808,000
IMPROVEMENTS:	\$27,949,300	N/A	\$23,646,000
TOTAL:	\$36,757,300	N/A	\$32,454,000
Year 2015	Original Assessment	County Board Judgment	Requested Tax Court Judgment
LAND:	\$8,808,000	N/A	\$8,808,000
IMPROVEMENTS:	\$27,949,300	N/A	\$23,646,000
TOTAL:	\$36,757,300	N/A	\$32,454,000
	Original	County Board	Requested Tax

Year 2016	Assessment	Judgment	Court Judgment
LAND:	\$8,808,000	N/A	\$8,808,000
IMPROVEMENTS:	\$27,949,300	N/A	\$23,646,000
TOTAL:	\$36,757,300	N/A	\$32,454,000
Year 2017	Original Assessment	County Board Judgment	Requested Tax Court Judgment
LAND:	\$8,800,000	N/A	\$
IMPROVEMENTS:	\$27,949,300	N/A	\$(No Appeal)
TOTAL:	\$36,757,300.	N/A	\$
Year 2018	Original Assessment	County Board Judgment	Requested Tax Court Judgment
LAND:	\$8,808,000	N/A	\$8,808,000
IMPROVEMENTS:	\$32,837,600	N/A	\$28,072,000
TOTAL:	\$41,645,600	N/A	\$36,880,000
Year 2019	Original Assessment	County Board Judgment	Requested Tax Court Judgment
LAND:	\$8,808,000	N/A	\$8,808,000
IMPROVEMENTS:	\$37,656,800	N/A	\$28,072,000
TOTAL:	\$46,464,800	N/A	\$36,880,000.
Year 2020	Original Assessment	County Board Judgment	Requested Tax Court Judgment
LAND:	\$8,808,000	N/A	\$8,808,000
IMPROVEMENTS:	\$33,072,000	N/A	\$28,072,000
TOTAL:	\$41,880,000	N/A	\$36,880,000

BE IT FURTHER RESOLVED that Harwood Lloyd, LLC be, and hereby is, authorized to execute the Stipulation of Settlement memorializing the settlement of this matter on behalf of the Borough of Cresskill; and

BE IT FURTHER RESOLVED that the proper officials be, and hereby are, authorized to make the necessary adjustments to the assessments.

30. BE IT RESOLVED, by the Mayor and Council, Borough of Cresskill, that following be appointed part-time Police Dispatcher in the Cresskill Police Department

BE IT FURTHER RESOLVED, effective Nunc Pro Tunc to November 4, 2020 Terrence McCabe is hereby appointed to the position of part-time Police Dispatcher.

Name	Effective date	Salary
Terrence McCabe	November 4, 2020	\$22.50

31. WHEREAS, the Police Chief has requested the purchase of 22 All Band MP Mobile Radios and 2 All Band Console Radios in the amount of \$164,082.00; and

WHEREAS, the Chief Financial Officer has verified that the funds are available;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Cresskill authorizes the purchase under State Contract #83909 from Motorola Solutions, Inc., 123 Tice Boulevard, Woodcliff Lake, NJ 07677.

32. WHEREAS, the Recreation Committee has scheduled various programs; and

WHEREAS, the following participants were unable to attend;

NOW, THEREFORE, BE IT RESOLVED that the recreation fees be returned to:

Yujin Jung
 (for: Ellie Jeon)
 162 4th Street
 Cresskill, NJ 07626
 Amount: \$115.00

Insup Lee
 (for: Lumi, Luke and Lucy Lee)
 133 Lexington Avenue
 Cresskill, NJ 07626
 Amount: \$150.00

Teri Situ
 (for: Leah Situ)
 214 Madison Avenue
 Cresskill, NJ 07626
 Amount: \$100.00

33. BE IT RESOLVED by the Mayor and Council, Borough of Cresskill, that the following November 2020 payrolls be ratified and approved:

November 6, 2020

Current Fund	\$ 317,179.79
Social Security/Medicare	12,009.64
Community Center	2,537.93
Library	<u>12,107.09</u>
	\$ 343,834.45

November 20, 2020

Current Fund	\$ 409,844.75
Social Security/Medicare	19,370.06
Community Center	2,600.59
Library	<u>12,119.13</u>
	\$ 443,934.53

34. BE IT RESOLVED, by the Mayor and Council of the Borough of Cresskill that the following transfers be made in the 2020 budget appropriations:

CURRENT ACCOUNT

	<u>Account</u>	<u>From</u>	<u>To</u>
General Administration – S/W	100-010	15,000.00	
Municipal Clerk – S/W	145-010		15,000.00
Mayor and Council – O/E	110-020	5,000.00	
Financial Administration – O/E	130-010	5,000.00	
Audit Service – Other Expenses	135-020		10,000.00
Streets and Roads – O/E	290-020	15,000.00	
Buildings and Grounds – O/E	310-020		15,000.00
Streets and Roads – O/E	290-020	5,000.00	
Sewer System – O/E	455-020		5,000.00
Celebration of Public Events – O/E	420-020	15,000.00	
Group Insurance Plans for Employees	220-020	20,000.00	
Recreation – O/E	370-020	15,000.00	
Community Center – O/E	371-020		50,000.00
Police – School Marshalls	245-010	25,000.00	
PERS	471-000	15,000.00	
Unemployment Insurance – O/E	225-000		40,000.00
Total		135,000.00	135,000.00

35. BE IT RESOLVED by the Mayor and Council, Borough of Cresskill, that Lydia Shambilides be appointed as a School Crossing Guard at a salary of \$18.90 per hour, effective November 18, 2020.

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

36. No one wished to be heard.
37. Motion by Council Member Savas and seconded by Council Member Cleary to close the meeting to remarks on agenda items.

Roll Call: Yes – Unanimous Motion adopted.

38. Motion by Council Member Savas and seconded by Council Member Cleary 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.

39. Motion by Council Member Savas 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

40. Resolution by Council Member Olmo and seconded by Council Member Savas:
(Resolution in full on pages 165A through 165P.)

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.]

41. No one wished to be heard.
42. Motion by Council Member Savas and seconded by Council Member Cleary to close the meeting to remarks from the public.

Roll Call: Yes – Unanimous Motion adopted.

43. Motion at 7:48 P.M. by Council Member Savas and seconded by Council Member Cleary to adjourn the meeting.

Roll Call: Yes – Unanimous. Motion adopted.

Benedict Romeo
Mayor

Francesca Maragliano
Borough Clerk