

BOROUGH OF MOUNT ARLINGTON
COUNCIL MEETING MINUTES
September 1, 2020
7:00 PM

REMOTE ACCESS INFORMATION

Date: Tuesday, September 1, 2020

Time: 7:00pm

Phone: 1 (312) 626-6799

Webinar ID: 852 3103 4961

Password: 930601

1. Call to Order

- 2. Adequate Notice** of this regular 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 and the Roxbury Register on January 9, 2020 and posted on the bulletin board in the main hallway of the Municipal Building on January 3, 2020; notice of this meeting is on file in the Office of the Borough Clerk.

In accordance with the Open Public Meeting 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.

3. Flag Salute

The Mayor led everyone in the Pledge of Allegiance. Mayor Stanzilis asked for a moment of silence for all men and woman in our country, cities and towns, dressed in blue serving our communities in this entire nation.

4. Roll Call

Councilwoman Farris, Councilman Cangiano, Councilwoman Fostle, Councilman Loughridge, Council President Delaney, Councilwoman Galate and Mayor Stanzilis were present.

Matthew Jessup, Esq., Borough Attorney, and Carolyn Rinaldi, Borough Administrator and CFO, were also present.

5. Presentations

- Police Recognition

- Sergeant Ryan Sherburne of the Mount Arlington Police Department, along with Sergeant Kenneth Rocco and Corporal Erik Henriksen, both of the Roxbury Township Police Department

The Mayor read Proclamation honoring Sergeant Ryan Sherburne of the Mount Arlington Police Department, along with Sergeant Kenneth Rocco and Corporal Erik Henriksen, both of the Roxbury Township Police Department. The Mayor thanked the Police Officers for their acts of heroism, professionalism, bravery and dedication to serving all citizens without hesitation. They exhibit pride in their jobs and their community. Mayor Stanzilis went on the comment on how well the Roxbury and Mount Arlington Police forces work together to support one another. Prior to reading Sergeant Ryan Sherburne's proclamation, Mayor Stanzilis noted that Sherburne is a home-grown hero. He started in Mount Arlington's DPW crew and has moved to Sergeant in our police force. Mayor Stanzilis said he was honored to give the award to Sergeant Sherburne.

- Patrolman Ryan Caparoni and Patrolman Joseph Parichuk of the Mount Arlington Police Department

The Mayor read Proclamation honoring Patrolman Caparoni and Patrolman Parichuk of the Mount Arlington Police Department. The Mayor thanked the Patrolman Caparoni for his dedication. He went on to mention that Patrolman Parichuk is our Police training officer. The Mayor said that police departments are made up of a lot of things including great training. Without great training these officers would not be able to jump into action as they did. Training given to the officers is critical to their success and the safety of our communities.

Mayor Stanzilis noted that both victims assisted by Patrolmen Caparoni and Parichuk were in the audience and they thanked the officers for their great work. Mayor Stanzilis asked those in the viewing audience to wave and thank all of our officers for the work they do for all of us.

- Oath of Office

- Swearing in of Patrolman Paul Riboldi

NOTE; Patrolman Paul Riboldi was not sworn in during the September 1, 2020 Council meeting.

- Girl Scout Troops 96119 and 95611

- Silver Project Overview

Girls from Scout Troops 96119 and 95611 presented "The Little Free Library" project to Mayor and Council. The girls read through a series of slides (copy attached) which described their community service project. The Mayor thanked the girls for their hard work and also thanked the Girl Scout leadership team and congratulated them for their achievement meeting the silver project award.

6. Appointments

- Recreation Commission
 - o Theresa Blough – (5-year term, expiring 12/31/2021)

The Mayor asked that a motion be made to appoint Theresa Blough to the Recreation Commission.

Motion to Approve: Council President Delaney

Second: Councilman Cangiano

Council Discussion: None

Roll Call:

AYE: Farris, Cangiano, Fostle, Loughridge Galate, Council President Delaney

OPPOSED: None

ABSTAIN: None

Motion Approved

7. Tax and Utility Report for the Month of June and July

June

Total Tax Collections: \$326,111.58

Total Utility Collections: \$ 74,792.90

July

Total Tax Collections: \$1,799,796.64

Total Utility Collections: \$ 367,425.49

8. Finance Report for the Month July

Receipts: \$2,313,097.47

Disbursements: \$3,063,813.81

9. Approval of Minutes

- Meeting Minutes from July 9, 2020

Motion to Approve: Councilman Cangiano

Second: Councilwoman Farris

Council Discussion: None

Roll Call:

AYE: Farris, Fostle, Loughridge, Galate, Council President Delaney

OPPOSED: None

ABSTAIN: Cangiano

Motion Approved

10. Mayor's Report

Mayor Stanzilis attended a meeting in July with Governor Murphy and the Mayors of the towns who surround Lake Hopatcong to discuss the lake and the algae bloom. The group also discussed some discrepancies regarding the Borough beach and its use. Solutions for the residents of Mount Arlington were discussed.

The Mayor reported that the Land Use Board is doing great work particularly when it comes to residential development, green infrastructure and impervious coverage requirements.

The volunteers of the Fire Department continue to do a great job. They held a great family drive-in movie night at Decker School.

The Mayor reported that he is facilitating an economic recovery task force for the Freeholders with the objective of getting small business and commercial real estate back up and running in Morris County.

Mayor went on to praise the Borough Police force as well as DPW for the work they did during the recent power outage.

The Mayor thanked the Girl Scouts for the invitation to their Bridging ceremony. He went on to thank Administrator Rinaldi for the work she has done coordinating the technology used to continue Borough Council meetings through Zoom.

11. Chief of Police Report

Chief LaBruno mentioned that his officers take an oath to protect and serve the community, but said a “thank you” from Mayor and Council goes a long way. Chief LaBruno went on to say that the officers were moved that the two individuals whose lives they saved came to tonight’s meeting to thank them. The Mayor thanks Chief LaBruno for his amazing leadership.

12. Borough Administrator’s Report

Administrator Rinaldi reported that she is working on capital planning and the 2021 budget. She will be working with Police, Fire and DPW looking at future capital needs. From there the Finance Committee meeting will be scheduled to start working on the budget.

The beach is now closed during the weekday, but will be open Labor Day weekend with lifeguards on duty. It then will be closed for the season.

The Personnel committee met to review in house hires as well as court related hires.

Recreation is scheduling events including a Rogerene Trails system ribbon cutting ceremony. Roxbury Trails Committee has contacted Administrator Rinaldi letting her know they are interested in meeting to discuss the possibility of connecting the two trail heads.

Regarding Mayor’s Wellness program: Yoga on the beach was a huge success and FTC fitness bootcamp has started. The committee will be meeting in two weeks to review progress and to discuss recruiting new members and winter events that might be of interest to the community.

The Administrator went on to report that she met with the Library Treasurer to discuss their budget needs. The meeting went very well and another meeting is planned for tomorrow.

13. Council Committee Reports

Councilwoman Galate

Councilwoman Galate reported on the Fire Department drive-in movie night and how well received it was. She said that the department is planning another movie night in September. Also, the All-Volunteer Fire Department is looking for and would appreciate donations. The Police Department has received so much praise and support from the community.

Ms. Galate attended the Board of Education meeting. School starts September 8th with both in-person and virtual classes. The school has spaced the desks six feet apart and has implemented many safety protocols to keep the children and staff safe.

Ms. Galate mentioned that the Police Department, Fire Department, and Library have Facebook pages which can be used to see the great events going on in our community. She encouraged residents to use these resources and noted that during the COVID crisis these resources are very valuable. Councilwoman Galate went on to note that the houses of worship have been giving out food to the community and they should be recognized for their efforts during this difficult time.

Councilwoman Farris

Councilwoman Farris said that she supports the Mount Arlington Police and there is no better town than Mount Arlington.

Councilman Cangiano

Councilman Cangiano reported that the Windemere I Water Main Water Main Extension project has been awarded and construction will start in September and should be completed prior to the winter. The Windemere II project is in the State permitting stage, but it is taking longer than anticipated due to COVID.

The Water and Sewer Committee continues to work to get public water to residents who currently are not served by public water.

Mayor Stanzilis thanked Councilman Cangiano and noted that his expertise has contributed to the success of the Water and Sewer Committee.

Councilwoman Fostle

Councilwoman Fostle thanked Mayor Stanzilis for his complement of the Land Use Board and his recognition that the board does make a concerted effort to minimize environmental impact particularly to lake front homes critical in maintaining water quality of the lake.

Councilman Loughridge

Councilman Loughridge reported that beach yoga was very successful. TBall is scheduled for the fall and soccer camp started last week.

Council President Delaney

Council President Delaney reported that during the last storm the neighbors tree fell on his shed and car taking out the electrical service to his house. Within five minutes of the tree fall the police were at his house to make sure he and his wife were fine. Council President

Delaney noted how reassuring it was to have the police check on them and thanked the police for their efforts.

14. Public Comment

Mrs. O'Reilly Stanzilis - 31 Willow Street

Mrs. O'Reilly-Stanzilis thanked Mayor, Council and Administrator for their efforts keeping the town running and noted it is great to see everyone back together with some normalcy in our lives.

Council President Delaney thanked Mrs. O'Reilly-Stanzilis, who is the Borough's Board of Health President, for the work her organization has done during the pandemic. Mrs. O'Reilly-Stanzilis said thanks goes to our Public Health Nurse Helen Giles and our Health Officer Trevor Weigle who were not present.

15. Ordinance – Introduction

06-2020 Ordinance of the Mayor and Council of the Borough of Mount Arlington, the County of Morris, State of New Jersey, Amending and Supplementing Chapter 123-22 Regarding the Rules for Use of the Municipal Beach in the Borough of Mount Arlington

The Mayor read ordinance 06-2020 by Title.

Motion: Council President Delany stated that Ordinance 06-2020 be introduced and will be further considered after a public hearing is held on October 6, 2020 at the Municipal Building at 7 pm.

Second: Councilwoman Galate

Council Discussion: None

Roll Call:

AYE: Farris, Cangiano, Fostle, Loughridge, Galate, Council President Delaney
OPPOSED: None
ABSTAIN: None

Motion Approved

16. Ordinance – Second Reading

None

17. Resolutions Vote by Consent Resolutions 2020-110, 2020-112 through 2020-117, and 2020-119 through 2020-125

Exclude Resolutions 2020-111, 2020-118 and 2020-119

2020-110 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Approving the Check Register Dated September 1, 2020

- 2020-112** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Delineating Salary Amounts & Rates for the Year 2020
- 2020-113** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Authorizing Change of Amount of the Plenary Retail Consumption and Distribution License Fees
- 2020-114** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Appointing Lifeguards for the 2020 Season
- 2020-115** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, to Redeem a Third Party Tax Lien Certificate of Sale #16-00027 for Property Known as Block 114 Lot 21
- 2020-116** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, to Redeem a Municipal Held Tax Lien Certificate of Sale #18-00005 for Property Know as Block 22 Lot 11.01
- 2020-117** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Authorizing a 2020 Morris County Trail Construction Grant Application
- 2020-119** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Granting Authorization to Enter into an Agreement for the Revaluation Services with Appraisal Systems in an Amount Not to Exceed \$193,575 for the Tax Year 2021
- 2020-120** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Authorizing the Person-to-Person transfer of Alcoholic Beverage Hotel/Motel License #1426-36-011-006 From Hospitality Ventures Management LLC to OHFII Rockaway LLC
- 2020-121** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Authorizing the Renewal of Plenary Retail Consumption/Distribution and Club Licenses for the Licensing Period Commencing October 1, 2020
- 2020-122** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, to Redeem a Third Party Tax Lien Certificate of Sale #19-00002 for Property Known as Block 22 Lot 32
- 2020-123** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, to Redeem a Third Party Tax Lien Certificate of Sale #18-00014 for Property Known as Block 84 Lot 1
- 2020-124** Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey Authorizing Execution of a Grant Agreement Between the Borough of Mount Arlington and the Morris County Historic Preservation Trust Fund

2020-125 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Endorsing the Sustainable Land Use Pledge

Motion to Approve: Councilman Cangiano

Second: Councilwoman Farris

Council Discussion: None

Roll Call:

AYE: Farris, Cangiano Fostle, Loughridge Galate, Council President
Delaney

OPPOSED: None

ABSTAIN: None

Motion Approved

2020-111 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Confirming Receipt and Review of the Annual Report of Audit for 2019

Council Discussion

Mr. Ko, from Nisivoccia & Co., thanked Mayor and Council for their continued support and thanked the Borough staff and Administrator Rinaldi for their attention to the request despite the complications from COVID. The Borough's fund balance is in positive position increased by approximately 20% in 2019. This was accomplished while maintaining important reserves such as reserves for litigation and pending tax appeals. The Borough collected on the NJIB grant for water and waste water asset management products for over \$330,000. during the year and started several new capital projects utilizing over \$750,000. in federal, state and local grants. Overall, the Borough is in a very healthy state which is very good considering the economic health of the country.

Mr. Ko reported three audit recommendations:

1. Segregation of duties recommendation which is on all audits of the Borough's our size. The Borough has gone through several staffing changes; this issue will be reviewed again in our next audit.
2. During the review of court deposits, it was noted that deposits are not made every 48 hours. Policy being updated to prevent this in the future.
3. Certain over-expenditures were noted, but a change in staffing and assigned duties should eliminate this issue in future years.

Mr. Ko thanked mayor and Council for their continued confidence in Nisivoccia and asked if there were any questions.

Mayor Stanzilis thanked Mr. Ko and Nisivoccia for their work. He also said he liked their comment that the Borough is in a very healthy state financially and was sure that the Borough residents would also be pleased.

2020-117 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Authorizing a 2020 Morris County Trail Construction Grant Application

Council Discussion

Councilman Cangiano requested discussion on Resolution 2020-117 commenting that this grant submission of the 2020 Morris County Trail Construction Grant will allow for the implementation of the McGregor Trails Construction Project.

2020-118 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Authorizing the Use of the Public Rights-of-Way by Planet Networks, Inc.

Council Discussion

Robert Boyle from Planet Networks presented an overview of his company. They are a telephone company registered with the NJ Board of Public Utilities giving them certain rights and obligations including access to telephone poles owned by the phone company, even those in public right of ways. They need access to the right of ways where the telephone poles lie to install fiber optic cables and related facilities on existing utility poles. Planet Networks offers residential and commercial fiber, telephone and high-speed internet services (they don't offer television service). Planet Networks will restore any damage to the right of way and will pay costs incurred through the project. They will work with our Police department to assure the safety of our residents in an effort to minimize impact to the community. Mr. Boyle went on to report that this is a multiyear process including planning and permitting processes.

Mayor Stanzilis thanked Mr. Boyle for the presentation.

2020-119 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Granting Authorization to Enter into an Agreement for the Revaluation Services with Appraisal Systems in an Amount Not to Exceed \$193,575 for the Tax Year 2021

Jack Marchione gave an overview of the Revaluation process. The Morris County Board of Taxation ordered Mount Arlington Borough to conduct a revaluation with hope of completing the revaluation by 2021. This is an extensive process requiring tax maps to be updated and approved. Three weeks ago, we received one bid from Appraisal Systems who is one of the six qualified firms authorized by the state of NJ to conduct revaluations. Mr. Marchione as well as Mr. Semrau for Dorsey & Semrau are recommending that Appraisal Systems be awarded the bid. Given the circumstance with COVID-19 the tax maps have not yet been submitted to the state for approval. Mr. Marchione said it is likely that we will request that the revaluation process gets pushed to the 2022.

Mayor Stanzilis thanked Mr. Marchione for his report and noted that the differential between the Borough's assessed valuation vs the market valuation is better than a lot of cases. Mr. Marchione explained that the state measures all sales that take place within a town. For Mount Arlington that has hovered around

85% meaning that the assessment are about 85% of market value on the average. Normally the threshold is much lower. Once a town is at 75% the Board of Taxation orders a revaluation. In the Borough case the revaluation was ordered because we have not had one since 2003 for the 2004 tax year. Typically, the Board of Taxation likes no more than 10 or 15 years between revaluation. Mount Arlington is in excellent shape with tax appeals (very few tax appeals) which helps us. What hurts us regarding ordering the revaluation was that we were 16-17 years since our last revaluation. Mr. Marchione said the Borough is in very good shape and he does not expect a revaluation to result in much of a shift to the taxpayers.

Mayor Stanzilis said the objective of the revaluation is to get the valuation right, not to increase taxes. The borough knows exactly how much money it needs to run the borough and that is not going to change. For the public this is not a red flag to say taxes are going up.

Roll Call:

AYE: Farris, Cangiano, Fostle, Loughridge, Galate, Council President Delaney
OPPOSED: None
ABSTAIN: None

Motion Approved

18. Motion

19. Executive Session

2020-126 Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey Authorizing An Executive Session of the Mayor and Borough Council and Excluding the Public from that Portion of the Meeting

Attorney/Client Privilege:

- Solar Landfill Redevelopment Project
- Approval of Executive Minutes: January 21, 2020
February 4, 2020

Action May or May Not Be Taken

Motion to go Into Executive Session: Councilman President Delaney

Second: Councilwoman Fostle

Roll Call:

AYE: Farris, Cangiano, Fostle, Loughridge, Galate, Council President
Delaney
OPPOSED: None
ABSTAIN: None

Motion Approved

Motion to Return to Open Session: Councilwoman Galate

Second: Councilwoman Fostle

Roll Call:

AYE: Farris, Cangiano, Fostle, Loughridge, Galate, Council President
Delaney

OPPOSED: None

ABSTAIN: None

Motion Approved

Motion to Approve Executive Session Minutes of January 21, 2020: Councilman
President Delaney

Second: Councilman Cangiano

Roll Call:

AYE: Cangiano, Loughridge, Galate, Council President Delaney

OPPOSED: None

ABSTAIN: Fostle

Motion Approved

Motion to Approve Executive Session Minutes of February 4, 2020: Councilman
President Delaney

Second: Councilwoman Farris

Roll Call:

AYE: Farris, Cangiano, Fostle, Loughridge, Galate, Council President
Delaney

OPPOSED: None

ABSTAIN: None

Motion Approved

Added Resolution

2020-127 Resolution of the Mayor and Borough Council of the Borough of Mount
Arlington, County of Morris, State of New Jersey, Authorizing Award of a Solar
Power Purchase Agreement to HESP Solar, LLC

Motion to Approve: Council President Delaney

Second: Councilwoman Farris

Roll Call:

AYE: Farris, Cangiano, Fostle, Loughridge, Galate, Council President

Delaney
OPPOSED: None
ABSTAIN: None

Motion Approved

20. Adjourn

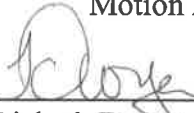
Motion to Adjourn: Council President Delaney

Second: Councilman Cangiano

Roll Call:

All in Favor: Aye
Opposed: None

Motion Approved



Lizbeth Dwyer
Acting Borough Clerk

CC: Website