

**WORK SESSION
NOVEMBER 5, 2025**

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 7:31 P.M.

PRESENT: Mayor Mirabelli, Councilman Matejek, Council President Pacifico, Councilman Rinaldo (by phone), Councilman Van Deusen, Councilwoman Wass, Attorney Post and Administrator Mortimer. Also present were CFO Justyna Diaz, Senior Coordinator Kim Moriak, Recreation Director Frank Masella, Construction Official Jerry Eger and DPW Director Matthew DeAnna. Councilman Dierkes was absent.

Discussion was held regarding short-term rentals. Residents voiced concerns about strangers renting in residential areas. If the Borough decides to allow short-term rentals an ordinance can include safeguards to restrict and regulate these types of rentals.

Discussion was held regarding 2026 reorganization board appointments. All of the board member positions will be re-appointed for another term except for a vacancy on the Ethics Board. The council mentioned names for consideration.

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 next meeting.

Discussion was held regarding updating the salary ordinance. When salaries are close to exceeding the range they need to be increased as well as when adding new positions. The Mayor and Council reviewed a copy of the salary ordinance which highlighted the ranges being revised. The proper ordinance will be prepared for the next meeting.

Discussion was held regarding the current recycling contract with F. Basso Jr. Rubbish Removal, Inc. DPW Director DeAnna recommends extending the contract for two years. The monthly cost is approximately \$17,000 which will likely increase with the yearly CPI. The contractor agreed to the extension effective January 19, 2026 through January 18, 2028. The proper resolution will be prepared for the next meeting.

Discussion was held regarding pending NJ building inspection legislation. Construction Official Jerry Eger spoke about legislation backed by the state for expedited inspections by 3rd party inspectors who would inspect prior to the current 72-hour window allowed. He highlighted issues outside inspections may cause and is working with a coalition of inspectors and lobbyist to slow the legislation down. The Mayor asked for talking points to spread the word to legislators.

Discussion was held regarding department appointments. The appointment is for Sarah Post a PT Secretary for DPW/Engineering/Zoning/Tax Assessor at an hourly rate of \$29. The proper resolution will be prepared for the next meeting.

Discussion was held regarding a State Tax Court Judgement for Block 21 Lot 24.01. The tax appeal was settled and the judgement lowered the assessment for tax years 2023, 2024 and 2025 allowing for a total refund of \$20,854.77. The proper resolution to process the tax judgement will be prepared for the next meeting.

Discussion was held regarding a bid recommendation from the Borough Engineer for Contract 2025-6 Paving Improvements on Virginia Avenue. The Engineer recommends the base bid and alternate #1 be awarded to the lowest bidder Denbar Construction, Inc. in the amount of \$221,442.00. The proper resolution will be prepared for the next meeting.

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

The following resolution was introduced by Councilwoman Pacifico and seconded by Councilwoman Wass.

RESOLUTION 134-2025

WHEREAS, the Borough of Mountainside has settled a tax appeal with Mountainside Realty, LLC upon the terms and conditions set forth in the Stipulation of Settlement attached hereto, and

WHEREAS, it is necessary that the settlement set forth in such Stipulation of Settlement be approved by the Governing Body.

NOW THEREFORE BE IT RESOLVED that the Stipulation of Settlement between Mountainside Borough, Plaintiff and Mountainside Realty, LLC Defendant, whereby, *inter alia*, the assessment for the property known as 284 Sheffield St., Mountainside, as shown on the Borough tax map as Block 7.13, Lot 21 is set for 2025 at \$538,300 for the land and \$3,961,700 for the Improvement, for a total assessment of \$4,500,000 be and the same is hereby approved.

Roll call: Ayes: Matejek, Pacifico, Rinaldo, Van Deusen, Wass. Nays: 0.

Discussion was held regarding a request from Michael Hart for a dedication plaque for his parents who once served on Council. The plaques are usually issued to those who have served the Borough over 20 years. Although, they both served only two terms the Council agreed to allow a dual plaque paid for by Mr. Hart. Moving forward dedication plaques with less than 20 years of service will be determined on a case by case basis.

BILL & CLAIMS:

The following resolution was introduced by Councilwoman Pacifico and seconded by Councilman Matejek:

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 5th day of November 2025, 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 \$227,308.42 (Copy of bill list attached).

Roll call: Ayes: Matejek, Pacifico, Rinaldo, Van Deusen, Wass. Nays: 0.

AUDIENCE PARTICIPATION:

Hearing no one wishing to speak, the public portion of the meeting was closed.

Upon motion by Councilman Matejek and a second by Councilwoman Pacifico, the following resolution to adjourn to closed session was unanimously adopted:

WHEREAS, the Open Public Meetings Act of the State of New Jersey permits the public to be excluded from certain matters to be discussed by the Governing Body; and

WHEREAS, the Mayor and Council desire to discuss personnel and litigation which are matters where the exclusion of the public is permitted; and

WHEREAS, public disclosure of the results of this discussion will be made as soon as the matters discussed have been resolved by the Governing Body of the Borough of Mountainside;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Mountainside that the aforesaid matters shall be discussed in closed session upon adoption of this resolution.

Meeting adjourned to closed session at 8:06 P.M.

The meeting was recalled to public session at 9:01 P.M.

Upon motion by Councilwoman Pacifico and a second by Councilwoman Wass, the meeting was unanimously adjourned.

Martha Lopez, RMC
Borough Clerk