

**REGULAR MEETING
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

November 23, 2021

Note: *John D'Amato was elected to the serve the unexpired Mayor term in the 2021 General Election.*

The Regular Meeting of the Governing Body of the Borough of Bloomingdale was held in the Council Chambers of the Municipal Building (101 Hamburg Tpke) on the above date. Council President, John D'Amato called the meeting to order at 7:00PM.

Council President led the **Salute to the Flag**.

Official Roll Call: (taken by the Borough Clerk)

In Attendance: Councilman John D'Amato
Councilman Richard Dellaripa
Councilman John Graziano
Councilwoman Dawn Hudson
Councilman Drew Juhlin
Councilman Ray Yazdi

Municipal Clerk, Breeanna Smith
Business Administrator, Michael Sondermeyer
Borough Attorney, Fred Semrau

PUBLIC NOTICE STATEMENT

Councilman D'Amato stated: *This Meeting is called pursuant to the provisions of the Open Public Meetings Law. Adequate notice of this meeting was advertised in the Herald News on April 1, 2021; copies were provided to the local news media and posted continuously in the Municipal Building. A copy of this notice is available to the public and is on file in the office of the Municipal Clerk.*

Per State Fire Code, I am required to acknowledge that there are two emergency exits in this Council Chambers. The main entrance which you entered through and a secondary exit to the left of where I am seated. If there is an emergency, walk orderly to the exits, exit through the door, down the stairs and out the building. If there are any questions, please raise your hand now.

EARLY EXECUTIVE SESSION: (entered at 7:02PM)

Motion to Enter Executive Session: Dawn Hudson

Second: John Graziano

Voice Vote: all in favor voting 'AYE'

One Matter – Contract Negotiations

**RESOLUTION NO. 2021-11.11
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

MOTION FOR EXECUTIVE SESSION

BE IT RESOLVED by the Council of the Borough of Bloomingdale on the 23rd day of November, 2021 that:

- ❖ Prior to the conclusion of this Regular Meeting, the Governing Body shall meet in Executive Session, from which the public shall be excluded, to discuss matters as permitted pursuant to

N.J.S.A. 10:4-12, sub-section (s):

- () b. (1) Confidential or excluded matters, by express provision of Federal law or State statute or rule of court.
- () b. (2) A matter in which the release of information would impair a right to receive funds from the Government of the United States.
- () b. (3) Material the disclosure of which constitutes an unwarranted invasion of individual privacy.
- () b. (4) A collective bargaining agreement including negotiations.
- () b. (5) Purchase, lease or acquisition of real property, setting of banking rates or investment of public funds, where it could adversely affect the public interest if disclosed.
- () b. (6) Tactics and techniques utilized in protecting the safety and property of the public, if disclosure could impair such protection. Investigation of violations of the law.
- (X) b. (7) Pending or anticipated litigation or contract negotiations other than in subsection b. (4) herein or matters falling within the attorney-client privilege.
 - **One Matter – Contract Negotiations (Meer Tract)**
- () b. (8) Personnel matters.
- () b. (9) Deliberations after a public hearing that may result in penalties.

- ❖ The time when the matter(s) discussed pursuant to Paragraph 1 hereof can be disclosed to the public is as soon as practicable after final resolution of the aforesaid matter(s).

Entered back into open session 7:39PM

Motion for recess: Rich Dellaripa

Second: Dawn Hudson

(Council to resume session at the Firemen's Hall)

EARLY PUBLIC COMMENT:

Motion was made by YAZDI to open the meeting for public comment; seconded by GRAZIANO and carried on voice vote all voting AYE.

Linda Huntley – 86 Van Dam Ave, Bloomingdale
Inquired on the Borough's flood committee

Since there was no one else who wished to speak, GRAZIANO made a motion to close public comment, second by HUDSON & carried on voice vote all members voting AYE, none were opposed.

REPORTS (PROFESSIONALS, DEPT HEADS, COMMITTEES, LIAISONS, MAYOR):

Councilman, John Graziano:

- *EDC will wrap up the 'Taste of Bloomingdale' initiative with one more drawing December 23 (Pardalis law to make the donation). The committee will begin plans for 2022.*

Councilwoman, Dawn Hudson:

- *Santa run – December 11th schedule to be posted (Health Department does not recommend the Borough organize Santa arriving by helicopter due to safety concerns of the residents & the ongoing presence of Covid-19. The event will be reevaluated for next year)*
- *BOH – vaccine information available from the County*

Councilman, Richard Dellaripa:

- *Attended the Bloomingdale/Butler schools first session of the 5-year strategic plan meeting. The second meeting is December 6th, and the third is January 10th; these*

meetings are open to the public – more information available on the Bloomingdale school website

Business Administrator, Michael Sondermeyer:

- *Review of interviews & processes that are being conducted for the following departments: Construction, DPW, Court. Hiring resolutions will be on future agendas*
- *Mayor noted – the Borough has many employees retiring come years end, these new hires are to fill the vacant positions*

Borough Attorney, Fred Semrau

- *MEL offers an ‘Elected Official’ Seminar – upon completion the Borough receives \$250 credit towards Joint Insurance Fund premium. More information to come on this*

Mayor, John D’Amato

- *Successful honorary event in memory of Nancy Dale – the Borough dedicated the intersection of Reeve & Knolls Road*

CONSENT AGENDA

(Adoption of Resolutions No. 2021-11.12 – 2021-11.17)

Motion: Dawn Hudson

Second: Ray Yazdi

Roll Call Vote: D’AMATO (YES), DELLARIPA (YES), GRAZIANO (YES), HUDSON (YES), JUHLIN (YES), YAZDI (YES*)

Councilman Yazdi recused from Resolution 2021-11.13

**RESOLUTION NO. 2021-11.12
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

***Accepting, Approving and/or Adopting the Consent Agenda of the
November 23, 2021 Regular Meeting***

WHEREAS, the Borough Council of the Borough of Bloomingdale has determined that to increase efficiency, the Consent Agenda shall be adopted with one resolution, and

NOW THEREFORE BE IT RESOLVED, that the following resolutions, placed on this agenda by consent, require no discussion and the same having been previously reviewed by each Governing Body member, be and are hereby adopted in their entirety by the Council of the Borough of Bloomingdale.

- A. **Motion to approve minutes:**
 - September 7, 2021 – Workshop Meeting
 - October 5, 2021 – Workshop Meeting
 - November 1, 2021 – Workshop Meeting
- B. **Motion authorizing the Business Administrator to make an offer of employment for the following position(s):**
 - (4) Full Time DPW Laborers
 - (1) Full Time Court Administrator
- C. **Motion authorizing the Municipal Clerk to schedule & advertise the 2022 Reorganization for January 4, 2022 at 7PM**
- D. **Resolution No. 2021-11.13:** 2% Salary Increase (Department Heads and Non-Union Employees for 2021)
- E. **Resolution No. 2021-11.14:** Renewal Agreement (WeatherWorks 2021-2022)
- F. **Resolution No. 2021-11.15:** Johnson Soils (188 Union Ave) *Geotechnical Engineering Services*
- G. **Resolution No. 2021-11.16:** Appointment of Municipal Alliance Member (K. Baffi)

H. **Resolution No. 2021-11.17:** Accept Notice of Retirement & Authorize Exit Agreement
(M. Loveland)

Consent Agenda Resolutions:

**RESOLUTION NO. 2021-11.13
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

**RESOLUTION AUTHORIZING TWO PERCENT (2%) SALARY INCREASE FOR
ALL DEPARTMENT HEADS & NON-UNION EMPLOYEES FOR 2021**

WHEREAS, based on past practice the Council has provided the Department Heads and Non-union employees with similar increases; and

WHEREAS, the Borough Council hereby concurs that a two percent (2%) increase for 2021 to the salaries for the Department Heads and non-union employees is justifiable under the circumstances.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Bloomingdale, in the County of Passaic and State of New Jersey, that the salaries for Department Heads and non-union employees shall be increased by two percent (2%) for 2021.

BE IT FURTHER RESOLVED, that this is not conditioned on any other promises, contracts or obligations of the Borough Council of the Borough of Bloomingdale.

**RESOLUTION NO. 2021-11.14
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

**RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC AND
STATE OF NEW JERSEY APPROVING AND AUTHORIZING A RENEWAL
AGREEMENT BETWEEN THE BOROUGH AND WEATHERWORKS TO PROVIDE
WEATHER FORECAST AND STORM ALERT SERVICES**

WHEREAS, N.J.S.A. 40A:11-3 authorizes the Borough of Bloomingdale to award contracts under the bid threshold without advertising and accepting bids for same; and

WHEREAS, the Borough previously entered into an agreement with WeatherWorks for the provision of weather forecast and storm alert services; and

WHEREAS, the Borough desires to continue the services and execute a renewal agreement with WeatherWorks at a total amount not to exceed \$2,000.00; and

WHEREAS, funds are available for this purpose as evidenced by the annexed certification of funds.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey as follows:

1. The Mayor and Borough Clerk are hereby authorized and directed to execute the Renewal Agreement between the Borough of Bloomingdale and WeatherWorks.

2. A copy of this resolution shall be provided to the Borough Finance Department and WeatherWorks, for their information and guidance.

This Resolution shall take effect immediately.

**RESOLUTION NO. 2021-11.15
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC AND STATE OF NEW JERSEY AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES AGREEMENT WITHOUT COMPETITIVE BIDDING TO JOHNSON SOILS COMPANY FOR GEOTECHNICAL ENGINEERING SERVICES (DPW FACILITY 188 UNION AVENUE 5105/51)

WHEREAS, there exists a need for Geotechnical Engineering Services to evaluate the sub-surface conditions of the DPW facility in connection with the construction of the proposed salt shed; and

WHEREAS the Borough Engineer, Thomas Boorady, recommends the Borough retains Johnson Soils Company to perform a subsurface investigation and prepare a report of the findings and seismic design classification as per the proposal dated October 28, 2021; and

WHEREAS, funds are available for this purpose as evidenced in the annexed certification of funds in an amount not to exceed \$5,025.00; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. §40A:11-1 *et seq.*, requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey, as follows:

Section 1. This contract with Johnson Soils Company is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. §40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.

Section 2. Johnson Soils shall provide geotechnical engineering services as set forth in the proposal dated October 28, 2021 at a cost not to exceed \$5,025.00.

Section 3. A notice of this action shall be printed once in the legal newspaper of the Borough of Bloomingdale as required by law.

Section 4. A copy of this Resolution shall be provided to Donna Mollineaux (Chief Financial Officer), Thomas Boorady (Borough Engineer), and to Johnson Soils Company of 66 Glen Avenue, Glen Rock, NJ 07452.

This Resolution shall take effect immediately.

**RESOLUTION NO. 2021-11.16
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

Resolution Appointing Members to the Municipal Alliance Committee

WHEREAS, the Municipal Alliance Committee purpose is to recommend to the Governing

Body the operation and administration of programs in professional counseling which are of benefit to the residents of the Borough; and

WHEREAS, the Borough is eligible for funding from the state of New Jersey for the purpose of developing and organizing efforts to reduce alcoholism and drug abuse through a local Municipal Alliance Committee;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Bloomingdale that it does hereby appoint the following members to the Municipal Alliance Committee for a one-year term; expiring December 31, 2021:

Municipal Alliance	1 year	Kristina Baffi
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**RESOLUTION NO. 2021-11.17
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

**RESOLUTION FORMALLY ACCEPTING NOTIFICATION OF RETIREMENT FROM
SERGEANT MARC LOVELAND OF THE BLOOMINGDALE POLICE DEPARTMENT
& AUTHORIZING EXIT AGREEMENT ('AGREEMENT & RELEASE') FOR SAME**

WHEREAS, Sergeant Marc Loveland is employed by the Borough of Bloomingdale Police Department; and

WHEREAS the Chief of Police, Joseph Borell, Public Safety Committee, and Borough Administrator have received formal notification from Sergeant Marc Loveland of his intent to retire on or before July 1, 2022; and

WHEREAS Marc Loveland will submit an application for Retirement Allowance to the New Jersey Division of Pensions and Benefits; and

WHEREAS, upon submission of the retirement application, the Borough Treasurer is hereby authorized to submit the Certification of Service and Final Salary of Marc Loveland to the Division of Pensions and Benefits; and

WHEREAS, accordingly, the Borough of Bloomingdale and Marc Loveland desire to enter into an 'Agreement and Release' through which all terms and conditions of Marc Loveland's retirement shall be addressed; and

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey formally accepts notice of resignation/retirement of Sergeant Marc Loveland effective on or before July 1, 2022; and authorizes the Mayor to execute the 'Agreement & Release' between the Borough of Bloomingdale and Marc Loveland; and

BE IT FURTHER RESOLVED the Mayor and Borough Council extends gratitude to Sergeant Marc Loveland for his dedicated service to the Borough of Bloomingdale's Police Department.

PENDING ITEMS:

A. Second/Final Reading & Public Hearing:

Ordinance No. 25-2021: Amend Ch. 92 Zoning (BCD – BCD Amend Subsection N)

The Municipal Clerk, Breeanna Smith, read the Public Notice statement.

Councilman YAZDI moved that the Ordinance be read by title; seconded by DELLARIPA and carried on voice vote – all members present voting AYE

The Municipal Clerk read the following Ordinance by title:

**ORDINANCE NO. 25-2021
OF THE GOVERNING BODY
OF THE BOROUGH OF BLOOMINGDALE**

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 “ZONING”, SECTION 92-55.2 “BLOOMINGDALE CENTER DISTRICT ZONE” OF THE CODE OF THE BOROUGH OF BLOOMINGDALE

WHEREAS, the Borough Code was recently amended to add a new subsection N, entitled “Building Façade Standards and Guidelines” to the newly created Bloomingdale Center District (“BCD”); and

WHEREAS, the Borough Ordinance Review Committee has reviewed the requirements and standards established in Ordinance 20-2021 setting forth the façade standards and guidelines within the BCD and recommended additional changes be made in order to revise these standards and requirements;

WHEREAS, the Borough Council has reviewed and accepted the recommended changes as being in the best interest of the Borough.

NOW THEREFORE BE IT ORDAINED, by the Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey, as follows:

SECTION 1. Chapter 92 “Zoning”, Article XII “Regulations”, Section 92-55.2 “Bloomingdale Center District Zone”, Subsection N “Building Façade Standards and Guidelines” shall be amended to read as follows:

§92-55.2 Bloomingdale Center District Zone (BCD)

N. Building Standards and Guidelines.

(1) **Purpose.** The purpose of this subsection is to promote a desirable visual environment and to improve the appearance of buildings and structures in the Bloomingdale Center District, and it is to make the District a more attractive and inviting destination in which to shop, visit, dine and walk. An essential strategy in achieving the objective is to foster recognition that facades, buildings and structures should have a visual and harmonious relationship with surrounding facades, buildings and structures. Integral to the strategy is recognition that visible side or rear elevations contribute significantly to a building or structure’s overall appearance.

(2) **Benefits.** Potential tangible benefits Bloomingdale will realize by adhering to these standards and guidelines include: the creation of a more desirable location for new business; the improvement of commerce for existing retail businesses; the improvement of commercial property values and the avoidance of adversely affecting the value of adjacent or nearby properties; the creation of a destination for shoppers; and, the improvement of the walking experience.

(3) **Building Façade Permitted Finish Materials.**

- (a) Textured concrete block; concrete block with stucco.
- (b) Reinforced concrete with smooth finish or with stucco.

- (c) Natural brick or stone.
- (d) Brick-face systems; Applied stone.
- (e) Wood, pressure treated or naturally decay-resistant species.
- (f) Fiber-reinforced cement panels or boards that simulate wood.
- (g) Metal, plastic or vinyl siding that is not used to such an extent that it is the dominant architectural feature.
- (h) Similar materials as approved by the Planning Board, Zoning Officer or Construction Official.

(4) Building Façade Prohibited Finish Materials.

- (a) Metal, plastic or vinyl siding with exposed fastenings.
- (b) Corrugated or reflective metal panels, steel buildings.
- (c) Modular buildings.
- (d) Exposed concrete block; Smooth, scored or rib-faced concrete block; Cinder block.
- (e) Any translucent material, other than glass.
- (e) Residentially scaled, horizontal vinyl or aluminum siding. Metal, plastic or vinyl siding that is used to such an extent that it is the dominant architectural feature.
- (f) Plywood and other compressed wood sheathing products, textured or non-textured.
- (g) Cement parging, shingles, shakes.
- (h) Exterior insulation finishing systems (EIFS).
- (i) Natural brick or stone in a rubble construction look.

(5) Building Façade Color Guidelines.

- (a) The color scheme should be compatible with adjacent buildings.
- (b) Buildings should not be painted to compete for attention with other buildings in the vicinity or to stand out boldly in their context.
- (c) All visible facades of the building should be used to contribute to the architectural and visual unity of the building.
- (d) Simple color schemes are encouraged. The building façades should not exhibit more than three (3) colors.
- (e) The field or body of a façade should be the lightest color. The trim should be a deeper shade of the field or body's color, or the trim alternatively should be white or black. The façade's accent elements should be a brighter complimentary or contrasting color.

(6) Building Façade Color Standards.

- (a) The field or body of the building facades shall be a solid color included in an earth tone palette. Trim and accent façade elements shall be solid colors with colors as suggested in Subsection N (5).
- (b) Garish or gaudy colors shall not be used on any portion of a façade.
- (c) Black or white shall not be used for the field or body of a façade. Neon or fluorescent colors shall not be used on any portion of a façade.

(7) Roofing Standards.

- (a) Terra cotta style roofing shall not be permitted.

(8) Enforcement. No Building Permit shall be issued for exterior construction and/or exterior renovation or alteration for any building in the Bloomingdale Center District, used in whole or in part for non-residential purposes, without the review and approval of plans by the Planning Board, if applicable, the Zoning Officer or the Construction Official. Certificates of Occupancy, temporary or permanent, shall not be issued for any building that is in violation of the standards set forth in this Subsection, or for any building where the approved plans by the Planning Board, Zoning Officer or Construction Official have not been adhered to. Any

building material changes and color changes after the date of adoption of this Ordinance No 25-2021 shall be subject to the standards and guidelines as set forth in this Subsection N. The Zoning Officer, Construction Official and Code Enforcement Official have jurisdiction to cite violations of this subsection and to levy fines of \$2,000 per day until the violation ceases.

All other portions of this Section shall remain unchanged.

SECTION 2. All ordinances or parts of ordinances of the Borough of Bloomingdale inconsistent herewith are repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

Public Hearing:

At this time GRAZIANO made a motion to open the Public Hearing for comment; seconded by YAZDI and carried on a voice vote all voting AYE. Since there was no one who wished to speak GRAZIANO made a motion to close the public hearing; motion was seconded by YAZDI and carried on voice vote all members voting AYE; none were opposed.

Discussion:

Councilwoman Hudson spoke in opposition of the regulations being put in place for the BCD zone specifically the building façade color scheme. It was determined this ordinance does not affect that portion of the code. Councilwoman Hudson will follow up with suggestions for the Ordinance Review Committee would like to further amend this section of the code.

Adoption:

GRAZIANO made motion for adoption; the motion was seconded by YAZDI and carried per the following roll call vote: DELLARIPA (YES), GRAZIANO (YES), HUDSON (YES), JUHLIN (YES), YAZDI (YES), D'AMATO (YES)

B. Second/Final Reading & Public Hearing:

Ordinance No. 26-2021: Amend Ch. 7 Traffic (Stop Sign – Elizabeth Street)

The Municipal Clerk, Breeanna Smith, read the Public Notice statement.

Councilwoman HUDSON moved that the Ordinance be read by title; seconded by DELLARIPA and carried on voice vote – all members present voting AYE

The Municipal Clerk read the following Ordinance by title:

**ORDINANCE NO. 26-2021
OF THE GOVERNING BODY
OF THE BOROUGH OF BLOOMINGDALE**

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 7 “TRAFFIC”, SECTION 7-30 “STOP INTERSECTIONS” OF THE CODE OF THE BOROUGH OF BLOOMINGDALE

WHEREAS, the Borough Code contains a section establishing stop intersections throughout the Borough; and

WHEREAS, upon the input of the Chief of Police following receipt of complaints related to safety concerns at Elizabeth Street and Mary Street and an inspection of the area, the Borough Council has reviewed the current Code and determined that it is necessary to amend the Code section to add an additional intersection that necessitates a stop sign; and

WHEREAS, the Borough Council has determined that the recommended additional stop sign is in the best interest of the Borough.

NOW THEREFORE BE IT ORDAINED, by the Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey, as follows:

SECTION 1. Chapter 7 “Traffic”, Section 7-30 “Stop Intersections” shall be amended to read as follows:

§7-30 STOP INTERSECTIONS.

Pursuant to the provisions of N.J.S.A. 39:4-140, the intersections described are hereby designated as Stop Intersections. Stop signs shall be installed as provided therein.

Intersection	Stop Sign On
Andrew Place and Reeve Avenue	Andrew Place
Ann Street and Elm Street	Ann Street
Ann Street at Lakeside Avenue	Lakeside Avenue
Ballston Avenue and Wallace Avenue	Wallace Avenue
Ballston Street and Park Place	Park Place
Bogue Drive and Sandra Lane	Sandra Lane
Captolene Avenue and Grove Street	Grove Street
Captolene Avenue and Pearl Street	Captolene Avenue
Captolene Avenue and Valley View Street	Captolene Avenue
Catherine Street and Warren Street	Catherine Street
Charles Street and Roy Avenue	Roy Avenue
Chestnut Street and Maple Avenue	Maple Avenue
Clark Street and Red Twig Trail	Clark Street
Clark Street and Sunrise Avenue	Sunrise Avenue
Clark Street and Walter Drive	Walter Drive
Cook Court and Hillcrest Drive	Cook Court
Elizabeth Street and Catherine Street	Catherine Street
Elizabeth Street and Mary Street	Elizabeth Street
Elizabeth Street and William Street	Elizabeth Street southbound
Elm Street and Charles Street	Elm Street
Fichter Street and Crane Avenue-Sally Street	Crane Avenue-Sally Street
Glen Road and Andrew Place	Glen Road
Glenwild Avenue and Anna Rose Court	Anna Rose Court
Glenwild Avenue and Babcock Lane	Babcock Lane
Glenwild Avenue and Club House Road	Club House Road
Glenwild Avenue and Demarest Road	Demarest Road
Glenwild Avenue and East Shore Road	East Shore Road
Glenwild Avenue and Glade Road	Glade Road
Glenwild Avenue and Pine Tree Road	Pine Tree Road
Glenwild Avenue and West Shore Drive	West Shore Drive
Hamburg Turnpike and First Street	First Street
Hamburg Turnpike and Second Street	Second Street
Hamburg Turnpike and Third Street	Third Street
Hamilton Street and Wallace Avenue	Wallace Avenue
Hennion Place and Ryerson Avenue	Hennion Place

Intersection	Stop Sign On
Highland Avenue and Cedar Street	Highland Avenue
Hillcrest Drive and Hillside Drive South	Hillcrest Drive
Hillcrest Drive (East) and Reeve Avenue	Hillcrest Drive (East)
Hillside Drive (North) and Bogue Drive	Bogue Drive
Hillside Drive (North) and Hillcrest Drive	Hillcrest Drive
James Avenue and Roy Avenue	James Avenue
Lakeside Avenue and Charles Street	Charles Street
Lakeside Avenue and Oakwood Terrace	Oakwood Terrace
Lakeside Avenue and Woodward Avenue	Lakeside Avenue
Leary Avenue and Oak Street	Leary Avenue
Linden Lane and Sandra Lane	Linden Lane
Main Street and Brandt Lane	Brandt Lane
Maple Avenue and Birch Street	Birch Street
Matthews Drive and Pleasant View Avenue	Matthews Drive
Matthews Terrace and Jeffrey Drive	Matthews Terrace
Memorial Court and Lakeside Avenue	Memorial Court
Oakwood Terrace and Fichter Street	Fichter Street
Old Ridge Road and Vreeland Avenue	Vreeland Avenue
Orchard Street and Wallace Avenue	Wallace Avenue
Park Avenue and Chestnut Street	Park Avenue
Pearl Street and Captolene Avenue	Captolene Avenue and Pearl Street (4-way stop)
Pearl Street and Pleasant View Avenue	Pearl Street
Poplar Street and Maple Avenue	Maple Avenue
Roy Avenue and Charles Street	Charles Street
Ryerson Avenue and Oak Street	Ryerson Avenue
Star Lake Road and Clark Street	Clark Street
Star Lake Road and Old Ridge Road	Old Ridge Road
Star Lake Road and Webber Street	Webber Street
Tice Street and Maple Avenue	Maple Avenue
Union Avenue and Oak Street	Oak Street
Valley View Avenue and Pleasant View Avenue	Valley View Avenue
Vreeland Avenue and Mary Street	Mary Street
Walnut Drive and Maple Avenue	Maple Avenue
Walter Drive and Roy Avenue-Winifred Court	Roy Avenue-Winifred Court
Warren Street and Mary Street	Warren Street
Waterfall Court at Hamburg Turnpike	Waterfall Court
White Haven Place and Park Avenue	White Haven Place
William Street and Ella Street	Ella Street
Woodward Avenue and Fichter Street	Fichter Street (4-way stop)
Woodward Avenue and Sunrise Avenue	Woodward Avenue

All other portions of this Chapter remain unchanged.

SECTION 2. All ordinances or parts of ordinances of the Borough of Bloomingdale inconsistent herewith are repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this Ordinance.

SECTION 4. This law shall take effect immediately upon final passage, approval and publication as required by law.

Public Hearing:

At this time YAZDI made a motion to open the Public Hearing for comment; seconded by GRAZIANO and carried on a voice vote all voting AYE. Since there was no one who wished to speak YAZDI made a motion to close the public hearing; motion was seconded by HUDSON and carried on voice vote all members voting AYE; none were opposed.

Discussion:

Councilman Juhlin commended the efforts to implement this stop sign.

Adoption:

YAZDI made motion for adoption; the motion was seconded by GRAZIANO and carried per the following roll call vote: GRAZIANO (YES), HUDSON (YES), JUHLIN (YES), YAZDI (YES), D'AMATO (YES), DELLARIPA (YES)

NEW BUSINESS:

A. Introduction of Bond Ordinance No. 27-2021: Amending Bond Ordinance (increase Section 20 Costs)

A motion was made by HUDSON to introduce the Ordinance by title; second and final reading/ public hearing will be on December 28, 2021 at 7PM; the motion was seconded by DELLARIPA and carried on the following voice vote: all members voting AYE, in favor; none were opposed.

The Municipal Clerk read by Title:

BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER 10-2017 FINALLY ADOPTED ON APRIL 4, 2017, AS FURTHER AMENDED BY BOND ORDINANCE NUMBER 27-2018 FINALLY ADOPTED ON NOVEMBER 1, 2018, BY THE BOROUGH COUNCIL OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY, TO INCREASE THE TOTAL N.J.S.A. 40A:2-20 COSTS BY \$60,925.61 FROM \$190,000 TO \$250,925.31

B. Introduction of Ordinance No. 28-2021: Amend Ch 92 Zoning (Rezoning Block: 3035 Lot: 33)

A motion was made by DELLARIPA to introduce the Ordinance by title; second and final reading/ public hearing will be on December 28, 2021 at 7PM; the motion was seconded by GRAZIANO and carried on the following voice vote: all members voting AYE, in favor; none were opposed.

The ordinance will be referred to the Planning Board.

The Municipal Clerk read by Title:

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, REZONING BLOCK 3035, LOT 33 AND AMENDING CHAPTER 92 "ZONING" OF THE CODE OF THE BOROUGH OF BLOOMINGDALE

C. Introduction of Ordinance No. 29-2021: Amend Ch 19 Solid Waste

A motion was made by YAZDI to introduce the Ordinance by title; second and final reading/ public hearing will be on December 28, 2021 at 7PM; the motion was seconded by HUDSON and carried on the following voice vote: all members voting AYE, in favor; none were opposed.

The Municipal Clerk read by Title:

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 19

“SOLID WASTE MANAGEMENT” OF THE CODE OF THE BOROUGH OF BLOOMINGDALE

D. Introduction of Ordinance No. 30-2021: Amend Ch 2-80 (Fees – Bulk Items)

A motion was made by YAZDI to introduce the Ordinance by title; second and final reading/ public hearing will be on December 28, 2021 at 7PM; the motion was seconded by DELLARIPA and carried on the following voice vote: all members voting AYE, in favor; none were opposed.

The Municipal Clerk read by Title:

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 2 “ADMINISTRATION”, ARTICLE VIII “POLICIES AND PROCEDURES”, SECTION 2-80 “FEES CHARGED FOR MUNICIPAL SERVICES” OF THE CODE OF THE BOROUGH OF BLOOMINGDALE

E. Introduction of Ordinance No. 31-2021: Authorize the Sale of a Portion of Block 5105, Lot 14.01 & a Portion of Block 5105 Lot 14.02 Pursuant to N.J.S.A. 40a:12-13 Et Al

A motion was made by HUDSON to introduce the Ordinance by title; second and final reading/ public hearing will be on December 28, 2021, at 7PM; the motion was seconded by YAZDI and carried on the following voice vote: all members voting AYE, in favor; none were opposed.

The Municipal Clerk read by Title:

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, TO AUTHORIZE THE SALE OF A PORTION OF BLOCK 5105, LOT 14.01 AND A PORTION OF BLOCK 5105 LOT 14.02 PURSUANT TO N.J.S.A. 40A:12-13 ET AL

F. Adoption of Resolution No. 2021-11.18

Motion: Ray Yazdi

Second: Rich Dellaripa

Roll Call: HUDSON (YES), JUHLIN (YES), YAZDI (YES), D’AMATO (YES*), DELLARIPA (YES), GRAZIANO (YES)

*D’AMATO – recused from items for vendor 01436 (Darmofalski Engineering)

**RESOLUTION NO. 2021-11.18
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

Authorizing Payment of Municipal Obligations

WHEREAS, the Governing Body (“Governing Body”) of the Borough of Bloomingdale (“Borough”) finds and declares that certain municipal obligations have come due and are now payable; and

WHEREAS, the Governing Body further finds and declares that said obligations have been itemized on the annexed schedules, which are hereby deemed part of this Resolution;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Bloomingdale does hereby authorize payment of said municipal obligations, in accordance with the recommendations of the Chief Financial Officer and the Borough Treasurer, from the following accounts and in the following amounts:

BILLS LIST

PREPAID LIST

CURRENT	1,916,574.42	CURRENT	644,153.38
UTILITY	152,736.04	UTILITY	32,318.89
CAPITAL	372,525.61	OPEN SPACE	76,059.03
UTILITY CAPITAL	38,592.00	TRUST ACCOUNT	32,493.00
TRUST	6,055.86	RECYCLING	00.00
DOG	4,638.33	DOG TRUST	00.00
RECREATION	659.38	UNEMPLOYMENT	97.93 ROSE
FUND	5,864.18	CAPITAL	35,385.00
RECYCLING	00.00	WATER CAPITAL	00.00
UNEMPLOYMENT	712.00	RECREATION	00.00
AFFORDABLE HOUSING	43.50	CAPITAL ASSESSMENT	00.00
TOTAL	2,498,401.32	TOTAL	820,507.23

G. Adoption of Resolution No. 2021-11.19

Motion: Dawn Hudson

Second: Ray Yazdi

Roll Call: JUHLIN (YES), YAZDI (YES), D'AMATO (YES), DELLARIPA (YES), GRAZIANO (YES), HUDSON (YES)

**RESOLUTION NO. 2021-11.19
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

Authorizing the Hiring of full-time Technical Assistant to the Construction Official

WHEREAS, there exists a need for a full time Technical Assistant to the Construction Official within the Construction Department; and

WHEREAS, this position was publicized and interviews were held for prospective candidates; and

WHEREAS, based on these interviews, the Borough Administrator & Construction Official recommend the position be filled by Jennifer Fulton; and

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Bloomingdale, that Jennifer Fulton be hired as a full-time Technical Assistant to the Construction Official, effective November 29, 2021, as per the terms of the CWA Local 1032 White Collar Unit contract.

LATE PUBLIC COMMENT

GRAZIANO opened the meeting to late public comment; seconded by DELLARIPA and carried on voice vote, all in favor voting AYE.

Linda Huntley – 86 Van Dam Ave, Bloomingdale

Made the following inquiries:

- Ordinance No. 31-2021 was not available on the website & if this Ordinance is for the sale of land at this point
- Bond Ordinance No. 27-2021: why the need to move money & increase debt

Remarks responded to Ms. Huntley:

Borough Clerk: does not have the prepared ordinance for the website

Borough Attorney: salient information is available for introduction and the ordinance will be published/advertised in full. The purpose of this ordinance is to authorize the sale of public land under the redevelopment

law. A separate resolution would be on a future agenda authorizing a contract for the sale of public land

Mayor D'Amato: Bond Ordinance 27-2021 is to increase Section 20 costs for Engineering, it's not increasing debt. The ordinance is moving the money from one section of the ordinance to the other. Finance department to provide further detail

Since there was no one else who wished to speak YAZDI moved that it be closed; second by DELLARIPA and carried on voice vote all members voting (AYE), none were opposed.

MAYOR asked for a motion to reschedule the December 21, 2021 to December 28, 2021. Motion made by YAZDI, seconded by DELLARIPA and carried on voice vote all in favor voting AYE; none were opposed.

GOVERNING BODY SCHEDULE:

- A. Regular Meeting – December 28, 2021 7PM
- B. Reorganization Meeting – January 4, 2022 7PM

Councilman Ray Yazdi exited.

EXECUTIVE SESSION **(Entered @ 8:10PM)**

Motion: Dawn Hudson
Second: Rich Dellaripa
Voice Vote: all in favor voting 'AYE'

RESOLUTION NO. 2021-11.20 OF THE GOVERNING BODY OF THE BOROUGH OF BLOOMINGDALE

MOTION FOR EXECUTIVE SESSION (LATE)

BE IT RESOLVED by the Council of the Borough of Bloomingdale on the 23rd day of November, 2021 that:

- ❖ Prior to the conclusion of this Regular Meeting, the Governing Body shall meet in Executive Session, from which the public shall be excluded, to discuss matters as permitted pursuant to N.J.S.A. 10:4-12, sub-section (s):
 - () b. (1) Confidential or excluded matters, by express provision of Federal law or State statute or rule of court.
 - () b. (2) A matter in which the release of information would impair a right to receive funds from the Government of the United States.
 - () b. (3) Material the disclosure of which constitutes an unwarranted invasion of individual privacy.
 - () b. (4) A collective bargaining agreement including negotiations.
 - () b. (5) Purchase, lease or acquisition of real property, setting of banking rates or investment of public funds, where it could adversely affect the public interest if disclosed.
 - () b. (6) Tactics and techniques utilized in protecting the safety and property of the public, if disclosure could impair such protection. Investigation of violations of the law.
 - (X) b. (7) Pending or anticipated litigation or contract negotiations other than in subsection b. (4) herein or matters falling within the attorney-client privilege.
 - **One Matter – Shared Service (CFO Mansfield)**
 - () b. (8) Personnel matters.

() b. (9) Deliberations after a public hearing that may result in penalties.

- ❖ The time when the matter(s) discussed pursuant to Paragraph 1 hereof can be disclosed to the public is as soon as practicable after final resolution of the aforesaid matter(s).

ADJOURNMENT:

Since there was no further business to be conducted, DELLARIPA moved to adjourn at 8:49PM; seconded by JUHLIN and carried on voice vote with all Council Members voting AYE.

Breeanna Smith, RMC
Municipal Clerk