

**WORK SESSION  
NOVEMBER 9, 2021**

In compliance with Chapter 231, OPEN PUBLIC MEETINGS ACT of the State of New Jersey, adequate notice has been given to all members of the Governing Body, the "Local Source" and the "Westfield Leader" the two newspapers designated to receive such notice. The notice is posted on the Borough Hall bulletin board.

Mayor Paul N. Mirabelli called the meeting to order at 7:35 P.M.

PRESENT: Mayor Mirabelli, Council President Andre (by phone), Councilman Dierkes, Councilman Matejek, Councilwoman Pacifico (by phone), Councilwoman Pater, Attorney Post and Administrator Mortimer. Also present were Recreation Director Frank Masella, CFO Jill Goode, DPW Director Matthew DeAnna, Engineer Mike Disko, Senior Coordinator Kim Moriak and Police Chief Joseph Giannuzzi. Councilman Messler was absent.

Discussion was held regarding 2021 reorganization board appointments. Most of the board member positions will be re-appointed for another term except for a vacancy on the Library Board of Trustees. The council should consider recommendations to fill this position.

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Discussion was held regarding a request from the Tax Collector to authorize refunds for tax overpayments due to duplicate payments. The proper resolution will be prepared for the November 23, 2021 meeting.

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Discussion was held regarding updating the salary ordinance. Periodically, revisions are required to adjust salary ranges for certain positions. The proper ordinance will be introduced at the meeting of November 23, 2021.

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Discussion was held regarding authorization to approve Kyle Cravo to join the Junior Firemen's Auxiliary Program. The background check has been cleared and was recommended by the Fire Chief. A motion for approval will take place at the November 23, 2021 meeting.

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Discussion was held regarding waiving the pool concession fee for Darby Road. Due to a decrease in sales, the Council agreed to lower the concession fee in July from \$11,000 to \$5,500. The Recreation Committee recommend waiving the fee entirely since Darby Road took a revenue loss this season. The Council agreed and the proper resolution will be prepared for the November 23, 2021 meeting.

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Discussion was held regarding the PBA Collective Bargaining Agreement. The negotiations were successfully concluded resulting in establishing salary and benefits for the members of the Police Department for the period from January 1, 2022 through December 31, 2026. The proper ordinance implementing the agreement will be introduced at the meeting of November 23, 2021.

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Discussion regarding the purchase of a DPW Salt Dome under the Sourcewell Co-Op was tabled.

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Discussion was held regarding entering into a Professional Services contract. The borough would like to enter into a contract with Heintz & Fiore, AIA for architectural engineering services for the construction of a new DPW garage. The proper resolution will be prepared for the November 23, 2021 meeting.

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Discussion was held regarding department refunds. Recreation Director Frank Masella recommends issuing a refund due to a class cancellation. The Council approved the refund request. The proper resolution will be prepared for the November 23, 2021 meeting.

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Discussion regarding the release of a performance bond to Peak Sports Academy was tabled.

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Discussion was held regarding a review of the road opening ordinance. The Borough currently does not charge utility companies an application or permit fee for a road opening. Engineer Mike Disko highlighted Westfield's ordinance including their fee structure particularly for utility companies. The fee schedule ranges from \$40 to \$200 including a cash bond option. The Engineer was advised to review the entire ordinance such as the moratorium and provide his recommendations to Council.

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Discussion was held regarding a request from the Finance Officer for year-end budget transfers. In accordance with state statute, transfers can be made within certain budget appropriations during the last two months of the fiscal year. The proper budget transfer resolution will be prepared for the meeting of November 23, 2021.

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Discussion was held regarding the Holiday Tree Lighting and Mountainside Restoration Sale. The Mountainside Restoration Committee usually has their sale at the Rescue Squad building during the tree lighting ceremony. This year, they plan to be stationed at the Hetfield House. The Mayor is concerned that it will affect their volume of sales and will speak to Scott Daniels.

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Discussion was held regarding authorization to apply for another Community Development Block Grant 48 to replace the inoperable ADA Entrance Door at Borough Hall. The proper resolution will be prepared for the November 23, 2021 meeting.

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Discussion was held regarding a FAR recommendation from the Borough Engineer. Mike Disko provided an analysis of the existing Land Use Ordinance with respect to current Floor Area Ratio (FAR) requirements and current subdivision lot area requirements. The possible revisions to the FAR standards include increasing the current 22.5%/24% standards for properties with lot sizes under 15,000 sq. ft. An effective way to minimize overdevelopment potential is to increase the required lot area and lot width of properties subject to subdivision, specifically for all subdivisions which increase the number of buildable lots. Another suggestion is that all new subdivisions would need to have 20,000 square foot lots. These proposals will be provided to the Planning Board for their recommendations.

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Discussion was held regarding the adoption of the updated Personnel Policies & Procedures and Employee Handbook. The Council will forward their questions and concerns to the Borough Attorney. Upon completion will pass the approving resolutions and eventually introduce an ordinance.

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Discussion was held regarding award of the cell tower bid. The 100' location on the multi user cell tower has been vacant for years and Dish Network showed interest in leasing the spot. Dish Network was the only bidder for a monthly lease payment of \$3,000 for an annual revenue of \$36,000. The awarding resolution will be prepared for the meeting of November 23, 2021.

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**BILL & CLAIMS:**

The following resolution was introduced by Councilman Dierkes and seconded by Councilwoman Pater:

BE IT RESOLVED by the Mayor and Council of the Borough of Mountainside that the following bills of the persons named and for the amounts stated below, having been duly audited and found to be correct this 9<sup>th</sup> day of November 2021, the same be paid after Council's review, if and when funds are available and that the Mayor, Council President, Administrator and Treasurer are hereby authorized and directed to sign and deliver warrants for same in the amount of \$182,163.12 (Copy of bill list attached).

Roll call: Ayes: Andre, Dierkes, Matejek, Pacifico, Pater. Nays: 0.

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**COUNCIL COMMENTS:**

Special thanks were given to the Rescue Squad and Volunteers for the Spooky Trail.

Residents were invited to the Veteran's Day Ceremony and a Walk with the Mayor.

Special thanks to those who made the Veteran Banners a great success particularly, Kim Moriak and Matthew DeAnna.

**AUDIENCE PARTICIPATION:**

No public comments.

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Upon a motion by Councilman Dierkes and a second by Councilwoman Pater, the meeting was unanimously adjourned at 8:15 P.M.

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Martha Lopez, RMC  
Borough Clerk