

**BOROUGH OF RAMSEY**  
**MAYOR AND COUNCIL**  
**MEETING MINUTES**  
Wednesday, May 23, 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 8:40pm and asked Board of Education member Ms. Lamendola 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 05-09-18, 05-09-18  
Motion to approve by Councilman Gutwetter, seconded by Councilman Weber. Carried

III. COMMUNICATIONS -

Motion by Councilman Jones, seconded by Councilwoman Jachzel.

1. Dr. Michael Thumm, Principal Ramsey High School, 256 E. Main Street, Ramsey letter dated May 10, 2018, inviting the governing body to the Ramsey High School graduation on Friday, June 22, 2018 at 6:30pm
2. Melissa Oratio, Northwest Bergen County Utilities Authority, 30 Wyckoff Ave, Waldwick, NJ  
letter dated May 16, 2018 enclosing minutes from the April 17, 2018 meeting
3. George Bumiller, 39 Lakeview Terrace, Ramsey  
fax dated May 16, 2018 regarding the borough website

IV. APPOINTMENTS – None

Councilman Kilman made a motion, seconded by Councilman Gutwetter, to go out of the regular order of business in order to have the Mayor read a Proclamation for Gun Violence Awareness Month. All in favor. Carried. Mayor Dillon read the proclamation.

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:

- |          |             |  |
|----------|-------------|--|
| 107-2018 | Resolution: | payment of vouchers  |
| 108-2018 | Resolution: | ratifying the actions of the governing body for payroll number ten   |
| 109-2018 | Resolution: | awarding contract to Christopher P. Statile, P.A., 3 Fir Court, Oakland, New Jersey for engineering design and construction inspection services for Island Road Municipal Aid Project in an amount not to exceed \$28,300.00 |
| 110-2018 | Resolution: | correcting Resolution 100-2018 where an addition error was made and the amount of the refund should have been \$3,585.95 for Block 2101 Lot 3.02 therefore an additional refund check be issued in the amount of \$200.00    |
| 111-2018 | Resolution: | authorizing the tax court judgment for Block 3702 Lot 12 for 2017 in the amount of \$30,516.02   |
| 112-2018 | Resolution: | confirming the appointment of Bruce Vozeh as the Municipal Housing Liaison for the Borough of Ramsey   |
| 113-2018 | Resolution: | endorsing and seeking court approval of a Housing Element and Fair Share Plan adopted by the Planning Board  |
| 114-2018 | Resolution: | requesting the court review and approve the borough's Affordable Housing Trust Fund spending plan  |
| 115-2018 | Resolution: | adopting the affirmative marketing plan for the borough's affordable housing units   |
| 116-2018 | Resolution: | authorizing a two (2) year contract for the BCUA Solid Waste Cooperative Marketing Program at a rate of \$66.39 per ton  |
| 117-2018 | Resolution: | authorizing the issuance of third quarter estimated tax bills  |

V. CONSENT RESOLUTION (cont'd)

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

A. SPECIAL PERMITS:

JC Promotions for Friends of the Adornos are requesting permission to place signs around the borough advertising the outdoor fair on Sunday, June 24, 2018

B. BLOCK PARTY REQUESTS:

Jenifer Edelson of Norman Drive is requesting permission to hold a block party on Saturday, June 23, 2018 from 2:30pm – 7:30 pm

John Macri of Balfour Lane is requesting permission to hold a block party on Sunday, June 24, 2018 from 1:00 – 7:00 pm

ROLL CALL:

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

V. SPECIAL PRESENTATIONS - None

## VII. COMMITTEE AND LIAISON REPORTS

- A. FINANCE AND ADMINISTRATION – Councilwoman Vanessa Jachzel  
Thanked the Women’s Club and Garden Club for their recent plant sales and the Public Education Foundation 5K Run. Also thanked the Chamber of Commerce on their successful Taste of Ramsey event this past weekend.
- Reported that the Outdoor Farmers’ Market is coming up and the Memorial Day Ceremonies.
- B. PUBLIC SAFETY – Councilman Harry Weber  
Thanked St John’s Church for holding a service for the first responders and the Chamber of Commerce for another successful Taste of Ramsey and recognized the LEAD organization and Officer Beamon for a great charity basketball game and condolences to Bill Ackerson on the passing of his father.
- C. BUILDING, PLANNING & ZONING – Councilman Joseph Verdone  
Announced the Memorial Day Ceremonies starting with VFW conducting a service at Union Cemetery followed by the parade ending at Veterans’ Park.
- D. UTILITIES, BUILDINGS & GROUNDS – Councilman Peter Kilman  
Echoed his colleagues comments and expressed his condolences to Bill Ackerson.
- E. PUBLIC & GOVERNMENTAL RELATIONS – Councilman William Jones  
Reported that the Independence Day Event will be on July 7<sup>th</sup> and congratulated the Chamber of Commerce for another successful Taste of Ramsey and announced that the Farmers’ Market will be outside starting in June.
- F. HEALTH, EDUCATION & SOCIAL SERVICES – Councilman Michael Gutwetter  
Echoed the sentiments of his fellow councilmembers.
- G. MAYOR DEIRDRE DILLON  
Echoed everyone’s comments in the interest of time.
- H. BOROUGH ADMINISTRATOR – Bruce Vozeh – no report
- I. ASSISTANT BOROUGH ATTORNEY – Eric Steinberg, Esq. – no report
- J. BOROUGH CLERK – Meredith Bendian - no report

## 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

Noted that during the work session he was not permitted to make a presentation on the screens in the council chambers and also discussed the recording system malfunctioning during the work session.

Allan Braggin, 25 Franklin Street, Ramsey

Inquired about who maintains the pool grounds. Mr. Vozeh replied it is an outside contractor. Mr. Braggin presented pictures of adjacent grounds of the pool and expressed concerned about ticks.

Chance Parker, 11 Park Place, Ramsey

Discussed a falling apart bridge on the bike path near the pool and expressed his support of the gun violence proclamation and implored the borough to adopt an updated fire arms ordinance.

Karen Muraca, Deer Trail North, Ramsey

Thanked the Mayor and Council for the gun violence awareness proclamation and asked for more opportunities to open up the conversation with residents of the town.

Not seeing anyone else wishing to be heard, Mayor Dillon closed public comment.

IX. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION OF ORDINANCES

Mayor Dillon announced that these four ordinances are to implement our settlement agreement with the Fair Share Housing Corporation and were recommended by the Planning Board last week after a hearing.

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

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, final 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.

Councilman Verdone explained that 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.

Mayor Dillon opened Ordinance 09-2018 for public hearing.

IX. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION OF ORDINANCES (cont'd)

Allan Braggin, 25 Franklin Street, Ramsey

Discussed the ordinance meeting the law but feels they are below what was originally requested.

With no one else wishing to be heard, Mayor Dillon closed the public hearing on Ordinance 09-2018.

ROLL CALL:

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



IX. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION 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, final 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.

Councilman Verdone explained that 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.

This 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.

IX. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION OF ORDINANCES (cont'd)

Mayor Dillon opened the public hearing on Ordinance 10-2018.

Allan Braggin, 25 Franklin Street, Ramsey

Inquired about the fee Mr. Burgis was paid. Mr. Vozeh will get him an answer. Mr. Braggin expressed that the settlement was substantially less than was requested.

Chance Parker, 11 Park Place, Ramsey

Expressed his displeasure at the timing of the settlement.

Mayor Dillon explained that this entire process goes back to the 1970s. The borough met their requirements under COAH Round one and two and were about to meet our requirements under round three when COAH was dissolved. We are way ahead of the curve on a lot of other towns and consider this a very good settlement and have not waited until the very last minute, we've been working on this for a very long time.

With no one else wishing to be heard, Mayor Dillon closed the public hearing on Ordinance 10-2018.

ROLL CALL:

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

IX. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION 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, final 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.

Councilman Verdone explained that this ordinance increases the maximum density in the zone to 20 units/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 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.

Mayor Dillon opened Ordinance 11-2018 up for public hearing.

Allan Braggin, 35 Franklin Street, Ramsey  
Commented on the long term existence on the zoning of the garden apartment zoning on the Kinchley's property.

Seeing no one else wishing to be heard, Mayor Dillon closed the public hearing on Ordinance 11-2018.

ROLL CALL:

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

IX. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION 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

Motion by Councilman Verdone, seconded by Councilman Kilman

BE IT RESOLVED THAT AN ORDINANCE ENTITLED: 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, final 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.

Councilman Verdone explained that 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.

IX. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION OF ORDINANCES (cont'd)

Mayor Dillon opened up Ordinance 12-2018 for public hearing.

Jennifer Lessieu, 19 Lancaster Court, Ramsey

Inquired about the low income housing and the possibility of the influx of families who may have children that use the schools. Mayor Dillon would not speculate.

Allan Braggin, 25 Franklin Street, Ramsey

Discussed the overlay zone in this district.

Darleen Lake, 42 Ferguson Place, Ramsey

Asked for clarification that there is no application pending. The Mayor confirmed.

Not seeing anyone else wishing to be heard, Mayor Dillon closed the public hearing on Ordinance 12-2018.

ROLL CALL:

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

X. INTRODUCTION OF ORDINANCES

ORDINANCE 13-2018 – An ordinance providing for the vacation of Blauvelt Avenue, Block 2201, Lot 37 in the Borough of Ramsey, Bergen County, New Jersey

Motion by Councilman Verdone, seconded by Councilman Kilman

BE IT RESOLVED that an ordinance entitled An ordinance providing for the vacation of Blauvelt Avenue, Block 2201, Lot 37 in 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 13<sup>th</sup> day of June, 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.

Borough Administrator Vozech explained that this Ordinance 13-2018 and Ordinance 14-2018 is vacating a paper street because it is less than a building lot and the property will go to the two adjoining property owners.

ROLL CALL:

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

ORDINANCE 14-2018 – An ordinance providing for the vacation of Blauvelt Avenue, Block 2201, Lot 38 in the Borough of Ramsey, Bergen County, New Jersey

Motion by Councilman Verdone, seconded by Councilman Kilman

BE IT RESOLVED that an ordinance entitled An ordinance providing for the vacation of Blauvelt Avenue, Block 2201, Lot 38 in 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 13<sup>th</sup> day of June, 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.

ROLL CALL:

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

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

Gun Violence Awareness Proclamation Presentation – (covered after Appointments)

XIII. ADJOURNMENT

Motion to adjourn by Councilman Jones, seconded by Councilman Weber. All in favor.  
Carried. Meeting adjourned at 9:29pm.

Minutes respectfully submitted,

Meredith Bendian

Meredith Bendian, RMC

Borough Clerk