

**MAYOR AND COUNCIL
REGULAR MEETING
November 22, 2022
7:00 P.M**

CALL TO ORDER

SALUTE TO COLORS

Mayor Zdichocki invited all those present to stand in a salute to the colors.

MAYOR'S STATEMENT AS TO COMPLIANCE WITH P.L. 1975

Adequate Notice of this Meeting has been provided according to the Open Public Meetings Act, Assembly Bill 1030. Notice of this Meeting was included in the Annual Meeting Notice sent to the New Jersey Herald and the Daily Record on January 5, 2022 and was placed on the Official Bulletin Board in the Municipal Building and on the official website of the Borough of Stanhope.

In the event the Mayor and Council have not addressed all items on this Agenda by 10:00 PM and they are of the opinion that they cannot complete the Agenda in a reasonable time period, the Mayor and Council may exercise their option to continue this meeting at an agreed to date, time and place. Please turn off all cell phones for the duration of this meeting.

ROLL CALL

Council Members:

Councilwoman Kuncken – present	Councilman Thornton - present
Councilman Riccardi - present	Councilman Vance - present
Councilman Romano – absent	Councilman Wronko - present

Mayor Zdichocki – present

Mayor's Statements

John Savino - Mayor Zdichocki stated the governing body sends their sympathies to John Savino's family. John recently passed away and he was a member of the Board of Health Commission for the past six years. John's service to the Borough was greatly appreciated and he will be greatly missed.

NJ Natural Gas – Mayor Zdichocki stated the gas line installation began in the Borough on November 10th. The Mayor and Council would like to apologize for any inconvenience that the residents have had due to the construction. We have tried for months to get adequate information about street closings and what work will be done. Unfortunately, the project with NJ Natural Gas has gotten off to a rocky start with the most difficult part of Brooklyn Road and for two and a half days this caused havoc for our residents travelling in the area. The work was supposed to start on Brooklyn Road at McKinley Street. We were able to have the work stopped and the traffic access on Brooklyn Road has returned to normal. NJ Natural Gas has provided a work zone timeline for November and December. Please be aware, that at times, due to conditions and weather, the schedule will change. Everyone will have to have patience and consideration and we thank you in advance for this. The bulk of the work for this project should be done within the next few months.

Mayor Zdichocki stated NJ Natural Gas has provided the following timeline. This information will also be posted on the Borough website. The week of November 21st and 28th McKinley Street (Linden to Brooklyn Road). December 5th to December 22nd Brooklyn Road at McKinley going east toward Sparta Road. The week of December 26th Brooklyn Road (Central Ave to Sparta Road). This will be the most difficult section and will be done during the school's winter break. Going forward, NJ Natural Gas will send updates to the Administrator in order for community notifications to be provided. Remember, there will be detours for the gas project for many months to come, but the project is to the benefit of all. Stanhope residents will have gas lines in the future. As always, short term inconvenience brings a lifetime of benefit. Residents can review the work schedule at www.njng.com/constructiononyourstreet

Councilwoman Kuncken asked that the schedule updates be provided to the council members as well. Mayor Zdichocki stated the information will be posted on the website and made available to the council members.

PRESENTATION

Ryan Jiorle, Musconetcong Watershed Association (MWA) – Mr. Jiorle stated he is the Community Engagement Coordinator for the MWA and this is his second year making this presentation. The MWA works up and down the Musconetcong River and in the entire watershed. The MWA is concerned with water quality. Scientists, staff and volunteers (River Watcher Program) collect samples. Monitoring is also done for harmful algae bloom and road salt pollution which affects waterways and drinking water. If there are any residents interested in volunteering, there is training available on November 29th and December 3rd to learn how to monitor the amount of salt runoff. The MWA also does environmental restoration to help protect the river bed or improve it. Recreation Outreach is an area which Mr. Jiorle handles. There are maps provided online and in print form which inform people where they can go hiking, biking, kayaking and fishing. In 2020, the Musconetcong was designated as a National Water Trail by the Federal Government. This is in addition to the National Wild & Scenic River designation which some of the Musconetcong received in 2006. The Musconetcong River is technically part of the National Park Service. Education is also a very important part of the MWA's work. There is a summer camp program for children ages 5-12. There are school programs which take place in the classroom and at the river and the nature trails in Asbury. These are very interactive and hands on programs. For adults, there is a River Talk Series with monthly public presentations regarding topics of interest to the community. The MWA also deals with policy issues on the local, regional and some federal and national levels.

Mr. Jiorle stated the MWA recently adopted a new strategic plan. This will encompass the watershed as a whole. This is a highly connected system and what happens in one area affects other areas. The MWA will be working closely with municipalities and looks forward to becoming more involved with the towns, the schools and the environmental commissions. The purpose of this presentation is to remind people that stormwater runoff that runs off of the landscape carries pollutants. The rivers and lakes are all connected to the drinking water and other water sources that we use. The health of the water has a dollar value. This past winter there was a small stream which ran through Philadelphia which was saltier than the ocean due to road salt runoff. Salt has a huge environmental effect. As pollutants build up over time they can become an issue. They are finding elevated levels of salt in drinking water, even after treatment, which can be a health issue for certain people, especially those with high blood pressure. Flooding issues also contribute to these problems. Stormwater issues tend to be worse in areas with increased amounts of impervious coverage such as asphalt, roads, roofs, sidewalks and concrete. Fertilizers, manure and failing septic systems can harm the water system. Green infrastructure can be used to help prevent the runoff issues for better water quality. The goal is to get the water into the ground where it falls as opposed to the old system of directing the water to a different location. This can prevent flooding and improve the drinking water. Plants and soils have the natural ability to purify the water. Native vegetation works best because it can survive droughts and it is easier to maintain. Rain gardens work well for this purpose. Replacing impervious coverage to something that allows the water to flow through is another option. Green roofs and cisterns can also be beneficial. Green infrastructure spreads the stormwater runoff across many areas instead of into one large basin. It looks nicer, is more efficient and keeps the water in that area which reduces flooding and recharges the water supply. We do get some large-scale storms that a typical rain garden would not be able to handle. Larger systems are necessary too. A newer option, where sports fields are located, is to install a water storage system underneath the field.

Mr. Jiorle stated every municipality in New Jersey has to obtain 12 stormwater points throughout the year in at least three out of five categories. The categories are: *General Public Outreach* requires posting the stormwater information for the residents to view, handing out information at an event, emailing or mailing flyers. *School/Youth Education Activities* can be presented to the elementary school and high school students. *Conducting a Clean Up Day*, which has been done for the past thirty years at Lake Musconetcong. *Watershed/Regional Collaboration* which can include a litter clean up. *Community Involvement* earns points when volunteers help to monitor road salt runoff or algae bloom monitoring.

Mr. Jiorle stated the MWA is a resource for municipalities and the MWA is available to help answer any questions which may arise. Networking with other municipalities and organizations can be beneficial when dealing with various issues. Councilwoman Kuncken suggested that Mr. Jiorle reach out to the Stanhope Valley Road School to let them know he is willing to provide a presentation for the students. Ms. Yelenko, present in the audience, asked if Mr. Jiorle was involved with the Stanhope School a few years ago when they created a game which dealt with water management. Ms. Yelenko stated she was involved as a mentor and the game they devised was very clever. Mr. Jiorle replied he has only been with the MWA for the past two years but it could have been someone else from his organization. Ms. Yelenko asked about permeable asphalt. Mr. Jiorle stated the permeable asphalt is still not widely used but usually what will be done is to pave a parking lot with traditional pavement and then pave the edges with the permeable asphalt. Councilwoman Kuncken asked if Mr. Jiorle conducts presentations for planners and Land Use Boards. These types of options could be discussed when applicants come before the board. Mr. Jiorle stated there is a policy person on staff who is very familiar with land use applications and there is a new executive director who is a planner by trade and he teaches classes at Rutgers and he used to work in the Governor's office for planning. Mr. Jiorle stated the MWA is always available to answer any questions. Mayor Zdichocki and the council members thanked Mr. Jiorle for attending tonight's meeting.

CITIZENS TO BE HEARD

Mayor Zdichocki opened the meeting to the public after advising attendees that there is a five (5) minute time limit for each speaker.

Nancy Hoyt asked if the residents will be notified from now on, through Nixle, when the roads are going to be closed. Mayor Zdichocki stated the Borough will do its best using Nixle and the Borough website.

Brian Yelenko stated he owns several properties on Kelly Place in Stanhope but he lives in Netcong. Whenever work is going to be done by the Netcong DPW or an outside contractor, the residents in town receive a telephone call. Mr. Yelenko suggested that the Borough might want to investigate that messaging option. Mayor Zdichocki stated the Nixle system does work by sending out text messages. Mr. Yelenko stated there are still people without computers or cell phones who do still have land lines. Mayor Zdichocki stated residents can always call the employees at Borough Hall. Mr. Yelenko stated, meaning no disrespect, but if people do not know the work is going on, how would they know to call and that could overload your employees at Borough Hall. Mayor Zdichocki stated the Borough does the best it can distributing information by Nixle, the website, word of mouth, notifications to the schools, the Police Department, the office and Facebook. Councilman Wronko stated the telephone system Netcong utilizes is probably similar to what the school's use. Councilman Wronko suggested contacting the school and asking them to send out the road closure schedule through their system as well. Mayor Zdichocki stated she appreciated the suggestions. Councilwoman Kuncken stated in the past the Borough has done major projects which we controlled. The current project is being done by NJ Natural Gas and therefore, the Borough has no control over their operation. The governing body agrees with Mrs. Hoyt and Mr. Yelenko that we would like more information and we are working on that. When the Borough did the project on Brooklyn Road and on other streets, the Nixle system worked well. The Administrator has reached out to NJ Natural Gas and better communications should be provided going forward. Mr. Yelenko asked if the entire Borough will have natural gas lines. Mayor Zdichocki stated meetings have been going on with regard to this project for the past two and a half years. At this time, just the gas mains are being installed. NJ Natural Gas is supposed to send out letters of intent to the property owners and that has not been done. Then, based on the interest, NJ Natural Gas will determine where the gas lines will be installed. The Borough has no control over this either. Mr. Yelenko stated he is aware that there is a gas line on Continental Drive and when the bridge was reconstructed provisions were made to allow for the gas line to come across there in the future and he asked if this has been discussed. Mayor Zdichocki stated the gas company has changed their design plan three times so far regarding that issue.

Shari Yelenko, owner of Juntos Holdings and 1-3 Kelly Place along with her husband Brian Yelenko, stated the building has been rebricked and the façade has been restored to the historic Kelly Place building to its former architecture. Ms. Yelenko stated they have some concerns which they would like to share. Most recently their site plan application, which cost tens of thousands of dollars to put together, was dismissed without prejudice at a meeting they were not scheduled to

be at. This was done while they were waiting for the Borough Engineer to meet with their Engineer, as he was instructed to do by the Land Use Board. At the previous and last Land Use Board meeting they attended, the use for 10 Plane Street was approved. This seemed like a positive thing until the application was dismissed without their knowledge. Ms. Yelenko stated their attorney was in constant contact with the Borough Attorney and he never mentioned that this was coming. The Yelenko's have world class plans for an existing, approved audio-video podcast studio that would enrich the Borough in many ways. At this point, they are out of time and losing patience because of the way their permits, applications, and phone calls have been handled. As one of the largest tax payers in this town, with a commercial building and four residential properties, the Yelenko's have been unable to receive a return phone call from the Administrator for nearly three weeks. The purpose of that call was to set up a meeting with the Mayor to share the wonderful plans they have for Stanhope and to introduce some of the high caliber individuals that are interested in working with us and would greatly help support Stanhope's businesses. A lack of a return phone call is unacceptable in business and should not be acceptable in this Borough. Ms. Yelenko stated she and her husband have invested over two million dollars into this property between the purchase, the improvements, and the removal of houses that should have, by all accounts, been condemned. The entire process has taken so long, that they have not only lost business, but they have lost potential partners, tenants and most importantly time has been lost that can never be replaced. To add insult to injury, three months ago a building permit was submitted for two new items, which also included two previously approved items, and the building inspector has yet to sign off on even the previously permitted items. The building inspector informed Mr. Yelenko that he needed to speak with the Zoning Officer who then contacted the Borough Engineer for an opinion. The Engineer brought up the issue at a Land Use Board meeting where the Land Use Board Attorney deemed the subject was inappropriate. The Yelenko's attended that meeting but they were not listed on the agenda. The Land Use Board suggested that Mr. Yelenko meet with the Zoning Officer, the Building Inspector and the Engineer. Instead, the meeting took place without Mr. Yelenko. Ms. Yelenko stated her husband went to Borough Hall on a Wednesday night, the only time he knew the Zoning Officer and the Building Inspector would both be there, and they referred him back to the Land Use Board. This turned out to be a waste of time and a useless circle. After all this, the permit was denied and the Yelenko's appealed the decision and lost. Ms. Yelenko stated in her opinion this issue never should have left the building department in the first place. Now the Zoning Officer is suggesting that we spend \$575.00 to submit a new application to the Land Use Board, which had already been determined to not be the proper venue. Three more months have been lost. Ms. Yelenko stated she and her husband have settled a lawsuit filed against them by the town to their detriment. They have spent over one million dollars a year to move their mass market operations into the Trade Zone, to their detriment, because they have no ability to further the construction of their building here without the support of the town and the Land Use Board. Ms. Yelenko stated they have acted in good faith but sadly the same cannot be said of Stanhope. Stanhope has not supported us, whereas Netcong and Ms. Yelenko's team have been working together successfully for over twenty years without issue. Less than a block away, Netcong is a world of difference to work with. In Stanhope, we have beautified and improved the area and removed rat infested homes that never should have been occupied. Ms. Yelenko implored the governing body to take whatever action they can, individually and as a council, to actually support them and help them to better work with the building department, zoning and the land use board, to not only feel welcome in this town, but to finish the amazing work which was started so many years ago which they wish to complete. Ms. Yelenko stated something was said to her and her husband when they first came to Stanhope which was deeply disturbing to them and has been for years. They felt this should be brought to the attention of the governing body. When they were introducing themselves to the neighbors, they were told "we hope for Jewish lighting and that your building burns to the ground." This horrified the Yelenko's and still does. The neighbor's attitude should not be tolerated, but not only have they been tolerated, they have been indulged in meeting after meeting. Ms. Yelenko stated this is unconscionable and they sincerely hope the neighbor's sentiments are not shared by any member, of any department, in the Borough. At this time, after dealing with this for several years, the Yelenko's are insisting, that moving forward, the Borough give them the respect, which they have worked so hard to obtain. Ms. Yelenko asked that the council work to support and assist them in any way they can in order to complete the work which has been started. Ms. Yelenko thanked the governing body for their time and consideration with this matter.

Mayor Zdichocki stated Ms. Yelenko just provided a lot of information and it might have been easier if this had been printed out and presented to the governing body. Ms. Yelenko stated she would be happy to provide a printed copy and going forward, everything is going to be done in

writing. She will no longer attempt to make telephone calls which are not returned. Mayor Zdichocki stated she is not making excuses but the individual was away from the office for two weeks. Mr. Yelenko stated he came into the office on Thursday and left a message asking the Administrator to call and he has still not received a call. Mayor Zdichocki stated a lot of the issues mentioned deal with the Land Use Board and she cannot answer any questions with regard to the Land Use Board. Ms. Yelenko asked if pressure could be put on the Land Use Board to get something done. Everything just keeps going around in a circle. Ms. Yelenko stated she is in business to make money and this has cost millions. She cannot afford this anymore. Mayor Zdichocki stated she understands and she will sit down with the Administrator to see if there is anything they can do. The Borough Attorney will also be consulted. Ms. Yelenko stated they have done their best to prove they are acting in good faith and money has been spent to improve the town. They want to bring in world class partners but without the Land Use Board agreeing to anything, this is not possible. Covid happened and that is unfortunate. Ms. Yelenko stated they had to deal with members of the board not being available because they were sick but when the Yelenko's or their representatives were sick and could not attend it was an issue. Mr. Yelenko stated they thought they were making some progress but then there was a meeting where they were not on the agenda and had no representation present and the board dismissed their application. This was done because the board anticipated that a new more-grand site plan was going to be submitted. Mr. Yelenko stated their position is this, they are not submitting anything. Mr. Yelenko stated he is a home builder and they now have three building lots which they could put houses on at any time. They do not have to do what they want to do here. They can put an addition onto their building in Netcong and go four stories high. They have already met with the Economic Development Committee and they will approve this. The whole facility can be moved along with all the people they are bringing in from all over the country that are interested in doing business with them here. These are people who have worked with big names like Kenny Loggins, John Lennon, George Martin and Paul McCartney. Mr. Yelenko stated one of the reasons he wanted to talk to the Administrator was to set up a meeting with these people so that the Borough could know this is all for real.

Mayor Zdichocki stated now that the governing body has been informed the issue will be discussed. Mayor Zdichocki asked Ms. Yelenko to email her a copy of her statement from tonight's meeting. Ms. Yelenko stated she will do so and she will forward a copy to Administrator McNeilly as well. Mayor Zdichocki stated she will forward a copy to the council members. Mr. & Ms. Yelenko thanked the governing body. Councilman Riccardi stated Land Use is a separate entity from the governing body but he apologized for any hostility the Yelenko's have faced in the town. This certainly does not represent anyone on the governing body. We try to make everything as welcoming as possible here. The Yelenko's thanked Councilman Riccardi and stated they want to love this town and they love the building. Mayor Zdichocki thanked the Yelenko's for attending tonight's meeting.

Seeing no one further from the public wishing to speak, Mayor Zdichocki closed the public portion of the meeting.

MINUTES FOR APPROVAL

Mayor Zdichocki read aloud the list of minutes being presented for approval:

October 11, 2022	Work Session/Agenda Meeting
October 25, 2022	Business Meeting

On motion by Councilman Vance, seconded by Councilwoman Kuncken and carried by a majority voice vote, the above listed minutes were approved. Councilman Thornton and Councilman Riccardi abstained from the minutes of October 11, 2022.

CORRESPONDENCE *(List Attached)*

On motion by Councilman Riccardi, seconded by Councilman Vance and unanimously carried by voice vote, the list of correspondence was accepted and ordered placed on file.

COUNCIL COMMITTEE REPORTS

On motion by Councilwoman Kuncken, seconded by Councilman Wronko and unanimously carried by voice vote, the Council Committee Reports were waived.

Public Safety – Councilwoman Kuncken/Councilman Vance
(Police, Fire, Ambulance, Court & Violations Bureau, Emergency Management)

Finance & Administration – Councilman Romano/Councilman Thornton

Community Development – Councilman Wronko/Councilman Riccardi

Municipal Infrastructure – Councilman Thornton/Councilman Romano
(Water Distribution, Sewer Collection System, Road Construction & Maintenance, Buildings & Grounds)

Information Technology – Councilman Riccardi/Councilman Wronko

Boards/Commissions – Councilman Vance/Councilwoman Kuncken

COUNCIL DISCUSSION

Best Practice Checklist – Angelica Sabatini, CFO, stated a copy of the Best Practice Checklist was distributed to the governing body for review. The Borough needs 24 points to maintain the full State aid and the total points comes to 33 ½. Ms. Sabatini asked if the governing body had any questions. There were none.

2023 Municipal Calendar – Mayor Zdichocki stated the Clerk provided a copy of the calendar to the governing body for review. Ellen Horak, Clerk, stated there is a change to the calendar for the Senior Citizens Club contact person. Nancy Hoyt is the new contact. Councilwoman Kuncken stated the annual pig roast has been moved back to June and that has been included in the calendar. The governing body gave approval for the calendar to be sent to the printer.

John Rogalo's Offer (Stones for plantings at Lake Musconetcong) – Councilman Riccardi stated the plants are in place at the park and the area has been mulched. John Rogalo has offered to provide stones to be placed outlining the mulched areas. The governing body had no objections. Mayor Zdichocki asked that her thanks, and that of the council, be extended to Mr. Rogalo.

Staff Holiday Luncheon (Approval to Close Borough Hall at 2:00pm on December 15th) – On motion by Councilwoman Kuncken, seconded by Councilman Thornton, approval was granted to close Borough hall at 2:00pm on December 15th for the Staff Holiday Luncheon. Mayor Zdichocki asked what the past practice is for any employees who chose not to attend the luncheon. Ms. Horak stated any employee not attending the luncheon then works a full day.

2023 Municipal Budget:

3-a General Administration – (Line 10510021 Office Supplies) Angelica Sabatini, CFO, stated there was a question regarding why there is an overage for office supplies. Ms. Sabatini stated there are items which need to be moved over to water and sewer.

5-a Legal Services & Engineering Services – Ms. Sabatini stated for *Line 10515523 Litigation* the expenditures for 2019 = \$402.50; 2020 = \$4,747.66 and 2021 = \$879.86. For *Line 10516521 Engineering Prof. Services* the expenditures for 2019 = \$11,370.31; 2020 = \$5,482.50 and 2021 = \$16,020.00. Councilman Vance asked how the funds are allocated when the line item exceeds the budgeted amount. In a previous discussion, the Administrator had stated if the funds are not budgeted for things like litigation or engineering services and then an issue arises, that causes an issue on how to provide funding. Ms. Sabatini stated, for example, the total amount budgeted for Engineering Services is \$28,000. The \$28,000 is what is reported to the State. The Borough breaks down the funds by line items. As long as the total budgeted for the overall category is not exceeded there is no issue. The funds are just moved between the line items. This does not have to be done with budget transfers. Councilwoman Kuncken stated in her opinion it is not in the Borough's best interest to remove the budgeted amounts from these line items. If the funds are not utilized, the funds go back into the surplus and after two years those funds are available again. The money is not lost. However, it is very difficult to put money back into line items once it is removed. Councilman Vance stated his opinion is this, if litigation is reduced by \$5,000, that is a third of the tax point. This could help us with the overall budget cycle. Continually banking money that cannot

be utilized for three years does not seem practical. Councilwoman Kuncken stated this coming year is going to be a difficult budget year. The garbage contract and recycling contract are ending and the health insurance costs are increasing. Each year funds are taken out of surplus. This year we will be facing large increases, which we have no ability to change. That may mean that this year even more funds will have to be taken from surplus in order to keep the costs for the taxpayers down. Mayor Zdichocki asked if for example the \$10,000 is removed from litigation and then an issue arises, could funds be pulled from the surplus to cover the expenses. Ms. Sabatini stated after this year for example, once January 1st comes around, anything being spent for legal services has to be charged to the 2023 budget, because it happened in 2023. If there is any type of emergency, essentially that would be paid for with surplus. Anything that is in this budget, that is going to sit in appropriation reserves next year, cannot be utilized unless it happened in 2022. After the year is up, the funds go to surplus. There is the option in January or February, when appropriation reserve transfers are done, for some of that to be cancelled to surplus at that time if we know it will not be used. The Borough Auditor would have to be consulted prior to doing this. Councilman Thornton asked what the actual amount of funding for these categories was moved to surplus at the end of the year. Ms. Sabatini stated she would have to look up that information. Councilwoman Kuncken suggested that this topic be tabled at this time due to the fact the Chairman of the Finance Committee and the Administrator are not present at tonight's meeting.

5-e Zoning Officer – Ms. Sabatini stated Administrator McNeilly is waiting for information from the Zoning Officer regarding the governing body's questions.

7-d Fire Department – Ms. Sabatini stated for *Line 10526524 Communications* the Fire Department has indicated the aging radios and equipment led to increased maintenance costs this year. The increase to the budget is believed to be comparable to what will be needed in 2023. Replacement batteries and radios will have to be purchased as well. Councilwoman Kuncken asked if the Fire Department has submitted a capital budget as yet. Ms. Sabatini confirmed the capital budget has been submitted. Councilwoman Kuncken stated a Public Safety meeting will be held with the Fire Department to discuss their capital budget, as they requested. The budgeted amount for *Line 10526529 Fit Tests* is in line with the amount paid in 2022. The budgeted amount for *Line 10526531 Pump Testing* is due to the aging of the trucks and the increase in maintenance costs. The budgeted amount has been increased to be in line with what was spent in 2022. *Line 10526532 Ladder Testing* has been increased to be in line with the 2022 cost of services. *Line 10526534 Extinguisher Testing* was increased to anticipate this year's expenses. The previous vendor went out of business and the cost of anticipated services is in line with what was spent in 2022. The 2022 costs were \$3,450. Ms. Sabatini stated she obtained a couple of quotes and this is the lowest.

Ms. Sabatini asked the governing body if they would like to move on to discuss budget items which have not been addressed as yet. Mayor Zdichocki asked the governing body for their input. It was decided to wait for further discussion to take place at the December meeting which will begin at 6:00pm. Mayor Zdichocki asked Ms. Sabatini to attend the meeting if she is available. Ms. Sabatini confirmed she will attend. Mayor Zdichocki asked Ms. Sabatini to provide updated worksheets for the items discussed this evening. Ms. Sabatini agreed and stated there are additional figures available for items such as pension. Councilwoman Kuncken asked if there is any additional news regarding the health benefits. Ms. Sabatini replied there are several employees who have chosen to opt out next year and will be taking the stipend. There are others who have gone from family to husband and wife so the Borough costs are doing fine. The increases this year are approximately 24% depending on the plan choices. Mayor Zdichocki stated the Mayor's Council is trying to work on a solution to the increase. Ms. Sabatini stated the Division is working on something to help with the percentage increase and the CAP. They are trying to do something with the CAPs for garbage, recycling, petroleum costs and liability insurance. The governing body thanked Ms. Sabatini for attending this evening's meeting.

Surplus Vehicle Sale – Mayor Zdichocki stated there is a resolution on tonight's agenda to accept the bids from the surplus vehicle sale. The Borough received \$7,351.00 from the sale. The next sale, which will include the sale of the fire truck, will be done in January.

Holiday Decorations – Mayor Zdichocki stated the DPW is busy decorating Borough Hall and changing over the banners and putting the holiday lights on the street light poles. Peterson's Tree Service will be hanging the lights on the tree either this Friday or Monday of next week. The official tree lighting will take place on December 3rd. Pictures can be taken with Frosty and Santa on December 3rd from 2:30pm to 4:00pm at Borough Hall, which is being sponsored by the

Recreation Commission. The tree lighting will take place at 5:30pm with a reception to follow at the Presbyterian Church for a magic show.

Food Baskets - Mayor Zdichocki stated she would like to thank Netcong Borough, the Skylands Rotary and the Waterloo Food Pantry all of whom just provided 200 meals to families in this area. Thank you to the American Legion for providing gift cards. There are extra meals available if any one is in need or knows of a family in need, please contact the Mayor. Councilwoman Kuncken stated the American Legion has been providing gift cards to the Borough's Overseer of the Poor for many years.

NEW BUSINESS

RESOLUTIONS

Mayor Zdichocki offered the following resolutions which were read by title.

**Resolution 175-22 RESOLUTION AUTHORIZING BUDGET TRANSFERS
BETWEEN 2022 APPROPRIATION ACCOUNTS**

WHEREAS, certain transfers of funds for various 2022 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, N.J.S.A. 40A:4-58 provides for transfer of appropriations with an excess over and above the amount deemed necessary to fulfill their purposes to those appropriations deemed to be insufficient; and

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40A: 4-58 for transfer purposes.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stanhope that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriation accounts of the 2022 Municipal Budget as follows:

CURRENT FUND		
FROM		
Financial Admin- S&W	\$5,000.00	
Police- S&W	\$5,100.00	
TO		
Land Use Board- S&W		\$100.00
Petroleum Products- O.E.		\$5,000.00
Social Security- O.E.		\$5,000.00
TOTAL	\$10,100.00	\$10,100.00
WATER UTILITY		
FROM		
Other Expenses	\$1.00	
TO		
Interest on Notes		\$1.00
TOTAL	\$1.00	\$1.00
SEWER UTILITY		
FROM		
Other Expenses	\$284.00	
TO		
Interest on Notes		\$284.00
TOTAL	\$284.00	\$284.00

On motion by Councilwoman Kuncken, seconded by Councilman Vance and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Roll Call:

- | | |
|----------------------------|---------------------------|
| Councilwoman Kuncken – yes | Councilman Thornton – yes |
| Councilman Riccardi – yes | Councilman Vance – yes |
| Councilman Romano – absent | Councilman Wronko – yes |

Resolution 176-22

RESOLUTION AUTHORIZING THE RELEASE OF THE PERFORMANCE BOND OF REIVAX CONTRACTING CORP. FOR THE FURNACE STREET, KELLY ROAD AND WATERLOO ROAD IMPROVEMENTS PROJECT

WHEREAS, the Mayor and Council had deemed it necessary for Reivax Contracting Corp. to submit a performance bond prior to the commencement of the Furnace Street, Kelly Place and Waterloo Road Improvements Project; and

WHEREAS, Reivax Contracting Corp. did produce and the Borough did accept a performance bond guaranteeing the quality and completeness of the work; and

WHEREAS, the Borough Engineer has inspected the project site and deemed the project has been completed in general compliance with the contract; and

WHEREAS, the Borough Attorney has advised the Mayor and Council that a maintenance bond be required in the amount of \$192,193.50 to be effective for one year from the date of issuance to ensure the quality of the work.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope, County of Sussex, State of New Jersey, at the concurrence of the Borough Attorney do hereby authorize the release of the performance bond to Reivax Contracting Corp. for the Furnace Street, Kelly Place and Waterloo Road Improvements Project.

On motion by Councilman Riccardi, seconded by Councilman Wronko and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Roll Call:

- | | |
|----------------------------|---------------------------|
| Councilwoman Kuncken – yes | Councilman Thornton – yes |
| Councilman Riccardi – yes | Councilman Vance – yes |
| Councilman Romano – absent | Councilman Wronko – yes |

Resolution 177-22

RESOLUTION AUTHORIZING THE ACCEPTANCE OF MAINTENANCE BOND OFFERED BY REIVAX CONTRACTING CORP. FOR THE FURNACE STREET, KELLY PLACE AND WATERLOO ROAD IMPROVEMENTS PROJECT

WHEREAS, the Mayor and Council heretofore authorized the release of a performance bond submitted by Reivax Contracting Corp.; and

WHEREAS, Reivax Contracting Corp. has substantially completed the Furnace Street, Kelly Place and Waterloo Road Improvements Project; and

WHEREAS, Reivax Contracting Corp. has offered to the Borough a Maintenance Bond in the amount of \$212,182.66, which amount has been specified by the Borough Attorney; and

WHEREAS, the Borough Attorney has reviewed and approved of the form of said Maintenance Bond.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope, County of Sussex, State of New Jersey, that the Borough does hereby accept the Maintenance Bond issued by Reivax Contracting Corp. in the amount of \$212,182.66 for the Furnace Street, Kelly Place and Waterloo Road Improvements Project.

On motion by Councilman Thornton, seconded by Councilman Riccardi and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Roll Call:

- | | |
|----------------------------|---------------------------|
| Councilwoman Kuncken – yes | Councilman Thornton – yes |
| Councilman Riccardi – yes | Councilman Vance – yes |
| Councilman Romano – absent | Councilman Wronko – yes |

Resolution 178-22

RESOLUTION AWARDING BID TO ATLANTIC INFRA FOR INFRARED PAVEMENT RESTORATION OF DELL ROAD & SPARTA ROAD

WHEREAS, the Borough of Stanhope, through its municipal engineer, requested quotes for a 410 square feet infrared pavement restoration project on Dell Road and Sparta Road within the Borough of Stanhope (the “Project”); and

WHEREAS, though several attempts were made to obtain quotes for this project, the only quote received for the Project was from Atlantic Infra, with a quote of \$4,901.80; and

WHEREAS, the Borough Engineer has reviewed the received quote and finds it reasonable and appropriate, and recommends the award of the contract to Atlantic Infra; and

WHEREAS, the Borough QPA has reviewed and recommends award of the contract to Atlantic Infra., as it is below the 15%% bid threshold, per NJSA 40A:-11-6.1.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stanhope that the Borough does hereby award the contract for the infrared pavement restoration project on Dell Road and Sparta Road to Atlantic Infra, in an amount not to exceed \$4,091.80 for the Project; and

BE IT FURTHER RESOLVED that the award of this bid is subject to issuance of a certification of available funds by the Borough’s Chief Financial Officer.

On motion by Councilwoman Kuncken, seconded by Councilman Wronko and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Roll Call:

Councilwoman Kuncken – yes	Councilman Thornton – yes
Councilman Riccardi – yes	Councilman Vance – yes
Councilman Romano – absent	Councilman Wronko – yes

CONSENT AGENDA (All items listed on the Consent Agenda are considered routine by the Borough Council and were enacted by one motion of the Borough Council with no separate discussion.)

Resolution 179-22

RESOLUTION ACCEPTING BID PUBLIC SALE OF BOROUGH PROPERTY NO LONGER NEEDED FOR PUBLIC USE THROUGH MUNICIBID.COM PUBLIC AUCTION

WHEREAS, the Borough of Stanhope conducted an online public auction for Borough surplus property that was no longer needed through Municibid.com; and

WHEREAS, one vehicle, a 2005 Dodge Durango (VIN 1D4HB38N75F578960) was bid on and was won by the highest bidder, Concepcion DeJesus, 253 Montgomery Street, Bloomfield, New Jersey 07003 in the amount of \$580.00; and

NOW, THEREFORE, BE IT RESOLVED, the Borough of Stanhope hereby accepts the bid of Concepcion DeJesus, in the amount of \$580.00 through the Municibid.com public online auction.

Resolution 180-22

RESOLUTION ACCEPTING BID PUBLIC SALE OF BOROUGH PROPERTY NO LONGER NEEDED FOR PUBLIC USE THROUGH MUNICIBID.COM PUBLIC AUCTION

WHEREAS, the Borough of Stanhope conducted an online public auction for Borough surplus property that was no longer needed through Municibid.com; and

WHEREAS, one vehicle, a 1994 Ford L8000 (VIN 1FDYK82E9RVA14740) was bid on and was won by the highest bidder, Donald Campanello, 9 Whitmore Avenue, Wayne, New Jersey 07470 in the amount of \$1,850.00; and

NOW, THEREFORE, BE IT RESOLVED, the Borough of Stanhope hereby accepts the bid of Donald Campanello, in the amount of \$1,850.00 through the Municibid.com public online auction.

Resolution 181-22

**RESOLUTION ACCEPTING BID PUBLIC SALE OF
BOROUGH PROPERTY NO LONGER NEEDED FOR
PUBLIC USE THROUGH MUNICIBID.COM PUBLIC
AUCTION**

WHEREAS, the Borough of Stanhope conducted an online public auction for Borough surplus property that was no longer needed through Municibid.com; and

WHEREAS, one vehicle, a 2009 (VIN 1FMEU73E99UA13812) was bid on and was won by the highest bidder, Winston Ramdath , 174-43 125th Avenue, Jamaica New York 11434 in the amount of \$1,500.00; and

NOW, THEREFORE, BE IT RESOLVED, the Borough of Stanhope hereby accepts the bid of Winston Ramdath, in the amount of \$1,500.00 through the Municibid.com public online auction.

Resolution 182-22

**RESOLUTION ACCEPTING BID PUBLIC SALE OF
BOROUGH PROPERTY NO LONGER NEEDED FOR
PUBLIC USE THROUGH MUNICIBID.COM PUBLIC
AUCTION**

WHEREAS, the Borough of Stanhope conducted an online public auction for Borough surplus property that was no longer needed through Municibid.com; and

WHEREAS, one vehicle, a 2005 Ford F-350 (VIN 1FTWF31Y95EB79180) was bid on and was won by the highest bidder, John Werner, 2563 Smith Road, Jasper, New York 14855 in the amount of \$3421.00; and

NOW, THEREFORE, BE IT RESOLVED, the Borough of Stanhope hereby accepts the bid of John Werner, in the amount of \$3421.00 through the Municibid.com public online auction.

Resolution 183-22

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, the Tax Collector has received payment for the redemption of Tax Title Lien No. 2022-011 representing 2021 property taxes and/or utility charges on Block 11701, Lot 13.18 Qual C0508 known as 508 Stonegate Ln, assessed to Thomas/Kathleen Jacobellis, and;

WHEREAS, the Tax Collector certifies that reimbursement is now required to be made to the following lien holder for the required redemption amounts as shown below:

To Lienholder:	Trystone Capital Assets, LLC PO Box 1030 Brick, NJ 08723
Redemption Amount:	Tax Title Lien #2022-011 and Interest to Date of Meeting \$ 313.58 Premium Paid by Lienholder <u>1,800.00</u>
Total From Current Fund:	\$ 313.58
Total From Tax Premium Account	1,800.00

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey, that the Borough Treasurer be authorized to prepare the necessary check as stated above and to forward same to the lien holder.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer/Tax Collector.

Resolution 184-22

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, the Tax Collector has received payment for the redemption of Tax Title Lien No. 2022-007 representing 2021 property taxes and/or utility charges on Block 11501, Lot 2 Qual: C0076 known as 576 Dell Pl, assessed to Lisa Marshall, and;

WHEREAS, the Tax Collector certifies that reimbursement is now required to be made to the following lien holder for the required redemption amounts as shown below:

To Lienholder:	Evolve Bank & Trust 6000 Poplar Ave Suite 300 Memphis, TN 38119
Redemption Amount:	Tax Title Lien #2022-007 and Interest to Date of Meeting \$ 1,426.21 Premium Paid by Lienholder <u>4,300.00</u>
Total From Current Fund:	\$ 1,426.21
Total From Tax Premium Account	4,300.00

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey, that the Borough Treasurer be authorized to prepare the necessary check as stated above and to forward same to the lien holder.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer/Tax Collector.

Resolution 185-22

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, the Tax Collector has received payment for the redemption of Tax Title Lien No. 2022-003 representing 2021 property taxes and/or utility charges on Block 11010, Lot 11 known as 4 Ridge Rd, assessed to Michelle Sambets, and;

WHEREAS, the Tax Collector certifies that reimbursement is now required to be made to the following lien holder for the required redemption amounts as shown below:

To Lienholder:	Trystone Capital Assets, LLC PO Box 1030 Brick, NJ 08723
Redemption Amount:	Tax Title Lien #2022-003 and Interest to Date of Meeting \$ 272.59 Premium Paid by Lienholder <u>1,800.00</u>
Total From Current Fund:	\$ 272.59
Total From Tax Premium Account	1,800.00

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey, that the Borough Treasurer be authorized to prepare the necessary check as stated above and to forward same to the lien holder.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer/Tax Collector.

On motion by Councilman Vance, seconded by Councilman Riccardi and unanimously carried by the following roll call vote, the foregoing resolutions were duly adopted.

Roll Call:

Councilwoman Kuncken – yes	Councilman Thornton – yes
Councilman Riccardi – yes	Councilman Vance – yes
Councilman Romano – absent	Councilman Wronko – yes

Mayor's Appointment

Resolution 186-22

RESOLUTION APPROVING THE MAYOR'S APPOINTMENT OF JOHN C. HULSE, AS A JUNIOR MEMBER OF THE STANHOPE FIRE DEPARTMENT

Mayor's appointment of John C. Hulse, as a junior member to the Stanhope Fire Department.

BE IT RESOLVED by the Council of the Borough of Stanhope that they do hereby concur with the Mayor's appointment of John C. Hulse, as a Junior Member of the Stanhope Fire Department effective immediately.

On motion by Councilman Vance, seconded by Councilman Thornton and carried by a majority voice vote, the foregoing resolution was duly adopted. Councilman Wronko abstained.

PAYMENT OF BILLS

Resolution 187-22

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF STANHOPE AUTHORIZING PAYMENT OF BILLS

WHEREAS, the Chief Finance Officer has certified that funds are available in the proper account; and

WHEREAS, the Chief Finance Officer has approved payment upon certification from the Borough Department Heads that the goods and/or services have been rendered to the Borough;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope that the current bills list, dated November 22, 2022 and on file and available for public inspection in the Office of the Chief Finance Officer and approved by the Chief Finance Officer for payment, be paid.

On motion by Councilman Thornton, seconded by Councilman Wronko and unanimously carried by the following roll call vote the foregoing resolution was duly adopted.

Roll Call:

Councilwoman Kuncken – yes	Councilman Thornton – yes
Councilman Riccardi – yes	Councilman Vance – yes
Councilman Romano – absent	Councilman Wronko – yes

ATTORNEY REPORT

Mayor Zdichocki and the governing body welcomed Ursula Leo, Borough Attorney, back. Attorney Leo stated she is happy to be back and stated she had no report this evening.

CITIZENS TO BE HEARD

Mayor Zdichocki opened the meeting to the public after advising attendees that there is a five (5) minute time limit for each speaker.

Seeing no one from the public wishing to speak, Mayor Zdichocki closed the public portion of the meeting.

ADJOURNMENT

On motion by Councilman Vance, seconded by Councilwoman Kuncken, and unanimously carried by voice vote the meeting was adjourned at 8:25 P.M.

Approved:

Linda Chirip
Deputy Clerk for
Ellen Horak
Borough Clerk