

This is a proposed agenda; it is subject to addition or deletion of items as well as rearrangement of sequence prior to final publication.

**BOROUGH OF HILLSDALE**  
**COUNCIL AGENDA**  
**TUESDAY, JUNE 12, 2018**  
**7:30 P.M.**

**CALL THE MEETING TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**OPEN PUBLIC MEETING STATEMENT:**

This is a meeting of the Hillsdale Borough Council on this 12th day of June, 2018. Notice of the time and place of this meeting has been provided to The Ridgewood News and The Record; a copy was posted on the bulletin board outside of this meeting room and provided to any interested parties.

Please notify the Municipal Clerk for any disability requirements necessary for attendance at Mayor and Council meetings. The fire exits are located through the double doors to your left. Please silence all cell phones.

**ROLL CALL:**

Council Members DeRosa, Horvath, Karcich, Lundy, Segalas, Council President Pizzella (Attorney Madaio, CMFO DeJoseph, Borough Clerk Kohan)

**PROMOTIONS/PROCLAMATIONS/RECOGNITIONS**

[Hillsdale Fire Department – Anthony Maalouf](#)

Fire Chief Patrick Doody

**OATH OF OFFICE/APPOINTMENTS:** Presented by Fire Chief Patrick Doody

[Hillsdale Fire Department – Nolan Shields](#)  
[Hillsdale Fire Department – Gregory Winsick-Soluri](#)  
[Hillsdale Fire Department Cadet– Matthew Kalil](#)  
[Hillsdale Fire Department Cadet – Chase Rickert](#)  
[Hillsdale Fire Department Cadet – Nick Cascio](#)  
[Hillsdale Fire Department Cadet – Justin LaFrance](#)  
[Hillsdale Fire Department Cadet – Angel Lopez](#)

**PRESENTATIONS:**

**PUBLIC HEARING – ORDINANCE 18-14:**

**PUBLIC HEARING ON THE BOND ORDINANCE (18-14) TO AUTHORIZE THE POLICE COMMUNICATIONS DESK UPGRADE PROJECT IN, BY AND FOR THE BOROUGH OF HILLSDALE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$320,000.00 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS - @ 8:00 pm as advertised**

Motion to open public hearing on Ordinance 18-14\_\_\_\_\_ Second \_\_\_\_\_  
Council Members Horvath, Karcich, Lundy, Segalas, DeRosa, Council President Pizzella,

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No. 18-14, please raise your hand to be recognized, come forward to the microphone and state your name and address for the record.

I entertain a motion that the public hearing on Ordinance No. 18-14 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and published in the Ridgewood News. Copies of said ordinance were made available to the general public. Now, therefore, be it

resolved that this ordinance be adopted and the Borough Clerk is authorized to advertise the same according to law.

Motion to close public hearing on Ordinance 18-14 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Lundy, Segalas, DeRosa, Horvath, Karcich, Council President Pizzella

Motion to adopt Ordinance No. 18-14 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Karcich, Lundy, Segalas, DeRosa, Horvath, Council President Pizzella

**PUBLIC HEARING – ORDINANCE 18-15:**

**PUBLIC HEARING ON THE CAPITAL ORDINANCE (18-15) OF THE BOROUGH OF HILLSDALE, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS AND ACQUISITIONS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$1,298,650 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM A NEW JERSEY DEPARTMENT OF TRANSPORTATION GRANT AND FROM THE BOROUGH'S CAPITAL IMPROVEMENT FUND - @ 8:00 pm as advertised.**

Motion to open public hearing on Ordinance 18-15 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Horvath, Karcich, Lundy, Segalas, DeRosa, Council President Pizzella

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No. 18-15, please raise your hand to be recognized, come forward to the microphone and state your name and address for the record.

I entertain a motion that the public hearing on Ordinance No. 18-15 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and published in the Ridgewood News. Copies of said ordinance were made available to the general public. Now, therefore, be it resolved that this ordinance be adopted and the Borough Clerk is authorized to advertise the same according to law.

Motion to close public hearing on Ordinance 18-15 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Lundy, Segalas, DeRosa, Horvath, Karcich, Council President Pizzella

Motion to adopt Ordinance No. 18-15 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Karcich, Lundy, Segalas, DeRosa, Horvath, Council President Pizzella,

**PUBLIC HEARING ON THE BERGEN COUNTY OPEN SPACE TRUST FUND – MUNICIPAL PARK IMPROVEMENT PROGRAM @8:30 p.m. as advertised**

I will now open the meeting to the public. If anyone desires to be heard regarding the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund – Memorial Park Improvement Program, please raise your hand to be recognized, come forward to the microphone and state your name and address for the record.

Motion to open public hearing on the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund Beechwood Park

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Councilmembers DeRosa, Karcich, Horvath, Lundy, Segalas, Council President Pizzella

I entertain a motion that the public hearing on the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund - Memorial Park Improvement Program be closed and that it be resolved that a copy of the Letter of Intent was available to the public at Borough Hall

Motion to close public hearing on Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund Memorial Park

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Councilmembers DeRosa, Segalas, Karcich, Lundy, Horvath, Council President Pizzella

[R18136](#) Resolution Authorizing the Mayor to Approve Application for the 2018 Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund – Memorial Park Improvements

Motion to Adopt R18136 Motion \_\_\_\_\_ Second \_\_\_\_\_

Councilmembers Horvath, DeRosa, Karcich, Segalas, Lundy, Council President Pizzella

**INITIAL PUBLIC COMMENT** (Time limited, new topics only, one topic per speaker):

**APPROVAL OF MINUTES:**

Closed Session Minutes May 1, 2018

Closed Session Minutes May 8, 2018

Council Meeting Minutes April 3, 2018

Council Meeting Minutes April 10, 2018

Council Meeting Minutes May 1, 2018

Council Meeting Minutes May 8, 2018

Motion \_\_\_\_\_ Second \_\_\_\_\_

Council Members Horvath, Karcich, Lundy, Segalas, DeRosa, Council President Pizzella

**PROFESSIONALS REPORT/MONTHLY DEPARTMENT HEAD REPORTS:**

*(The following correspondence on file in Borough Clerks Office)*

[Hillsdale Police Department – May 2018](#)

Hillsdale Fire Department – April 2018

Department of Public Works - May 2018

[Borough Engineer Report – May 2018](#)

Police Chief Robert Francaviglia

Fire Chief Patrick Doody

DPW Superintendent William Haffler

Christopher Statile

**COMMITTEE REPORTS:**

Councilman - Anthony DeRosa

Councilman – Zoltan Horvath

Councilman - Scott Karcich

Councilwoman - Abby Lundy

Councilman – Steven Segalas

Council President – Frank Pizzella

**NEW BUSINESS:**

**CORRESPONDENCE:**

1. [Letter received from Sydney Pleasic in regards to Waste Management Transfer Station](#)

Motion to receipt and file: Motion \_\_\_\_\_ Second \_\_\_\_\_

Council Members Segalas, Horvath, DeRosa, Karcich, Lundy, Council President Pizzella

2. [Letter from The Friends of the Pascack Brook thanking the Mayor & Council for a successful event](#)

Motion to receipt and file: Motion \_\_\_\_\_ Second \_\_\_\_\_

Council Members Horvath, DeRosa, Karcich, Lundy, Segalas, Council President Pizzella

3. [Letter dated May 31, 2018 from Joe Flanagan in regards to property issues](#)

Motion to receipt and file: Motion \_\_\_\_\_ Second \_\_\_\_\_

Council Members Horvath, Lundy, Segalas, DeRosa, Karcich, Council President Pizzella

**DISCUSSION:**

**PUBLIC COMMENT:**

**ORDINANCES:**

**18-10 – (Adoption)**

**An Ordinance amending the Land Use Ordinance (§310) of the Borough of Hillsdale to Provide for the Collection of Development Fees in Support of Affordable Housing as Permitted by the New Jersey Fair Housing Act**

Motion to open public hearing on Ordinance 18-10 \_\_\_\_\_ Second \_\_\_\_\_

Council Members Horvath, Karcich, Lundy, Segalas, DeRosa, Council President Pizzella

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No. 18-10, please raise your hand to be recognized, come forward to the microphone and state your name and address for the record.

I entertain a motion that the public hearing on Ordinance No. 18-10 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and published in the Ridgewood News. Copies of said ordinance were made available to the general public. Now, therefore, be it resolved that this ordinance be adopted and the Borough Clerk is authorized to advertise the same according to law.

Motion to close public hearing on Ordinance 18-10 \_\_\_\_\_ Second \_\_\_\_\_

Council Members Lundy, DeRosa, Horvath, Karcich, Segalas, Council President Pizzella

Motion to adopt Ordinance No. 18-10 \_\_\_\_\_ Second \_\_\_\_\_

Council Members Segalas, Karcich, Lundy, DeRosa, Horvath, Council President Pizzella

**18-11 – (Adoption)**

**An Ordinance Replacing the Entire Contents of the Existing Affordable Housing Ordinance of the Borough of Hillsdale (§310-137 Through §310-148) to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Borough's Affordable Housing Obligations**

Motion to open public hearing on Ordinance 18-11 \_\_\_\_\_ Second \_\_\_\_\_

Council Members Horvath, Karcich, DeRosa, Lundy, Segalas, Council President Pizzella

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No. 18-11, please raise your hand to be recognized, come forward to the microphone and state your name and address for the record.

I entertain a motion that the public hearing on Ordinance No. 18-11 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and published in the Ridgewood News. Copies of said ordinance were made available to the general public. Now, therefore, be it resolved that this ordinance be adopted and the Borough Clerk is authorized to advertise the same according to law.

Motion to close public hearing on Ordinance 18-11 \_\_\_\_\_ Second \_\_\_\_\_

Council Members Karcich, Segalas, Lundy, DeRosa, Horvath, Council President Pizzella

Motion to adopt Ordinance No. 18-11 \_\_\_\_\_ Second \_\_\_\_\_

Council Members Segalas, Karcich, Lundy, DeRosa, Horvath, Council President Pizzella

**18-12 – (Adoption)**

**An Ordinance of the Borough of Hillsdale Amending and Supplementing Chapter 310 of the Code to Establish a New MU-1 Mixed-Use 1 District, and to set Forth the Standards and Criteria Applicable Thereto**

Motion to open public hearing on Ordinance 18-12 \_\_\_\_\_ Second \_\_\_\_\_

Council Members Horvath, DeRosa, Lundy, Segalas, Karcich, Council President Pizzella

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No. 18-12, please raise your hand to be recognized, come forward to the microphone and state your name and address for the record.

I entertain a motion that the public hearing on Ordinance No. 18-12 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and published in the

Ridgewood News. Copies of said ordinance were made available to the general public. Now, therefore, be it resolved that this ordinance be adopted and the Borough Clerk is authorized to advertise the same according to law.

Motion to close public hearing on Ordinance 18-12 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Karcich, Lundy, DeRosa, Horvath, Segalas, Council President Pizzella

Motion to adopt Ordinance No. 18-12 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Segalas, Karcich, Lundy, Horvath, DeRosa, Council President Pizzella

**18-13 – (Adoption)**

**An Ordinance of the Borough of Hillsdale Amending and Supplementing Chapter 310 of the Code to Establish a New MU-2 Mixed-Use 2 District, and to set Forth the Standards and Criteria Applicable Thereto**

Motion to open public hearing on Ordinance 18-13 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Horvath, DeRosa, Lundy, Segalas, Karcich, Council President Pizzella

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No. 18-13, please raise your hand to be recognized, come forward to the microphone and state your name and address for the record.

I entertain a motion that the public hearing on Ordinance No. 18-13 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and published in the Ridgewood News. Copies of said ordinance were made available to the general public. Now, therefore, be it resolved that this ordinance be adopted and the Borough Clerk is authorized to advertise the same according to law.

Motion to close public hearing on Ordinance 18-13 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Karcich, Lundy, DeRosa, Horvath, Segalas, Council President Pizzella

Motion to adopt Ordinance No. 18-13 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Segalas, Karcich, Lundy, Horvath, DeRosa, Council President Pizzella

**18-16 – (Adoption)**

**AN ORDINANCE TO AMEND CHAPTER 310, PART 5 OF THE CODE OF THE BOROUGH OF HILLSDALE ENTITLED, “SUBDIVISION AND SITE PLAN REVIEW”**

Motion to open public hearing on Ordinance 18-16 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Horvath, DeRosa, Lundy, Segalas, Karcich, Council President Pizzella

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No. 18-16, please raise your hand to be recognized, come forward to the microphone and state your name and address for the record.

I entertain a motion that the public hearing on Ordinance No. 18-16 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and published in the Ridgewood News. Copies of said ordinance were made available to the general public. Now, therefore, be it resolved that this ordinance be adopted and the Borough Clerk is authorized to advertise the same according to law.

Motion to close public hearing on Ordinance 18-16 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Karcich, Lundy, DeRosa, Horvath, Segalas, Council President Pizzella

Motion to adopt Ordinance No. 18-16 \_\_\_\_\_ Second \_\_\_\_\_  
Council Members Segalas, Karcich, Lundy, Horvath, DeRosa, Council President Pizzella

**RESOLUTIONS:(Consent Agenda): R18137 through R18164:**

**R18137** Resolution Adopting Affirmative Marketing Plan

**R18138** Resolution of Intent to Bond in the Event that there is a Shortfall in Funding to Effectuate Certain Affordable Housing Mechanisms in its Housing Element and Fair Share Housing Plan

- [R18139](#) Resolution Authorizing the Appointment of Gioia Cassidy as Municipal Housing Liaison for the Borough of Hillsdale
- [R18140](#) Resolution adopting the “Sales Operating Manual,” “Rental Operating Manual” and “Rehabilitation Operating Manual” For the Borough of Hillsdale
- [R18141](#) Resolution Awarding Contract for the 2018 Road Program
- [R18142](#) Payment of Bills
- R18143
- [R18144](#) Resolution Endorsing the Submission of a Joint Grant Application with the Borough of Woodcliff Lake to NJ Transit 5310 for Operating Project Costs – Senior Van
- [R18145](#) Resolution Approving the Purchase of One (1) 2018 Ford Police Interceptor Utility All Wheel Drive Base Vehicle from the State of New Jersey Cooperative Purchasing Program N.J.S.A. 40A:11-12a
- [R18146](#) Resolution Approving the Purchase of Police Car Lights from the State of New Jersey Cooperative Purchasing Program N.J.S.A. 40A:11-12a
- [R18147](#) Resolution Authorizing the Signing of the Agreement with the Hillsdale Board of Education for Security Camera System Access
- [R18148](#) Resolution to Approve a Contract with Eastern Alliance LLC for the Upgrading of the Police Department Radio Receiver Antennas (Non-Fair & Open)
- [R18149](#) Resolution Appointing Community Development Representatives
- [R18150](#) Resolution Authorizing Hunterdon County Education Services Commission – Cooperative Purchasing System Bid #HCESC-SER-11H – Tuff Greens, LLC
- [R18151](#) Resolution Approving the Purchase of One (1) 2019 Ford F450 4WD Reg Cab 145” WB Dump Truck from The State of New Jersey Cooperative Purchasing Program N.J.S.A. 40A:11-12a
- [R18152](#) Resolution Appointing Per Diem Code Compliance Inspector
- [R18153](#) Resolution to Authorize the Borough Clerk to Advertise for Sidewalk Improvements Along Piermont Avenue
- [R18154](#) Resolution to Approve the Plenary Retail Distribution License Renewal for Domani Grill (D/B/A Bensi of Hillsdale) For 2018-2019
- [R18155](#) Resolution to Approve the Plenary Retail Distribution License Renewal for Hillsdale Bottle King (T/A Bottle King Discount Liquors) For 2018-2019
- [R18156](#) Resolution to Approve the Plenary Retail Distribution License Renewal for Dynasty Chinese Restaurant Corp (T/A Golden Dynasty) For 2018-2019
- [R18157](#) Resolution to Approve the Plenary Retail Distribution License Renewal for Palisades Park Bar Liquor & Delicatessen Inc. (A/K/A Lou’s Tavern) for 2017-2018
- [R18158](#) Resolution to Approve the Plenary Retail Distribution License Renewal for Osso Buco LLC For 2018-2019
- [R18159](#) Resolution to Approve the Plenary Retail Distribution License Renewal for Shop Rite Liquors of Hillsdale for 2017-2018
- [R18160](#) Resolution to Approve the Plenary Retail Distribution License Renewal for 4 Palms LLC. (A/K/A The Cornerstone) of Hillsdale for 2018-2019

- [R18161](#) Resolution Appointing an Animal Control Officer for the Borough of Hillsdale
- [R18162](#) Authorize the Borough Clerk to Advertise for Shade Tree and Stump Removal Services for Borough Property and Stonybrook Swim Club
- [R18163](#) Resolution to Authorize the Borough of Hillsdale to Acquire and Accept Delivery of Equipment using the GSA (General Services Administration) Surplus Equipment Program
- [R18164](#) Approval of Change Order # 3 – Final 2013 Central Avenue and Cross Street Improvements

Motion \_\_\_\_\_ Second \_\_\_\_\_  
 Council Members Lundy, Segalas, DeRosa, Horvath, Karcich, Council President Pizzella

**OFF-CONSENT:**

- [R18165](#) Resolution Against the Resolution to Permit Woodcliff Lake to Withdraw from the Pascack Valley Regional High School District and Impose an Additional Tax Burden Upon the Tax Payers of Hillsdale
- [R18166](#) Resolution Approving the Mayor to sign the Developers Agreement with John C. Paterno in regards to Block 1205 Lot 8 – 273 Broadway

Motion to adopt \_\_\_\_\_ Second \_\_\_\_\_  
 Council Members Segalas, DeRosa, Horvath, Karcich, Lundy, Council President Pizzella

**COUNCIL COMMENTARIES:**

**ADJOURN TO CLOSED SESSION:**

- [R18167](#) To provide for a meeting not open to the public in accordance with the provisions of the New Jersey Open Public Meetings Act N.J.S.A. 10:4-12 – Solid Waste Contract, Demarest Farms, Habitat for Humanity, Personnel, Waste Management, Library, PVRHS/Woodcliff Lake, Shared Services

Motion \_\_\_\_\_ Second \_\_\_\_\_  
 Council Members DeRosa, Horvath, Karcich, Lundy, Segalas, Council President Pizzella

**RECONVENE REGULAR MEETING:**

Motion to reconvene \_\_\_\_\_ Second \_\_\_\_\_  
 Council Members DeRosa, Horvath, Karcich, Lundy, Segalas, Council President Pizzella

**18-19 – (Introduction)**

**PROPERTY DONATION TO HABITAT FOR HUMANITY**

BE IT RESOLVED, that Ordinance No. 18-19 does now pass a first reading and that said Ordinance be further considered for final passage at a meeting of the Mayor and Council in the Municipal Building, 380 Hillsdale Avenue, Hillsdale, New Jersey, on July 10, 2018 and at said time and place all persons interested will be given an opportunity to be heard concerning the same, and the Clerk is hereby authorized and directed to publish said ordinance in the Ridgewood News once, at least one week prior to said hearing, with a notice of its introduction and of the time and place, when and where said ordinance would be considered for final passage.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
 Councilmembers DeRosa, Lundy, Karcich, Segalas, Horvath, Council President Pizzella

- [R18168](#) Resolution Authorizing the Borough Clerk to Advertise for Bids to Provide a Non-Exclusive Lease to Permit Parking in the Borough Owned “West Lot” (Block 1105 Lot 2) on Saturdays and Sundays during the months of September and October 2018

- [R18169](#) Resolution Authorizing the Borough Clerk to Advertise Bids Regarding the Collection of Solid Waste and Recycling Services
- [R18170](#) Resolution Extending Emergency Solid Waste contract to December 2018 with Gaeta Recycling
- [R18171](#) Resolution Authorizing the Mayor to Response to a Grievance

**ADJOURNMENT:**

Motion to adjourn \_\_\_\_\_ Second \_\_\_\_\_

Council Members Horvath, Karcich, Lundy, Segalas, DeRosa, Council President Pizzella

**THE NEXT MEETING OF THE MAYOR AND COUNCIL WILL BE**

**June 19, 2018 6:00 pm**