

BOROUGH OF RAMSEY  
MAYOR AND COUNCIL  
MEETING MINUTES  
Wednesday, May 9, 2018

Mayor Dillon read the following statement:

Please take a moment to ensure that your cell phones and other electronic devices have been placed on silent setting.

Also note that Section 2-80 of the Code of the Borough of Ramsey establishes procedures for still photography, videotaping and audiotaping of public meetings. In accordance with the Code, audiotaping of this meeting is permitted. Videotaping of this meeting requires prior notice be submitted to the Borough Clerk.

Hard copies of items on tonight's agenda of the regular Mayor and Council meeting are available for public review in the binder located on the table as you enter the Council Chambers.

If there is something that you would like to submit to the governing body, please do not approach the dais, you may hand your item to the officer in the room.

Mayor Dillon called the meeting to order at 8:10pm and asked Board of Education member Mrs. Walsh to lead the flag salute. Mayor Dillon read the Open Public Meetings Act notice.

I. ROLL CALL -

Present: Mayor Dillon, Councilmembers Gutwetter, Jachzel, Jones, Kilman, Verdone and Weber

Also Present: Borough Clerk Bendian, Borough Administrator Vozeh, and Assistant Borough Attorney Steinberg

II. APPROVAL OF MINUTES – WS 04-25-18, 04-25-18

Motion to approve the minutes by Councilman Weber, seconded by Councilman Gutwetter. Carried.

III. COMMUNICATIONS -

Motion to accept and file by Councilman Gutwetter, seconded by Councilman Kilman. Carried.

1. Melissa Oratio, Northwest Bergen County Utilities Authority, 30 Wyckoff Avenue, Waldwick, NJ  
letter dated April 18, 2018, enclosing meeting minutes from March 20, 2018
2. Tanis LaManna, The Woman's Club of Ramsey  
letter dated May 4, 2018, regarding permission to hold their 15<sup>th</sup> annual heirloom tomato and plant sale on Saturday, May 19<sup>th</sup> at Masonic Lodge

IV. APPOINTMENTS – None

V. CONSENT RESOLUTION

Motion by Councilwoman Jachzel, seconded by Councilman Jones.

BE IT RESOLVED that the following resolutions herewith listed having been considered by the governing body of the Borough of Ramsey be and are hereby passed and approved:

- |          |             |   |
|----------|-------------|---|
| 098-2018 | Resolution: | payment of vouchers   |
| 099-2018 | Resolution: | ratifying the actions of the governing body for payroll number nine   |
| 100-2018 | Resolution: | authorizing tax court judgment for Block 2101 Lot 3.02 for years 2016 and 2017 in the amount of \$3,385.95  |
| 101-2018 | Resolution: | authorizing the borough enter into a subsidiary contract in an amount not to exceed \$811,231.72 for the resurfacing of borough streets with Mike Fitzpatrick & Son, Inc., 18 Cozy Lake Road, Oak Ridge, New Jersey |
| 102-2018 | Resolution: | authorizing the appointment of James Trouf as the Assistant Zoning Officer and Assistant Zoning Enforcement Officer   |
| 103-2018 | Resolution: | confirming the appointment of Austin Butler as Junior Mechanic  |
| 104-2018 | Resolution: | proclaiming May as Mental Health Awareness month in the Borough of Ramsey   |
| 105-2018 | Resolution: | authorizing the borough's participation and acceptance of funds from Federal Emergency Management Performance Grant Program (EMPG) and Emergency Management Agency Assistance Program (EMAA)                        |
| 106-2018 | Resolution: | award of contract for shade tree work to Rich Tree Service, Inc. South Plainfield, NJ for annual tree maintenance and removal in an amount of \$197,750.00 as the low bid   |

V. CONSENT RESOLUTION (cont'd)

BE IT FURTHER RESOLVED that the following applications and/or recommendations hereby be approved:

A. SPECIAL PERMITS:

Woman's Club of Ramsey is requesting permission to hold their annual tomato and plant sale on Saturday, May 19<sup>th</sup> at the Masonic Lodge parking lot from 10:00– 4:00

B. BLOCK PARTY REQUESTS:

ROLL CALL:

YAY: Gutwetter, Jachzel, Jones, Kilman, Verdone, Weber

VI. SPECIAL PRESENTATIONS - None

VII. COMMITTEE AND LIAISON REPORTS

- A. FINANCE AND ADMINISTRATION – Councilwoman Vanessa Jachzel  
Mentioned the final capital ordinance on for consideration and that she attended the Chamber of Commerce event and it was well attended.
- B. PUBLIC SAFETY – Councilman Harry Weber  
Congratulated the Environmental Commission on the job they did at Ramsey Clean Up Day.
- C. BUILDING, PLANNING & ZONING – Councilman Joseph Verdone  
Will be introducing four affordable housing ordinances. Welcomed Austin and James to the borough.
- D. UTILITIES, BUILDINGS & GROUNDS – Councilman Peter Kilman  
Announced that the Ramsey Education Run is this Saturday.
- E. PUBLIC & GOVERNMENTAL RELATIONS – Councilman William Jones  
Welcomed the two new employees.
- F. HEALTH, EDUCATION & SOCIAL SERVICES – Councilman Michael Gutwetter  
Attended the Board of Ed meeting where they discussed the purchase of a new Board of Education building on Franklin Turnpike that will not be included in the referendum.
- G. MAYOR DEIRDRE DILLON  
Identified Resolution 104-2018 as recognizing Mental Health Awareness month and it is part of our Stigma Free Program and thanked St. Paul’s Church for allowing she and Dr. Murphy to discuss Stigma Free after each mass over the weekend as they continue to rollout the program.  
  
Welcomed Austin and James to the borough.
- H. BOROUGH ADMINISTRATOR – Bruce Vozeh – no comment
- I. BOROUGH ATTORNEY – Eric Steinberg, Esq. – no comment
- J. BOROUGH CLERK – Meredith Bendian - no comment

## VIII. PUBLIC COMMENT

Anyone wishing to address the governing body should, when recognized, step up to the microphone and give his or her name (spelling the last name) and address. Please speak in an audible tone for the record and address your comments to the Chair. There will be a five-minute time limit per speaker, unless reduced because of the volume of business on the agenda. No one, other than the person having the floor, will be permitted to enter into any discussion without recognition by the Chair.

George Bumiller, 39 Lakeview Terrace, Ramsey

Asked for the status on information being posted on the website prior to a meeting. Mayor Dillon said it is still pending.

Rachel Seltzer, 177 Woodland Avenue, Ramsey

Inquired about the acquisition of the new Board of Education offices and whether it was a suitable space for the new senior center. Mayor Dillon said it is not and Councilman Verdona explained several reasons.

Allan Braggin, 25 Franklin Street, Ramsey

Pointed out that there was no reporter present at recent meetings and discussed the bid notices listed on the borough website. Mr. Voze said it would be looked into. He discussed the dollar amount in the capital ordinance as well as the deer fence ordinance that was tabled. Mayor Dillon said it was directed to the Deer Control Committee.

Fred Lobmeyer, 19 Poplar Street, Ramsey

Inquired about no overnight parking in Ramsey and asked for enforcement.

Jennifer Lessieu, 19 Lancaster Court, Ramsey

Asked about the status on the pool location and the DEP and the size of the Board of Ed location looking to be purchased Mayor Dillon replied that we are waiting to hear from the DEP. She also asked about the size of the Board of Ed location looking to be purchased.

Seeing no one else wishing to be heard, Mayor Dillon closed public comment.

IX. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION OF ORDINANCES

ORDINANCE 08-2018 - AN ORDINANCE TO AUTHORIZE CAPITAL IMPROVEMENTS FOR THE PURPOSE OF ROAD RESURFACING IN THE BOROUGH OF RAMSEY, BERGEN COUNTY, NEW JERSEY AND TO APPROPRIATE THE SUM OF \$800,000 TO PAY THE COST THEREOF

Motion by Councilwoman Jachzel, seconded by Councilman Jones

BE IT RESOLVED THAT AN ORDINANCE ENTITLED: An Ordinance to Authorizing Capital Improvements for the Purpose of Road Resurfacing in the Borough of Ramsey, Bergen County, NJ and to appropriate the sum of \$800,000 to pay the cost thereof, reading by title and that said ordinance be adopted by as an ordinance of the Borough of Ramsey

AND BE IT FURTHER RESOLVED that the Borough Clerk be and she hereby is, directed to cause a copy of the title of said ordinance to be published in an official newspaper of the Borough in the manner provided by law together with notice of the date of introduction and adoption of said ordinance.

Councilwoman Jachzel explained that this ordinance authorizing \$800,000 from the capital improvement fund towards road resurfacing.

Mayor Dillon opened the public hearing for Ordinance 08-2018.

Allan Braggin, 25 Franklin Street, Ramsey  
Asked whether or not curbing was included in the contract for repaving. Administrator Vozech said he would look into it.

With no one else wishing to be heard, Mayor Dillon closed the public hearing on Ordinance 08-2018.

ROLL CALL:

YAY: Gutwetter, Jachzel, Jones, Kilman, Verdone, Weber

X. INTRODUCTION OF ORDINANCES

ORDINANCE 09-2018 -An Ordinance Adding Section 34-4.28 to the Ramsey Borough Code, Which Will Be Entitled “Affordable Housing Mandatory Set-Aside”

Motion by Councilman Verdone, seconded by Councilman Kilman

BE IT RESOLVED that an ordinance entitled An Ordinance Adding Section 34-4.28 to the Ramsey Borough Code, Which Will Be Entitled “Affordable Housing Mandatory Set-Aside”-the Code of the Borough of Ramsey, Bergen County, New Jersey, pass the first reading by title, and that said ordinance be further considered for final passage and adoption at a regular meeting of the Mayor and Council to be held on the 23<sup>rd</sup> day of May, 2018 at 8:15 pm prevailing time or as soon after as the matter can be reached in the Municipal Building in said Borough and;

BE IT FURTHER RESOLVED that the Borough Clerk be and she hereby is, instructed to publish in an official newspaper of the Borough in the manner provided by law, a copy of said ordinance together with notice of introduction thereof and notice when the same will be considered for final passage and adoption.

Councilman Verdone read a synopsis of said ordinance

This ordinance requires that any site in the Borough that benefits from a rezoning, variance, or redevelopment plan approved by the Borough and results in 5 or more multi-family residential units shall provide a set-aside for affordable housing.

Where affordable units will be for rent, a mandatory set-aside of 15% is required. Where affordable units will be for sale, a mandatory set-aside of 20% is required.

The objective is to ensure that new multi-family development will provide its fair share of affordable units and help address the Borough’s affordable housing obligation.

The ordinance does NOT require the Borough to grant rezonings, variances, redevelopment designations, or extraordinary approvals for any such construction.

Development applications will be required to otherwise conform to the Borough’s zoning requirements.

Where multi-family development is already permitted, this requirement shall only apply if the Borough permits an increase in density that is at least twice the currently permitted density.

ROLL CALL:

YAY: Gutwetter, Jachzel, Jones, Kilman, Verdone, Weber

X. INTRODUCTION OF ORDINANCES ( cont'd)

ORDINANCE 10-2018 - An Ordinance of the Borough of Ramsey Adding Chapter 29 to the Ramsey Borough Code, Which Will Be Entitled “Affordable Housing Ordinance”, and Amending Chapter 13 of the Ramsey Borough Code, Entitled “Building and Housing”, to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Borough’s Affordable Housing Obligations

Motion by Councilman Verdone, seconded by Councilman Kilman

BE IT RESOLVED that an ordinance entitled An Ordinance of the Borough of Ramsey Adding Chapter 29 to the Ramsey Borough Code, Which Will Be Entitled “Affordable Housing Ordinance”, and Amending Chapter 13 of the Ramsey Borough Code, Entitled “Building and Housing”, to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Borough’s Affordable Housing Obligations, pass the first reading by title, and that said ordinance be further considered for final passage and adoption at a regular meeting of the Mayor and Council to be held on the 23<sup>rd</sup> day of May, 2018 at 8:15 pm prevailing time or as soon after as the matter can be reached in the Municipal Building in said Borough and;

BE IT FURTHER RESOLVED that the Borough Clerk be and she hereby is, instructed to publish in an official newspaper of the Borough in the manner provided by law, a copy of said ordinance together with notice of introduction thereof and notice when the same will be considered for final passage and adoption.

Councilman Verdone read a synopsis of said ordinance.

The purpose of this ordinance is to assure that all affordable units created in the Borough are assigned the proper controls on affordability and that these units are consistent with the requirements of the Fair Housing Act & Uniform Housing Affordability Controls.

Ordinance applies to ALL developments containing affordable units in the Borough, including those that currently exist and those that will be created.

Regulations include new construction requirements, including phasing, integration of units, bedroom & income distribution, accessibility requirements; as well as requirements related to maximum rents & sale prices, condo association fees, affirmative marketing, occupancy standards, selection of occupants for units, control periods, income eligibility, enforcement mechanisms, and appeals.

The ordinance also includes provisions pertaining to the duties of the Municipal Housing Liaison and the Administrative Agent, as well as requirements for annual monitoring and reporting of units.

This new Chapter 29 replaces Section 13-14 “Fair Share Plan; Affordable Housing Agency; Municipal Housing Liaison,” which is outdated and now deleted.

ROLL CALL:

YAY: Gutwetter, Jachzel, Jones, Kilman, Verdone, Weber



X. INTRODUCTION OF ORDINANCES ( cont'd)

ORDINANCE 11-2018 - An Ordinance Amending Section 34-21, Entitled “R-5A Garden Apartment District”, and Deleting Section 34-4.27, Entitled “Lower-Income Housing” of the Ramsey Borough Code

Motion by Councilman Verdone, seconded by Councilman Kilman.

BE IT RESOLVED that an ordinance entitled An Ordinance Amending Section 34-21, Entitled “R-5A Garden Apartment District”, and Deleting Section 34-4.27, Entitled “Lower-Income Housing” of the Ramsey Borough Code, pass the first reading by title, and that said ordinance be further considered for final passage and adoption at a regular meeting of the Mayor and Council to be held on the 23<sup>rd</sup> day of May, 2018 at 8:15 pm prevailing time or as soon after as the matter can be reached in the Municipal Building in said Borough and;

BE IT FURTHER RESOLVED that the Borough Clerk be and she hereby is, instructed to publish in an official newspaper of the Borough in the manner provided by law, a copy of said ordinance together with notice of introduction thereof and notice when the same will be considered for final passage and adoption.

Councilman Verdone read a synopsis of said ordinance.

This ordinance increases the maximum density in the zone to twenty units per acre, as required per the settlement agreement between the Borough and Fair Share Housing Center.

The required set-aside for affordable units is maintained at 20%.

The objective is to further encourage redevelopment of the Kinchley’s Tavern site for inclusionary residential development and generate additional affordable units.

The ordinance also replaces requirements pertaining to the affordable housing units to be created in the zone so that these requirements are consistent with the proposed new Ch. 29 “Affordable Housing Ordinance”, and deletes Section 34-4.27 “Lower-Income Housing”, which refers back to the outdated language to be replaced.

Requirements for off-street parking, roadways and driveways are also amended to be consistent with the Residential Site Improvement Standards (RSIS), which govern.

ROLL CALL:

YAY: Gutwetter, Jachzel, Jones, Kilman Verdone, Weber

X. INTRODUCTION OF ORDINANCES ( cont'd)

ORDINANCE 12-2018 - An Ordinance Amending and Supplementing Chapter 34, Zoning, of the Revised General Ordinances of the Borough of Ramsey in order to establish a New R-5B Island Road Multifamily Residential Overlay District

Introduced by Councilman Verdone, seconded by Councilman Kilman.

BE IT RESOLVED that an ordinance An Ordinance Amending and Supplementing Chapter 34, Zoning, of the Revised General Ordinances of the Borough of Ramsey in order to establish a New R-5B Island Road Multifamily Residential Overlay District, pass the first reading by title, and that said ordinance be further considered for final passage and adoption at a regular meeting of the Mayor and Council to be held on the 23<sup>rd</sup> day of May, 2018 at 8:15 pm prevailing time or as soon after as the matter can be reached in the Municipal Building in said Borough and;

BE IT FURTHER RESOLVED that the Borough Clerk be and she hereby is, instructed to publish in an official newspaper of the Borough in the manner provided by law, a copy of said ordinance together with notice of introduction thereof and notice when the same will be considered for final passage and adoption.

Councilman Verdone read a synopsis of said ordinance.

This creates a new overlay district over the 7.1-acre Ramsey Lumber site located at 575 Island Road (Block 3801 Lots 1 and 8 and Block 3803 Lot 1).

The site's underlying B-3 zoning will be retained, but the overlay zone will also allow the property owner to develop inclusionary multi-family residential.

As required per the Settlement Agreement between the Borough and Fair Share Housing Center, the overlay zone allows for development at a maximum density of 20 units/acre, and requires a minimum set-aside for affordable units (15% if for rent, 20% if for sale).

The objective is to encourage redevelopment of the Ramsey Lumber site for inclusionary residential development and generate additional affordable units in the Borough to help to address its fair share housing obligation.

ROLL CALL:

YAY: Gutwetter, Jachzel, Jones, Kilman, Verdone, Weber

XI. UNFINISHED BUSINESS - None

XII. NEW BUSINESS - None

XIII. ADJOURNMENT

Motion by Councilman Weber, seconded by Councilman Jones. All in favor. Carried.  
Meeting adjourned at 8:46pm.

Minutes respectfully submitted,  
Meredith Bendian  
Meredith Bendian, RMC  
Borough Clerk