

**BOROUGH OF RAMSEY
MAYOR AND COUNCIL
WORK SESSION MINUTES
Wednesday, May 11, 2022**

This meeting is being conducted telephonically. The dial-in number is (425)436-6365 Access Code 213563#. You may also view the meeting on the Ramsey YouTube Channel at https://www.youtube.com/channel/UCeBnVXBwSn_ILMuAGkSin9w

Council President Kilman called the meeting to order at 7:31pm, led the flag salute and read the Open Public Meetings Act notice.

I. ROLL CALL:

Present: Mayor Dillon, Councilpersons Cusick, Kilman, Weber and Woods

Also Present: Borough Clerk Bendian, Borough Administrator Vozeh and Borough Attorney Scandariato

Absent: Councilpersons Gutwetter and Poppe

II. APPROVAL OF MINUTES – WS 04-13-22, 04-27-22

Motion by Councilman Weber, seconded by Councilman Kilman.

Councilman Kilman abstained from the WS 04-13-22 minutes. All in favor. Carried.

III. COMMUNICATIONS -

Motion by Councilwoman Cusick, seconded by Councilwoman Woods. Carried.

1. Alison Gordon, Northwest Bergen County Utilities Authority, 30 Wyckoff Avenue, Waldwick, NJ 07463
e-mail dated April 29, 2022, attaching correspondence concerning the 2022 sewer connection fee public hearing to be held on May 17, 2022 at 7pm.
2. James Rotundo, Northwest Bergen County Utilities Authority, 30 Wyckoff Avenue, Waldwick, NJ 07463
letter dated May 3, 2022, regarding 2023 service charges and water usage data

IV. PUBLIC COMMENT

Anyone wishing to address the governing body please give your name (spelling the last name) and address. Please speak in an audible tone 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. Please note, public comment is your time. Out of respect and fairness to all, there will be no interruptions or questions answered during your time. No time shall be ceded to anyone else and no time shall be saved for later use. Any responses may be given during the governing body's comments later in the meeting, or as directed by the Chair. The Borough Clerk is the official time keeper.

With no one wishing to be heard on the telephone or in chambers, Council President Kilman closed public comment.

Ramsey Housing Presentation

Representatives from Ramsey Housing Inc. Chris Botta and Ken Gubala, who are partnering with Bergen County United Way, presented renderings (attached) of the proposed housing for adults with special needs at 13 N. Central Avenue. They made a request for funding in the amount of \$750,000 out of the borough's COAH fund. The development would include six, single bedroom units. They also requested that there be a transfer of deed in order to receive state funding.

V. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION OF ORDINANCES - None

VI. APPOINTMENTS

Mayor Dillon made the following appointments

Dane Gilli, Office of Emergency Management
Brian Drewes, Office of Emergency Management

VII. CONSENT RESOLUTION

Motion by Councilwoman Cusick, seconded by Councilman Kilman

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:

- | | | |
|----------|-------------|---|
| 110-2022 | Resolution: | payment of vouchers |
| 111-2022 | Resolution: | ratifying the actions of the governing body for payroll number nine |
| 112-2022 | Resolution: | proclaiming May as Mental Health Awareness month in the Borough of Ramsey |
| 113-2022 | Resolution: | confirming the appointment of Brian Drewes to the Office of Emergency Management |
| 114-2022 | Resolution: | confirming the appointment of Dane Gilli to the Office of Emergency Management |
| 115-2022 | Resolution: | authorizing the tax redemption for Block 2911 Lot 5 in the amount of \$25,114.38 |
| 116-2022 | Resolution: | authorizing the tax redemption for Block 2301 Lot 9 in the amount of \$2,267.02 |
| 117-2022 | Resolution: | awarding contract to D & L Paving for the subsidiary contract for road resurfacing in the borough in the amount of \$905,915.28 |

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

A. SPECIAL PERMITS:

B. BLOCK PARTY REQUESTS:

David Calleo of Center Street is requesting permission to have a block party on Sunday, July 3, 2022 from 1:30pm-6:30 pm

Roll Call:

YAY: Cusick, Kilman, Weber, Woods

VIII. SPECIAL PRESENTATIONS - None

IX. COMMITTEE AND LIAISON REPORTS

A. FINANCE AND ADMINISTRATION – Councilman Michael Gutwetter
Absent

B. PUBLIC SAFETY – Councilman Peter Kilman
VFW – Discussed the various events that are ongoing. Announced they are ramping up for the annual Memorial Day Ceremony. The service is at Union Cemetery at 9am and the Memorial Service at Veterans’ Park at about 11:45am.

Congratulated the new OEM appointees.

C. BUILDING, PLANNING & ZONING – Councilwoman Jane Woods
Congratulated the new appointees to OEM and congratulated Councilman Gutwetter on the birth of his first grandchild.

Reported that acoustic panels were installed at the senior and community center and make such a difference.

D. UTILITIES, BUILDINGS & GROUNDS – Councilwoman Judy Cusick
Congratulated the two OEM appointments.

Planning Board – Two site plans waivers were approved at the last meeting. The public hearing for Chick-fil-A proposing a reconfiguration of the drive-thru and adding a bypass lane was carried to June 7th.

Ramsey Shade Tree Commission – There was a tree planting at the Ramsey Pool for Arbor Day. Information is on the borough website regarding the Commission.

Board of Public Works - Regarding the NJ Public Law P.L. 2021, Chapter.183 that was enacted, requires all public community water systems to replace Lead Service Lines in their service area within 10 years. In January of this year, the Borough completed their initial inventory of all water service lines in our system.

According to Crew Engineering’s current records, there are approximately 3,200 locations where the materials of construction for the property-owned portion of the water service are unknown.

Crew Engineers has developed a secure on-line plumbing inspection form to be completed by property owners to help continue to identify the type of material for existing water service lines to homes and businesses in Ramsey's water distribution system. This alleviates the need to use our Ramsey Water Department for inspections and could expedite obtaining the needed information.

With this on-line inspection survey form, the Borough will ask property owners to collect information on their water service and submit it to the Borough to determine if the service is a Lead Service Line (LSL). If the property owner is uncomfortable about performing the survey, they may have the Ramsey Water Department complete the inspection.

E. PUBLIC & GOVERNMENTAL RELATIONS – Councilwoman Sara Poppe
In her absence, Council President Kilman read a report.

Reported that the Ramsey Journal will be in mailboxes soon with a big thank you to Kelly Sylvester for all of her hard work.

Letters were sent to new residents about the new resident mixer at the Ramsey Municipal Pool in June. Many have already signed up.

LEADS Got Talent will be at Dater School on Saturday, May 14th.

Ramsey Municipal Alliance will hold a drug take back at the Farmers' Market on Sunday, June 5th. They will also have Gizmo D Robot who will teach healthy habits.

F. HEALTH, EDUCATION & SOCIAL SERVICES – Councilman Harry Weber
Thanked Jim Trouf the Recycling Coordinator for doing another great job on shredding day.

Environmental Commission – Are asking for the Ramsey Traffic Engineer to look at additional bike paths for the master plan.

RIFE – Twenty-five participants enjoyed Art Night. Karaoke will be on June 3rd. champion softball game will be played June 18th. The RIFE Gala will be June 25th. There are other upcoming events being planned.

Board of Education – Relay for Life is June 3rd.

Congratulated the new OEM appointees and the Gutwetter Family on the birth of their grandson.

G. MAYOR DEIRDRE DILLON

Recognized May as Mental Health Awareness Month as well as the great work of the Ramsey Municipal Alliance, RIFE for all that they do regarding mental health.

Expressed her excitement about the development of 13 N. Central Avenue as special needs housing and clarified that the borough did not use tax dollars to acquire the property. COAH funds were used, which are earmarked for projects just like this.

Congratulated Dane Gilli and Brian Drewes on joining OEM, Councilwoman Poppe and Mrs. Sylvester for their work on reviving the Ramsey Journal and the Gutwetter Family on the birth of their first grandchild.

Reported she will be participating in a documentary that a freshman at the Bergen County Academies contacted her about regarding litter and environmental issues in Ramsey.

H. BOROUGH ADMINISTRATOR – Bruce Vozeh

Discussed the possible rescheduling of the Board of Public Works May Meeting.

Resolution 117 – Awarding Contract to D & L Paving – Ramsey is the lead agent in the Northwest Bergen Shared Service Group and annually coordinates a shared service bid for road resurfacing. There are five municipalities included in the bid allowing more savings. There were ten bids received. D&L Paving Contractors was the low bid. After technical and legal reviews of the bids, the master contract to D&L Paving Contractors was awarded for all towns in the bid at the last meeting. This resolution awards the subsidiary contract for Ramsey’s portion of the collective work.

Ordinance 05-2022 – Amending and Updating Towing Fees - Borough sets towing and storage rates by Ordinance. These rates have not been updated in a number of years. In reviewing other towns and the NJ State Police, Ramsey PD is recommending changes to the rates to bring them more in line with surrounding communities. By doing so this will add to the number of towing companies that will be available when needed.

Ordinance 06-2022 – Vacating Borough Property - Borough has a small piece of property that is not usable as buildable lot or for any other public purpose. This ordinance will vacate the property to the only adjacent property owner at 37 Swan Street.

I. BOROUGH ATTORNEY – Peter A. Scandariato, Esq. – No report

J. BOROUGH CLERK – Meredith Bendian - No report

X. INTRODUCTION OF ORDINANCES

ORDINANCE 05-2022 - AN ORDINANCE AMENDING CHAPTER 4 OF THE CODE OF THE BOROUGH OF RAMSEY, BERGEN COUNTY, NEW JERSEY AND MORE SPECIFICALLY SECTION 4-13.10 ENTITLED TOWING AND STORAGE FEE SCHEDULE

Motion by Councilman Kilman, seconded by Councilman Weber

BE IT RESOLVED that an Ordinance entitled An Ordinance Amending Chapter 4 of the Code of the Borough of Ramsey, Bergen County, New Jersey and more specifically Section 4-13.10 entitled Towing and Storage Fee Schedule, passed 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 25th day of March, 2022 at 7:30pm 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 Kilman explained this is simply a fee increase getting in line after many years with other municipalities along with the guidelines of the State Police.

Roll Call:

YAY: Cusick, Kilman, Weber, Woods

XI. INTRODUCTION OF ORDINANCES

ORDINANCE 06-2022 - AN ORDINANCE PROVIDING FOR THE VACATION OF A PORTION OF SWAN STREET IN THE BOROUGH OF RAMSEY, COUNTY OF BERGEN, STATE OF NEW JERSEY

Motion by Councilwoman Woods, seconded by Councilwoman Cusick

BE IT RESOLVED that an Ordinance entitled An Ordinance Providing for the Vacation of a Portion of Swan Street in the Borough of Ramsey, County of Bergen, State of New Jersey, passed 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 25th day of May, 2022 at 7:30pm 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.

Councilwoman Woods explained that this is a small piece of property that is not a buildable lot so it is being joined with the adjacent property at 37 Swan Street.

Roll Call:

YAY: Cusick, Kilman, Weber, Woods

XII. UNFINISHED BUSINESS - None

XII. NEW BUSINESS - None

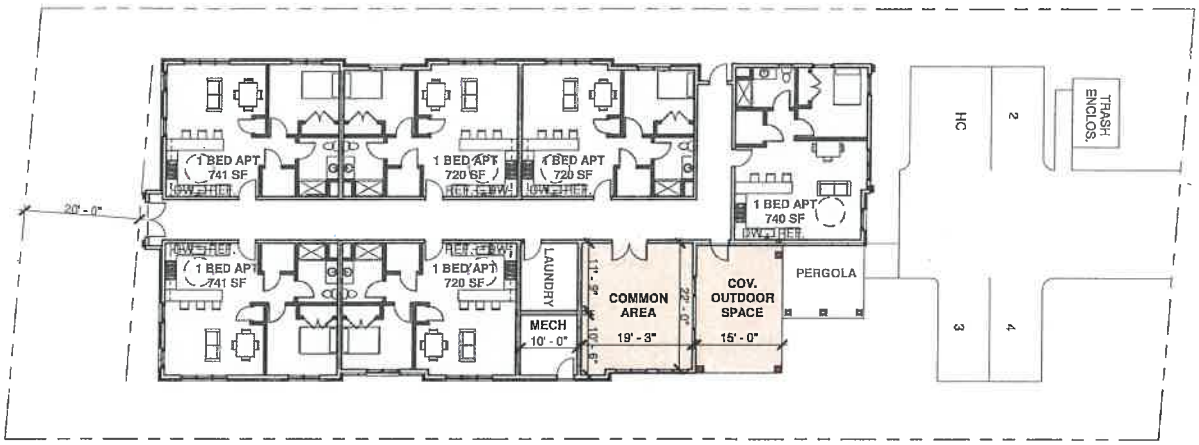
XIII. ADJOURNMENT

Motion to adjourn by Councilman Weber, seconded by Councilwoman Woods. All in favor. Carried. Meeting adjourned at 8:21pm.

Meredith Bendian, RMC
Borough Clerk

ADJACENT LOT

NORTH CENTRAL AVE



NEW STREET

SCHOOL STREET



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BCUW/MADELINE - RAMSEY
CONCEPTUAL SITE PLAN

08/17/21

SCALE: 1/16" = 1'-0"

A-1



① FRONT ELEVATION
1/8" = 1'-0"



② REAR ELEVATION
1/8" = 1'-0"

BCUW/MADELINE - RAMSEY
EXTERIOR ELEVATIONS

08/17/21

SCALE: 1/8" = 1'-0"



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① LEFT ELEVATION
1/8" = 1'-0"



② RIGHT ELEVATION
1/8" = 1'-0"



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BCUW/MADELINE - RAMSEY

EXTERIOR ELEVATIONS

Designer

08/17/21

SCALE: 1/8" = 1'-0"

A-3



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BCUW/MADELINE - RAMSEY
EXTERIOR VIEWS

08/17/21

SCALE:

A-4



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BCUW/MADELINE - RAMSEY

EXTERIOR VIEWS

Designer

08/17/21

SCALE:

A-5



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EXTERIOR VIEWS

Designer

08/17/21

SCALE:

A-6



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BCUW/MADELINE - RAMSEY

EXTERIOR VIEWS

Designer

08/17/21

SCALE:

A-7



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BCUW/MADELINE - RAMSEY
EXTERIOR VIEWS

Designer
08/17/21

SCALE:

A-8