

BOROUGH OF RAMSEY  
MAYOR AND COUNCIL  
REGULAR MEETING MINUTES  
Wednesday, July 27, 2022

This meeting is also being conducted telephonically. The Dial-In Number (425)436-6365 Access Code 213563#. The meeting may also be viewed on Ramsey YouTube Channel [https://www.youtube.com/channel/UCeBnVXBwSn\\_ILMuAGkSin9w](https://www.youtube.com/channel/UCeBnVXBwSn_ILMuAGkSin9w)

Mayor Dillon called the meeting to order at 7:30pm and asked Borough Clerk Bendian to lead the flag salute. Mayor Dillon read the Open Public Meetings Act notice.

I. ROLL CALL:

Present: Mayor Dillon, Councilpersons Cusick, Gutwetter, Poppe, Weber and Woods

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

Absent: Councilman Kilman

II. APPROVAL OF MINUTES – 06-29-22

Motion to receive and file by Councilwoman Poppe, seconded by Councilman Weber. Councilman Gutwetter abstained. All in favor. Carried.

III. COMMUNICATIONS -

Motion by Councilwoman Woods, seconded by Councilwoman Cusick  
Councilman Weber added his thanks regarding communication 2, thanking the governing body for all of their support. Carried

1. Alison Gordon, Northwest Bergen County Utilities Authority, 30 Wyckoff Avenue, Waldwick, NJ 07463, email received July 7, 2022, attaching the minutes from January 11, 2022 and May 17, 2022
2. Josephine Weber, Piermont, NY  
card received July 11, 2022, thanking the borough for their support on the passing of her husband
3. Ramsey Education Foundation, P.O. Box 244, Ramsey, NJ 07446  
letter received July 11, 2022, thanking the governing body for their support of the 2022 Sprint for our Schools

III. COMMUNICATIONS (cont'd)

4. Laine Rankin, NJ Department of Transportation, Trenton, NJ  
letter dated July 11, 2022, informing that the application for the Tisdale Elementary School Safety Improvements project was not awarded due to lack of funding
5. Alison Gordon, Northwest Bergen County Utilities Authority, 30 Wyckoff Avenue Waldwick, NJ 07463  
e-mail dated July 15, 2022, attaching the agendas for the Authority's July 19, 2022 meeting

IV. PUBLIC COMMENT

Anyone wishing to address the governing body please give your name (spelling the last name) and address as a courtesy to all present. 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.

James Sander, 211 Cypress Court, Ramsey, NJ  
Commented on the status of a project at the Timber Valley Condo Complex where he resides, asking for assistance.

V. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION OF ORDINANCES

ORDINANCE 11-2022 - AN ORDINANCE AMENDING CHAPTER 3 OF THE CODE OF THE BOROUGH OF RAMSEY, BERGEN COUNTY, NEW JERSEY SO AS TO ESTABLISH SUBSECTION 3-31 THEREOF ENTITLED LIGHTNING WARNING SYSTEM

Motion by Councilwoman Cusick, seconded by Councilwoman Woods

BE IT RESOLVED that an Ordinance entitled An Ordinance Amending Chapter 3 of the Code of the Borough of Ramsey, Bergen County, New Jersey as to establish Subsection 3-31 thereof entitled Lightning Warning System, final reading by title and that said ordinance be adopted 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.

Mayor Dillon clarified that this ordinance codifies our system and allows for enforcement.

Mayor Dillon opened the public hearing on Ordinance 11-2022.

Mr. Sander, 211 Cypress, Ramsey, inquired about the locations of the system. Mayor Dillon and Borough Administrator Vozech replied. With no one else wishing to be heard, Mayor Dillon closed the public hearing on Ordinance 11-2022.

Roll Call:

YAY: Cusick, Gutwetter, Poppe, Weber, Woods

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

ORDINANCE 12-2022 - AN ORDINANCE AMENDING CHAPTER 2 SECTION 2-32 OF THE CODE OF THE BOROUGH OF RAMSEY, COUNTY OF BERGEN, STATE OF NEW JERSEY ENTITLED POLICE DEPARTMENT AND MORE SPECIFICALLY SUBSECTION 2-32.8 THEREOF ENTITLED QUALIFICATIONS OF MEMBERS

Motion by Councilman Weber, seconded by Councilman Gutwetter

BE IT RESOLVED that an Ordinance entitled An Ordinance Amending Chapter 2 Section 2-32 of the Code of the Borough of Ramsey, Bergen County, New Jersey Entitled Police Department and more Specifically Subsection 2-32.8 Thereof entitled Qualifications of Members

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 Weber explained that the ordinance expands the required qualifications to the Ramsey Police Department.

Mayor Dillon opened the public hearing on Ordinance 11-2022. With no one wishing to be heard, Mayor Dillon closed the public hearing.

Roll Call:

YAY: Cusick, Gutwetter, Poppe, Weber, Woods

VI. APPOINTMENTS

Mayor Dillon made the following appointment

Giovanni (John) Giancaspro, Zoning Board of Adjustment, Regular Member  
(filling the unexpired term of E Mooradian)

VII. CONSENT RESOLUTION

Motion by Councilman Gutwetter, seconded by Councilwoman Cusick

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:

- |          |             |   |
|----------|-------------|---|
| 148-2022 | Resolution: | payment of vouchers   |
| 149-2022 | Resolution: | ratifying the actions of the governing body for payroll number fourteen   |
| 150-2022 | Resolution: | ratifying the actions of the governing body for payroll number fifteen  |
| 151-2022 | Resolution: | authorizing the snow plow agreement with the County of Bergen for 2022-2023   |
| 152-2022 | Resolution: | authorizing the tax court judgment for 2020 and 2021 for Block 4301.01 Lot 16 in the total amount of \$32,297.50  |
| 153-2022 | Resolution: | annual appointment of municipal representatives to Bergen County Community Development Regional Committee for Fiscal Year 2022 - 2023   |
| 154-2022 | Resolution: | awarding contract to Christopher P. Statile, P.A. for engineering services on FY2022 municipal aid project, Island Ave and Williams Drive improvements. Professional services to include engineering design services and construction inspection in an amount of \$46,300 |
| 155-2022 | Resolution: | Awarding contract to Boswell Engineering for engineering services for the Main Street Streetscape, Phase I repairs and professional services to include engineering design and bidding services in an amount of \$11,000  |
| 156-2022 | Resolution: | confirming the appointment of Giovanni (John) Giancaspro to the Zoning Board of Adjustment as a regular member, filling the unexpired term of E. Mooradian  |
| 157-2022 | Resolution: | authorization to submit an application and enter into a grant agreement with the Department of Community Affairs Fiscal Year 2023 Recreation Opportunities for Individuals with Disabilities grant program  |

VII. CONSENT RESOLUTION (cont'd)

- 158-2022 Resolution: authorizing the Borough to participate in the State Local Cooperative Housing Inspection Program with the New Jersey Department of Consumer Affairs for the period of July 1, 2022 to June 30, 2023
- 159-2022 Resolution: authorizing the Tax Collector to participate in an electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary
- 160-2022 Resolution: authorizing that a \$25.00 fee per notice be established and authorized and directed to be charged for each notice of tax sale that is sent in conjunction with the 2022 electronic tax sale
- 161-2022 Resolution: authorizing the Mayor to execute the approval of issuance of revenue bonds by the National Finance Authority for issuing tax-exempt bonds for the benefit of Don Bosco Prep
- 162-2022 Resolution: approval of employment contracts with the Chief and Captain of the Police Department of the Borough of Ramsey for the period January 1, 2022 through December 31, 2026 and authorization for the Mayor and Borough Clerk to execute said employment contracts.
- 163-2022 Resolution: authorizing the disposal of equipment identified as Finance Air Conditioner with Borough Asset Tag Number 1037
- 164-2022 Resolution: providing for the insertion of a special item of revenue in the budget of any county of municipality pursuant to N.J.S.A. 40A:4-87 (CHAPTER 159), P.L. 1948) for FEMA Emergency Protective Measures Grant in an amount of \$10,616.88

VII. CONSENT RESOLUTION (cont'd)

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

A. SPECIAL PERMITS:

Ramsey Public Education Foundation is requesting permission to hold their annual Sprint for Our Schools 5K Run/Family Fun Run on Saturday, May 13, 2023

Ramapo Rally is requesting permission to ride through town for Bicycle Touring Club on Sunday, August 21, 2002 between the hours of 7:00 am – 5:30 pm.

B. BLOCK PARTY REQUESTS:

Marissa Davis of North Street is requesting permission to have a block party on Saturday, August 13, 2022 from 3:30 pm – 10:00 pm

Robert Puff of Poplar Street is requesting permission to hold a block party on Saturday, August 20, 2022 from 11:00 am – 11:00 pm

Roll Call:

YAY: Cusick, Gutwetter, Poppe, Weber, Woods

VIII. SPECIAL PRESENTATIONS

## IX. COMMITTEE AND LIAISON REPORTS

- A. FINANCE AND ADMINISTRATION – Councilman Michael Gutwetter  
Remarked on events from last meeting due to absence. Congratulated Jacob Wrede on his appointment to the Ramsey Police Department as a Probationary Police Officer, wished Detective Macaluso well in his retirement and congratulated the Ramsey High School Baseball team on their State Championship.

Ramsey Library – Reported on the Summer Reading Program, Reading Challenge Program, Story Walk, Summer concert series at Finch Park.

Recreation Commission – Reported on the women’s and men’s softball leagues, and registration for the Ramsey Run on September 24<sup>th</sup>.

Pool Commission – Reported on the membership being up from the previous three seasons and is operating at a high capacity with many activities going on.

- B. PUBLIC SAFETY – Councilman Peter Kilman  
In Councilman Kilman’s absence, Councilwoman Cusick gave the following report

VFW Post 12148 - The VFW’s annual poppy donation collections ended June 30<sup>th</sup> and thank the Greater Ramsey area residents and visitors for their generous support.

The VFW’s Barbeque food booth in front of the VFW Building at the Ramsey Independence Day Celebration was very successful, very little food leftover.

The Greater Ramsey UNICO Chapter and the VFW sold 50-50 raffle tickets at the Independence Day celebration with 50% of the proceeds going to the winner, who donated the money to the VFW minus \$100 he promised his son. The other 50% will be given to the VFW Post at Ramsey UNICO’s September meeting.

The VFW Post will be at the Ramsey Farmers Market on Sunday, August 14<sup>th</sup>.

- C. BUILDING, PLANNING & ZONING – Councilwoman Jane Woods  
Thanked Mr. Giancaspro for serving on the Zoning Board.

At the last Zoning Board of Adjustment meeting there were two applications.

Ramsey Seniors – Thanked the governing body for hosting the resident mixer and discussed all of the upcoming activities. Bergen County will host a mobile Motor Vehicle event at Van Saun Park in Paramus next spring. Discussed daily activities, upcoming Broadway show trips and the annual senior picnic on September 7<sup>th</sup>.

- D. UTILITIES, BUILDINGS & GROUNDS – Councilwoman Judy Cusick  
Congratulated Giovanni (John) Giancaspro on his appointment to the Zoning Board of Adjustment.



Ramsey Planning Board – At the July 19<sup>th</sup> meeting there were five (5) waivers which were approved. The Chick-fil-A amended site plan/variance has been carried to the August 2<sup>nd</sup> meeting.

Ramsey Shade Tree Commission – There is information on the Borough’s website regarding our Shade Tree Commission.

Ramsey Board of Public Works –The Borough’s latest Water Quality Report for 2021 is available online. The Borough of Ramsey and the BPW are committed to supplying high-quality drinking water to you in your homes, businesses, and schools. The water quality results for SUEZ NA were reviewed by the Borough of Ramsey’s consultant, Crew Engineers Inc., and found to be within Federal and State limits. The SUEZ water is combined with our well water.

PUBLIC & GOVERNMENTAL RELATIONS – Councilwoman Sara Poppe  
Ramsey Day is September 10<sup>th</sup>. Applications were sent out to organizations and a meeting will be set up for the end of the month.

The Ramsey Chamber of Commerce will host Taste of Ramsey on September 25<sup>th</sup> at Finch Park 12 noon to 3:00pm.

Municipal Alliance – Will host a parenting program in August. A nurse practitioner will come in to talk to new parents with help from HARP. It is a mental health focused program.

- E. HEALTH, EDUCATION & SOCIAL SERVICES – Councilman Harry Weber  
RIFE – The Challengers attended the Rockland Boulders minor league baseball game. The annual BBQ and pool party will be August 17<sup>th</sup>.

Board of Education – The search for the new school superintendent continues with a decision expected in August.

Thanked John Giancaspro for joining the Zoning Board.

- F. MAYOR DEIRDRE DILLON  
Thanked Mr. Giancaspro for joining the Zoning Board of Adjustment.

Thanked all of the residents for their patience during the lead line replacements on Main Street which is state mandated as well as during the annual milling and paving project.

- G. BOROUGH ADMINISTRATOR – Bruce Vozeh  
Resolution 158 – Authorizing participation in the State Local Cooperative Housing Inspection Program – Authorizing Borough to participate in the State Local Cooperative Housing Inspection Program with the New Jersey Department of Consumer Affairs for

July 1, 2022 to June 30, 2023. The Borough has entered into the agreement directly with inspectors to provide the necessary State required inspections for cooperative housing locations in Ramsey and will provide specific funding for those inspections due to be conducted in the upcoming contract period.

Resolutions 159 & 160 – Authorization of electronic tax sale and applicable Notice fees. The Borough will conduct its tax sale later in the year, for those properties with outstanding property tax and/or water/sewer balances outstanding from 2021. This will be the first time we will conduct the tax sale electronically. Most municipalities have moved to electronic sale and our new tax collector has recommended it, as he has done his other municipalities. The notice fee of \$25 is consistent with prior years, with no change.

Resolution 161 – Authorizing Mayor to execute approval of issuance of revenue bonds as required under the National Finance Authority for Don Bosco Prep, as the highest elected official in the host community – Don Bosco is issuing revenue bonds to fund its construction for a new building. As the host community of Don Bosco, the National Finance Authority requires a publicly advertised hearing, which was conducted at 10:00 on July 27<sup>th</sup>, and the approval of the highest election official in the host community. This resolution authorizes Mayor Dillon to grant such approval. Borough has no financial or other responsibility with the financing.

Resolution 162 – Approval of employment contracts for the Chief and Captain of the Police Department for a period of January 1, 2022 through December 31, 2026. Chief Lyman and Captain Cherven are no longer covered under the general PBA agreement covering all other police officers. We have negotiated five-year agreements, consistent with the term of the PBA agreement and recommend the contracts for approval. I negotiated with the Chief and Captain working with Mayor Dillon, Council President Kilman as Public Safety Chair and Councilman Gutwetter as Finance Chair.

Resolution 163 – Authorizing disposal of equipment – Borough is disposing of an old window air conditioner which is no longer working and of no value. All fixed assets valued over \$500 are tagged and part of the Borough's fixed asset inventory and we do resolutions for disposal to remove from the inventory list.

Resolution 164 – Approval of insertion of an item of revenue in the 2022 Municipal Budget as additional revenue for FEMA Emergency Protective Measures Grant in an amount of \$10,616.88. – Borough has received an additional award from FEMA for Emergency Protective Measures as this award was after the adoption of the 2022 budget, we need to by resolution amend the budget to utilize these funds in this budget cycle.

Discussed that Borough Hall is operating on summer hours through Labor Day with extended hours Monday through Thursday of 8am to 5pm and corresponding early close on Friday with hours of 8:00 to 12:00, maintaining the same total of 40 hours of operation for the public.

G. BOROUGH ADMINISTRATOR – Bruce Vozeh (cont'd)

Reported that the Community Center had been open as a cooling center on Wednesday, July 20<sup>th</sup> through Friday, July 22<sup>nd</sup> due to the extreme heat. While it was not utilized by

many the facility was made available to anyone who needed to escape the oppressive heat.

H. BOROUGH ATTORNEY – Peter A. Scandariato, Esq. – no report

I. BOROUGH CLERK – Meredith Bendian

Reported that the next meeting will be Wednesday, August 31<sup>st</sup> at 7:30pm.

X. INTRODUCTION OF ORDINANCES

ORDINANCE 13-2022 - AN ORDINANCE AUTHORIZING THE TRANSFER OF 13 NORTH CENTRAL AVENUE IN THE BOROUGH OF RAMSEY, BERGEN COUNTY, NEW JERSEY TO RAMSEY HOUSING, INC. SO AS TO PROVIDE AN INDEPENDENT LIVING FACILITY FOR INDIVIDUALS WITH DEVELOPMENTAL DISABILITIES IN THE BOROUGH

Motion by Councilwoman Woods, seconded by Councilman Gutwetter

BE IT RESOLVED that an Ordinance entitled An Ordinance Authorizing the transfer of 13 N. Central Avenue in the Borough of Ramsey, Bergen County, New Jersey to Ramsey Housing, Inc. so as to provide an Independent Living Facility for Individuals with Developmental Disabilities in the Borough, 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 31<sup>st</sup> day of August, 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 authorizing the transfer the deed to Ramsey Housing for 13 N. Central Avenue which was purchased with COAH trust funds and will be redeveloped into a facility for individuals with special needs

Roll Call:

YAY: Cusick, Gutwetter, Poppe, Weber, Woods

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

XIII. ADJOURNMENT

Motion to adjourn by Councilman Weber seconded by Councilman Gutwetter. All in favor.  
Carried. Meeting Adjourned at 8:09pm.

Meredith Bendian, RMC  
Borough Clerk