

**BOROUGH OF MOUNT ARLINGTON  
COUNCIL MEETING MINUTES  
NOVEMBER 30, 2009**

**1. Call to Order**

- 2. Adequate notice** of this meeting of the Mayor and Borough Council of the Borough of Mount Arlington was given as required by the Open Public Meetings Act as follows: Notice was published in the Daily Record on Saturday, November 14, 2009; notice was posted on the bulletin board in the main hallway of the Municipal Building on November 12, 2009 and has been available to the public; notice of this meeting is on file in the office of the Borough Clerk.

In accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.). The Borough Council opens every public meeting for comments of the public. However, in accordance with N.J.S.A. 10:4-12 : "Nothing in this Act shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation at any meeting,...."

Speakers at Borough meetings shall have five minutes to present their comments to the Borough Council so as not to consume time that would otherwise be allotted to other persons who wish to speak. Speakers shall be courteous to the Council and other persons attending the meeting. Offensive remarks or unruly behavior will not be allowed and anyone who violates this policy will be barred from participating in the meeting.

**3. Flag Salute**

The Mayor asked for a moment of silence to remember our troops fighting for us to preserve our freedom.

**4. Roll Call**

Councilman Driscoll, Councilman Sadow, Councilwoman Galate, Council President Cerasoli, Councilman Doran, Mayor Ondish, JoAnne Sendler, Borough Administrator, and Matthew Giacobbe, Borough Attorney, were also present. Councilman Sorge was absent.

**5. Presentations/Mayor's Appointments**

1. Resignation from Joseph Keltos, resigning from Board of Recreation Commission.  
The Mayor stated he had received a resignation letter from Joseph Keltos; Council accepted same with regret.
2. Rich Allocca, Risk Management Consultant.  
Mr. Allocca was invited by Council to give a brief presentation on the importance of risk management, particularly with regard to the volunteer fire department and necessary procedures to be followed pertaining to blood-borne pathogens. The specified requirements are in place for the protection of the volunteers, of the community, and of the Borough as their employer. Mr. Allocca stressed that we must be consistent with all the health issues for the volunteers and volunteers must comply with the requirements; signing a waiver is prudent but merely confirms they know they are giving up their rights. The Borough Attorney will prepare a letter to the entire Fire Department and deal with the responses on a case-to-case basis. The Mayor and Council expressed their appreciation to Mr. Allocca for his presentation; Mr. Allocca left the meeting at this point.

**6. Open to Public**

George Finckenor, 51 Ridgeview Lane:

- Mr. Finckenor requested the status of the open items to be corrected by Maplewood Homes at Ridgeview. The Borough has sent a letter, dated November 23, 2009, to Maplewood Homes, giving a 30 day notice to complete these items or go after their performance bond. The performance bonds are in place for site plan compliance, not for other various issues; there remains only about \$15,000-\$20,000 worth of work to be done. The Borough Attorney read the letter into the record and suggested Mr. Finckenor complete an OPRA Request for a copy

Sheila Studint, 88 Ridgeview Lane:

- Ms. Studint stated that a large truck has been parked in front of the leftover cement slabs at Ridgeview. The Mayor indicated that possibly Mr. Gantert is beginning work at the site again.

Joanne Wiseberg, 87 Ridgeview Lane:

- Ms. Wiseberg stated that it was confirmed at the last walk-through that Maplewood is only responsible for the repairs to the road, the corrections to the sidewalks, and the removal of the concrete. Ms. Wiseberg stated the machinery is a safety issue and voiced concern over children playing on that site. The Mayor stated JCP&L is presently working on the sign lighting. Ms. Wiseberg commended the police presence at Ridgeview as the problems have lessened.

## 7. Approval of Minutes

November 9, 2009

Regular Meeting

Motion to Approve: Councilman Driscoll.

Second: Councilman Doran.

Roll Call:

Ayes: Driscoll, Sadow, Galate, Council President Cerasoli.

Nay: None.

Abstain: Doran

Motion Approved.

November 16, 2009

Special Meeting

Motion to Approve: Councilman Doran.

Second: Council President Cerasoli.

Roll Call:

Ayes: Driscoll, Galate, Council President Cerasoli, Doran.

Nay: None.

Abstain: Sadow.

Motion Approved.

## 8. Resolutions:

**2009-183** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, New Jersey, Authorizing Execution of an Animal Control Contract.

Motion to Approve: Councilman Driscoll.

Second: Councilman Sadow.

Council discussed the contract cost; the Borough Administrator described the Borough's need for this type of contract; no Borough personnel is involved.

Roll Call:

Ayes: Driscoll, Sadow, Galate, Council President Cerasoli, Doran.

Nay: None.

Motion Approved.

**2009-184** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, New Jersey, Authorizing the Transfer of Funds.

Motion to Approve: Councilman Doran.

Second: Council President Cerasoli.

Roll Call:

Ayes: Driscoll, Sadow, Galate, Council President Cerasoli, Doran.

Nay: None.

Motion Approved.

**Added Resolution:**

**2009-186** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, New Jersey, Authorizing Submission of Petition for Plan Conformance to the Highlands Water Protection and Planning Council for Land in the Preservation Area.

Motion to Approve: Councilman Driscoll.

Second: Councilman Sadow

Mayor stressed that this is for the Preservation Area only; the changes to our ordinances will specify breaking out the preservation area separately. The Borough is working on the landfill area, possibly as a municipal lot, utilizing solar energy; the Borough would be the first municipality to create a Brownfields redevelopment project in the preservation area.

Roll Call:

Ayes: Driscoll, Galate, Council President Cerasoli, Doran.

Nay: Sadow.

Motion Approved.

**9. Ordinances – Second Reading**

**29-09** Bond Ordinance Amending and Supplementing in Its Entirety Ordinance #20-08 Adopted December 11, 2008 and Entitled, "An Ordinance of the Mayor and Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Providing for the Sanitary Sewer Improvements to Parker Road/Circle Drive/Southard Road and Appropriating the Amount of \$520,000 for the Financing Thereof", to Authorize the Issuance of \$494,000 of Bonds and/or Notes for Said Purpose Set Forth to Be Undertaken In and By the Borough of Mount Arlington, in the County of Morris, New Jersey.

The Mayor opened the Hearing to the Public on Ordinance #29-09 and read the Ordinance by title.

Councilman Driscoll stated, I move for adoption and final passage of Ordinance #29-09.

Second: Councilman Sadow.

Roll Call:

Aye: Driscoll, Sadow, Galate, Council President Cerasoli, Doran.

Nay: None.

Motion Approved.

The Mayor declared that Ordinance #29-09 is passed on second reading and directed the Clerk to publish the notice of adoption as required by law.

**10. Executive Session**

**2009-185** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, New Jersey, Authorizing An Executive Session of the Mayor and Borough Council and Excluding the Public from That Portion of the Meeting.

The Clerk indicated that she had listed presentations/interviews of potential Borough planners as an item for Executive Session; however, the interviews will be held in public/open session.

Executive Session Topics: Possible Litigation and Approval of Executive Minutes.

Motion to Go Into Executive Session: Councilman Driscoll.

Second: Council President Cerasoli.

All in Favor – Aye; None Opposed.

Motion Approved.

Motion to Return to Open Session: Councilman Driscoll.  
 Second: Councilman Doran.  
 All in Favor – Aye; None Opposed.  
 Motion Approved.

\*The Mayor and Borough Attorney left the meeting at this point. Council President Cerasoli presided over the remainder of the meeting. Daren Phil, Borough Engineer, also attended this portion of the meeting.

**\*Interviews with Planners:**

Donna Holmquist, Burgis Associates:

- Ms. Holmquist gave a power-point presentation on the firm's experience, examples of her work and highlighted her observations of Mount Arlington; she focused both on master planning and Mount Arlington's vision for the future. Council conducted a brief question and answer session with Ms. Holmquist.

George Ritter, Ritter and Plante Associates:

- Mr. Ritter gave a presentation regarding his thirty years experience, mainly focusing on his qualifications regarding master planning. Mr. Ritter spoke about Mount Arlington's vision for the future and will return to the December 14, 2009 Council Meeting to further elaborate on that topic. Council conducted a brief question and answer session with Mr. Ritter.

Council discussed the two presentations and agreed that the Master Plan should be driven by vision, not compliance issues. The Clerk will invite both Mr. Zimmerman and Mr. Ritter to the December 14, 2009 Council Meeting; they can contact Daren Phil for further clarity. The Council agreed that the vision for the Borough has to be determined; how to make Mount Arlington a viable, sustainable municipality. Mr. Phil suggested Council does not request proposals as of yet; after the next two presentations, Council can write an RFP for all three candidates.

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 The Clerk indicated that resolutions authorizing the new liquor store on Howard Boulevard should be listed on the December 14, 2009 Council Meeting Agenda; once all the paperwork is approved by the State, the business can open.

## **11. Adjourn**

Motion to Adjourn: Councilman Sadow.  
 Second: Councilwoman Galate.  
 All in Favor – Aye; None Opposed.  
 Motion Approved.

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Linda DeSantis, RMC  
 Borough Clerk

Minutes Approved at Council Meeting of December 14, 2009.