

**MINUTES FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
HELD ON TUESDAY, JULY 15, 2025 AT 7:30 PM**

Mayor Giordano called the meeting to order and read the Statement of Compliance.

Mayor Giordano asked for a call. Present on roll call: Mayor Giordano, Mr. Brennecke, Ms. Cericola-Drake, Mr. Martinello, Mr. Ramundo, Mr. Ritchie and Mrs. Weber.

Also present: Steven J. Neale, Borough Administrator; Tatiana Marquis, Confidential Assistant; Kelley Halewicz, Municipal Clerk and Rob Devaney, Esq., for Craig Bossong, Municipal Attorney.

Mayor Giordano asked everyone to join in the Pledge of Allegiance, remain standing for a moment of silence honoring our Veterans and to remain standing for the prayer. He asked for a moment of silence for the Texas flood victims and their families. Mayor Giordano also asked for a moment of silence for a resident and frequent attendee at our Council meetings, Eric LaPorta who passed away this afternoon.

PROCLAMATIONS & PRESENTATIONS

Lieutenant Seifert informed the Mayor and Council of the actions taken by the Police Department with regards to safety and a new traffic pattern at Traphagen School starting in September. This is a heavily congested area during drop off and pick up, it is dangerous for the crossing guard at that post with traffic coming at him in three directions. Starting in September, Ridge Street will be changed to a one way heading East from Nordham to Ridge. The hours of operations for this one way will be Monday-Friday between 7:00 am-4:00 pm. The loading and unloading zones will remain. The signs will go up soon but will remain covered until the start of the school year.

Mayor Giordano asked for a letter to go out to parents prior to school starting regarding this issue and remedy. He also requested police presence for the first few days.

Mr. Ramundo spoke about local parents speeding on Ridge Street and Highwood Avenue. He inquired if this will be monitored.

Mr. Martinello asked about the homes on the westbound side. Lt. Seifert is going to ask those residents to follow the rules.

MAYOR'S REPORT AND REPORTS OF COMMITTEES

Mayor's Report. Mayor Giordano reminded everyone that July 17 is the 11th anniversary for Police Officer Christopher Goodell and asked that we keep the family and friends in their prayers.

Financial & Administrative Committee. Mr. Ritchie reported that the 2024 Audit is being finalized and we should have the report back soon. The Finance Committee met in June and discussion ensued on how the gap can be closed on grants, non-tax revenue and expanding tax base and how nontaxed revenue can be increased. We will likely meet again in July to continue this discussion.

Fire & Police Protection Committee. Mr. Brennecke discussed that the Fire Department has had seven calls so far. The department was thrilled to participate in the Junior Police Academy.

Public Safety Committee. Ms. Cericola-Drake has no major updates. WALVAC performed standby responsibilities at Allendale Fireworks - 7/4 and Ramsey Fireworks - 7/5 (rained out from 7/3). They also hosted monthly joint training with AVAC and HHK on Heat Emergencies.

Recreational & Health Committee. Mr. Martinello reported that Waldwick Junior Football is ready to start the season. Waldwick Soccer registration is open as well as wrestling and basketball. Congratulations to the WBSA and the men and women who worked so hard on the field upgrades this year. This is the first time in 20 years that after such a heavy rainstorm like we had yesterday, the fields are playable today.

Public Works Committee. Mr. Ramundo thanked the DPW for their hard work at the Waste Disposal Day. This is a very well-organized day for residents to bring various types of materials to be disposed of by DPW. Also, thanks to DPW personnel who set up the Memorial Service in Borough Park on Sunday. The repairs for the watermain break at Nordham/Bergen were completed today.

Buildings & Grounds Committee. Mrs. Weber spoke about Lions Memorial Playground construction, beginning with the equipment to be delivered in September. Pathways completed at Emmet and Veterans. The Ambulance Corps Bay door and air conditioning have been repaired.

DEPARTMENT HEAD REPORTS

Administrator. Mr. Neale announced the Water Quality meeting via Teams on Wednesday, July 30, 7:00 pm. This will be an interactive meeting with time for questions and answers. The panel will be Steve, Water Operator Mike LaTorre, and our Water engineers from H2M. They will provide an overview of the situation, ongoing construction, PFAS and valves, hydraulic study, lead service line work and CCR. The meeting will be recorded and then shared on all our platforms. An in-person/hybrid meeting will take place in September/October with additional data to share at that time.

Mr. Neale explained the PFAS settlement for just 3M is just over \$1 million. The Borough will receive \$700,000 this year which will be reserved for projects related to the water system including medium change outs to the PFAS system.

Mr. Neale attended a PSE&G workshop regarding the increases in energy bills. PSE&G has a program that plans to help customers pay their bills. There is a flyer that we will share on all our social media accounts.

Municipal Clerk. Mrs. Halewicz thanked the Mayor for obtaining a donation from Columbia Bank for two concerts in Borough Park. The Christine Spero Duo on July 23, 6:30 pm – 8:00 pm and Tim Gysin on August 6, 7:00 pm – 8:30 pm. Policy Vote f was originally for August 1 on the backup but was changed to August 15 to keep it the same as last year. Resolution 2025-214 all the documents and payment have been received for this license to be renewed.

Confidential Assistant. Mrs. Marquis reported that the pool is continuing to have an active season despite the weather. The pool revenue is up by 5% from where we were last year.

The 2026 Borough Calendar planning is underway. We strive to put as much information in for ahead of time so that residents know what to expect for the year. It helps us to answer questions residents may have, incorporate digitally with our website, and it is a savings on cutting down on quarterly newsletter printing and mailings. It is a large undertaking, but we have a great team in place. If you have any questions or thoughts on the Calendar, please let us know.

Attorney. Mr. Devaney had no report.

CONSENT AGENDA RESOLUTIONS

RESOLUTION NO. 2025-203

Approval of Consent Agenda

BE IT RESOLVED that the following resolutions herewith listed by consent having been considered by the Governing Body of the Borough of Waldwick are hereby passed and approved with the removal of 2025-205 and 2025-206:

2025-203 Approval of Consent Agenda

2025-204 Approval of Minutes - Regular Meeting, June 24, 2025

Policy Votes

- a. Richard MacDonnell requests to use Pavilion A on July 27 from 10:00 am - 6:00 pm for a Family Party with alcoholic beverages being served
 - b. Alexandra Scarpulla requests to use Pavilion A on August 3 from 10:00 am - 5:00 pm for a Birthday Party with alcoholic beverages being served
 - c. Edgewell Personal Care requests to use Pavilion A on August 6 from 11:00 am - 3:00 pm for a Corporate BBQ with alcoholic beverages being served
 - d. Max Policastro requests to use Pavilion A on August 9 from 10:30 am - 5:00 pm for a Picnic with alcoholic beverages being served
 - e. Alyssa Fusco requests to use Pavilion B on September 1 from 1:00 pm - 6:00 pm for a Birthday Party with alcoholic beverages being served
 - f. Waldwick Futbol Club requests to use Veterans Park Field from August 15 - November 20: Mondays, Tuesdays & Wednesdays 4:00 pm - dark; Saturdays 1:00 pm - dark and Sundays 8:30 am - 12:30 pm
- 2025-207 Approval of Chapter 159 - 2024/2025 County of Bergen CDBG - Handicap Accessible Ramps
- 2025-208 Award Non-Fair and Open Professional Services Contract to Boswell Engineering for Engineering Services, 2024 CDBG ADA Curb Ramp Upgrades, \$21,500.00
- 2025-209 Award Fair and Open Contractor to Ben Shaffer Recreation for Lions Memorial Playground Equipment, \$144,301.62
- 2025-210 Authorizing the Borough of Waldwick's Qualified Purchasing Agent to Issue Contracts Between \$17,500 and the Amended Bid Threshold of \$53,000
- 2025-211 Accept Donation from Columbia Bank
- 2025-212 Authorize Contract - The Christine Spero Duo, \$550.00
- 2025-213 Authorize Contract - Tim Gysin, \$500.00
- 2025-214 Authorize Amendment to Autocab License - All County Car & Limo LLC
- 2025-215 Authorize Refund Pavilion Permit Fee – Rugg
- 2025-216 Appointment of Full Time Communications Officer - Ryan Dunn
- 2025-217 Cancellation and Refund of Taxes: Block 163.03/Lot 26
- 2025-218 Cancellation and Refund of Taxes: Block 11/Lot 34
- 2025-219 Cancellation and Refund of Taxes: Block 157/Lot 3
- 2025-220 Authorize Refund Senior Tax Deduction Overpayments - various
- 2025-221 Payment of Vouchers

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke			X			
Cericola-Drake			X			
Martinello		X	X			
Ramundo	X		X			
Ritchie			X			
Weber			X			
Mayor Giordano						

Resolution 2025-205 has been removed from the agenda for action at a later date which may include rejecting all bids.

RESOLUTION NO. 2025-206

Award Fair and Open Professional Services Contract to for Redevelopment Counsel in an Amount Not to Exceed \$25,000.00

WHEREAS, the Borough of Waldwick has determined and designated numerous properties within the Borough as areas in need of redevelopment pursuant to the State's Local Redevelopment and Housing Law at N.J.S.A. 40A:12A et seq.; and,

WHEREAS, the Borough is in need to retain redevelopment counsel to manage and coordinate proposals related to the redevelopment areas as well as any approved redevelopment projects; and,

WHEREAS, the Borough issued an RFQ seeking proposals for redevelopment counsel; and,

WHEREAS, five submissions were opened and reviewed on Friday, July 11 at 11:00 am; and,

WHEREAS, the Administration recommends awarding a contract to Wilentz, Goldman & Spitzer, P.A. (the "Firm") in an amount not to exceed \$25,000, to assist the Borough through the process as stated above; and,

WHEREAS, for any approved redevelopment projects whereby a redeveloper shall be designated, the Borough, the Firm and the Redeveloper shall enter into an Escrow Agreement, whereby the Redeveloper shall be responsible for all costs associated with the Firm or any of the Borough's professionals related to the approved redevelopment project; and,

WHEREAS, the New Jersey Local Public Contracts Law authorizes the award of contract for "Professional Services" without competitive bids; and,

WHEREAS, Chief Financial Officer, has certified that an amount not to exceed \$25,000 is available once received from a redeveloper, and has further certified that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation; and has further certified that the funds available in the said appropriation are intended for the purpose herein committed and that the any funds paid out for any approved redevelopment project shall be paid via escrow established by the approved Redeveloper and according to the escrow agreement entered into.

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council hereby awards a contract to Wilentz, Goldman & Spitzer, P.A., 90 Woodbridge Center Drive, Suite 900 Box 10, Woodbridge, NJ 07095-0958, in an amount not to exceed \$25,000.

Discussion. Mr. Neale explained that as we have gone through the redevelopment process, we have realized that there is a need for additional guidance with which someone works solely on redevelopment. Our Borough Attorney currently plays multiple roles. This will separate redevelopment from his other roles as Borough Attorney. We explored this process by RFQ and made notes for recommendation for tonight.

Mr. Ritchie, Ms. Cericola-Drake and Mr. Martinello expressed concern as to why we are doing this now and that they were not given all the proposals to review to make sure this is the direction we want to go in. Also, we will still need to use Craig for this purpose to get this attorney up to speed so why not still use Craig.

Mr. Brennecke, Mr. Ramundo and Mrs. Weber were in support of having separate redevelopment counsel as this is all they handle, can provide expertise. This contract is until the end of the year.

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke			X			
Cericola-Drake				X		
Martinello				X		
Ramundo	X		X			
Ritchie				X		
Weber		X	X			
Mayor Giordano			X			

PUBLIC HEARING & ADOPTION OF ORDINANCE(S) – None.

INTRODUCTION OF ORDINANCE(S)

Mayor Giordano asked the Clerk to read Ordinance No. 2025-#17 by title.

Ordinance No. 2025-#17 - AN ORDINANCE TO AMEND CHAPTER 48 FEES, SECTION 1-10.3 ESCROW FOR OFF-DUTY AND OUTSIDE EMPLOYMENT BY POLICE OFFICERS, ITEM 4 TO INCREASE THE ADMINISTRATIVE FEE TO 8%

Council Comments. None.

Mayor Giordano stated that a motion is in order to move and pass the ordinance on first reading and that it be advertised in the official newspaper of the municipality as required by law, setting a public hearing for Tuesday, August 12, 2025 at 7:30 pm or as soon thereafter as the matter may be heard.

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke	X		X			
Cericola-Drake			X			
Martinello		X	X			
Ramundo			X			
Ritchie			X			
Weber			X			
Mayor Giordano						

UNFINISHED BUSINESS

Mr. Ritchie discussed the gas station at the corner of Franklin Turnpike and West Prospect Street and the number of cars on the lot. He reviewed the ordinance, and he should not have that number of cars on his lot.

Mr. Ramundo discussed the station at the next corner by Natale's that parks cars all over their lot and into the Rite Aid Parking lot. We cannot do selective enforcement on this.

Mr. Ritchie is again requesting the traffic study be expanded and that we go beyond the grid. This type of study takes a year, and we should obtain a quote from the consultant so that we can budget in 2026 and then work with the PD to implement.

Lt. Seifert explained that they are still trying to get through the current study and implement measures from that report. We are also in the data collection process and are not ready to take on additional studies, but he will speak with the Chief about this as well to make sure they are on the same page.

NEW BUSINESS

Mr. Ritchie is advocating that the Mayor and Council present their reports and other materials with slides. The slides would be submitted and this way resident, online viewer and Council Members can flip through as the material is being presented. The Council decided the slides would need to be submitted to the Clerk on the Tuesday before the meeting. If you submit slides, you are responsible for the hard copies.

Mr. Neale expressed that he would need to coordinate with Teams prior to the meeting as well.

PUBLIC COMMENT

Mayor Giordano asked if any member of the public wished to come forward and to discuss anything and if so, please state your name only for the record.

Charles Thurson spoke to the issue of his street, which has no sidewalks, and the cars are coming at 40 mph in an area where there are a lot of new young families with children and people walking dogs. Someone or a dog is going to get hurt. He would suggest speed bumps or tables to slow the traffic down. The Mayor will have the Administrator look into this.

Jeff Rogoff spoke to the issue of having to navigate Traphagen School some years back and it is difficult. What will happen to those coming off Route 17 and coming out of Traphagen School.

Lt. Seifert explained that they will come up to Ridge and make the left. They will be forced to do that because of the barricade that will be in place during pickup and drop off.

Mr. Rogoff asked for additional traffic calming measures on East Prospect Street. It is very challenging to get out of your own driveway with the speed some people go.

Mr. Rogoff asked about the details of the PFAS settlement as well as a bit of background.

Mr. Neale explained that two or three years back, the Borough signed up to the Class Action Suits and we joined early. The other suits are DuPont and BASF.

Mr. Devaney explained that there are five pending lawsuits. The timeline is individual for each suit and are currently in fact finding, how long that takes it anyone's guess.

Mr. Neale explained that the Borough will receive just over \$1 million for the 3M suit, around \$700,000 this year and then incrementally it decreases in 2026 - \$68,000; 2027 - \$50,000 through 2033.

Bianca Marosi asked about the scope of work for the redevelopment attorney. What is the expectation?

Mr. Devaney explained that they would advise and work on the ongoing development as well as permitting.

JoAnn Mitchell (online) was pleased to hear about the July 30 Water Meeting but the last time we spoke about the Hydraulic study and what is posted on the website is from April 8. We need the findings of that study prior to the meeting.

Mr. Neale explained that the study is still being worked on, but we will give as full of a picture as we can.

Mrs. Mitchell commented on her water still being a caramel color with strong metallic component. She would like the preliminary findings prior to the July 30 meeting to be able to ask questions.

Mr. Neale will have the draft posted by next Friday.

CLOSED SESSION - Any matter permitted to be discussed in Closed Session pursuant N.J.S.A. 10:4-12

None.

ADJOURNMENT

There being no further business to come before the Mayor and Council at its Regular Meeting on MOTION by Ms. Cericola-Drake, seconded by Mr. Brennecke and on roll call carried the meeting adjourned at 8:36 pm.

Adopted: August 12, 2025

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK