

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

**AGENDA OF THE BOROUGH COUNCIL  
BOROUGH OF HILLSDALE  
TUESDAY, AUGUST 12, 2025 6:00 pm**

Regular Meetings of the Borough Council are generally held on the 1st and 2nd Tuesday of each month. Please refer to our town calendar for dates and times and any special meetings or date changes. Borough Council Meetings begin at 7:00 PM. Meetings are **televised on Optimum Channel 77 or on FIOS Channel 32**. **You can now also view our meetings LIVE on YouTube. Subscribe to view our meetings on youtube.com: @hillsdalenj5879. Link to our YouTube page: [click here](#).**

**CALL THE MEETING TO ORDER/PLEDGE OF ALLEGIANCE:**

**OPEN PUBLIC MEETING STATEMENT:**

This is a meeting of the Hillsdale Borough Council on this 12<sup>th</sup> day of August, 2025. Notice of the time and place of this meeting has been provided to The Ridgewood News and The Bergen Record; a copy was posted on the bulletin board outside of this meeting room and provided to any interested parties.

Please silence all cell phones. Please wait to be recognized by the Mayor during the Public Hearing and the Public Comment part of the meeting. You will need to state your name and town of residence for the record.

**ROLL CALL:**

Mayor Michael Sheinfield, Council President Osso, Councilmembers Colletti, Fox, Mazza-Chiong, Ruocco, Trochimiuk (Borough Administrator Mike Ghassali, Borough Clerk Denise Kohan, Borough Attorney Mark Madaio)

**ADJOURN TO CLOSED SESSION:**

[25210](#) 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 – *Police Department*

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

Councilmember Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

**RECONVENE REGULAR MEETING:**

Motion to reconvene \_\_\_\_\_ Second \_\_\_\_\_

Councilmember Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

**RECOGNITION/OATH OF OFFICE:**

[Margaret Mary Ruska](#)

Mayor Michael Sheinfield

**APPROVAL OF MINUTES:**

Council Meeting Minutes June 17, 2025

Council Meeting  
August 12, 2025

Council Meeting Minutes June 25, 2025  
Closed Session Minutes July 8, 2025  
Council Meeting Minutes July 8, 2025

Motion to approve \_\_\_\_\_ Second \_\_\_\_\_  
Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti, Fox

**INITIAL PUBLIC COMMENT** (time limited to 3 minutes, items on the agenda only, one topic per speaker -please state your name and town of residence for the record)

Alexander Jacobson – Eagle Scout Project Introduction

**DISCUSSION:**

Downtown Revitalization

Melissa Mazza-Chiong

**CORRESPONDENCE:**

1. Letter from Sapienza Gardens requesting consideration for installing lighting and security cameras in the gardens.

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

Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong

**PROFESSIONAL MONTHLY REPORTS:**

Borough Engineer Report – July 2025

Nick Chelius – Colliers Engineering

Hillsdale Police Department – July 2025

Chief Travis Woods

Hillsdale Department of Public Works

Superintendent Barry Peterson

**COMMITTEE REPORTS:**

Council members serve as liaisons to departments and committees in Hillsdale to provide the governing body and the public with an update on arising issues, actions considered, and actions taken within a given organization.

Liaisons are not expected to be intimately familiar with the granular issues being considered by committees and departments. The people responsible for such information are the B.A. and the internal head of the department or committee.

Should anyone have questions requiring an in-depth response, and the council person is not comfortable providing the answer, I will direct the B.A. to provide a response. If an answer cannot be immediately ascertained, it will be the responsibility of the B.A. to speak to relevant parties and provide the person making the inquiry with a timely response. The B.A. will then report back his findings to the mayor, council, and public at the next public meeting.

Council President – Clemente Osso  
Councilman – Robert Colletti Jr.  
Councilman – Justin Fox  
Councilwoman – Melissa Mazza-Chiong  
Councilman – John Ruocco  
Councilwoman – Janetta Trochimiuk  
Borough Administrator – Mike Ghassali

**ORDINANCES:**

**25-22 – Introduction**

Ordinance of the Borough of Hillsdale, County of Bergen, State of New Jersey, Adding Chapter 235 to the Code of the Borough Concerning Lead-Based Paint Inspections

BE IT RESOLVED, that Ordinance No. 25-22 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 September 9, 2025 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 and/or Bergen Record 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 to adopt Ordinance No. 25-22 \_\_\_\_\_ Second \_\_\_\_\_  
Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso

**25-23 – Introduction**

Capital Ordinance of the Borough of Hillsdale, In the County of Bergen, New Jersey Authorizing the Undertaking of Various Improvements to Stonybrook Swim Club In, By and For the Swim Pool Utility of the Borough, Appropriating Therefor the Sum of \$50,000.00 and Providing That Such Sum So Appropriated Shall be Raised from Swim Pool Utility Capital Fund Balance

BE IT RESOLVED, that Ordinance No. 25-23 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 September 9, 2025 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 and/or Bergen Record 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 to adopt Ordinance No. 25-23 \_\_\_\_\_ Second \_\_\_\_\_  
Councilmember Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco

**RESOLUTIONS:(Consent Agenda): 25211 through 25221**

**25211** Accepting the Bid and Awarding the Contract for the Beechwood Park Nature Trail Improvements Project Located in the Borough of Hillsdale, County of Bergen, State of New Jersey

**25212** Resolution of the Borough of Hillsdale Appointing Keith Dalton as Construction Official within the

Building Department of the Borough of Hillsdale

- [25213](#) Resolution Authorizing the Release of a Performance Bond Totaling \$6,613.16 Provided by Donald Oriolo in Connection with the Development Located at Block 2004 Lot 2.01, Commonly Known as 23 Ruckman Avenue
- [25214](#) Resolution Authorizing the Return of Unused Escrow Funds – RJN LLC
- [25215](#) Resolution Authorizing the Return of Unused Escrow Funds – 101 Dwight Avenue
- [25216](#) Resolution Authorizing the Signing of an Agreement with Colliers engineering & Design For Observation and Administrative Services Related to the Beechwood Park Nature Trail Improvement Project in the Borough of Hillsdale
- [25217](#) Resolution Authorizing the Release of the Maintenance Bond for Block 1212, Lot 14 – PSE&G
- [25218](#) Resolution Appointing LEW Environmental Services to Perform Lead-Based Paint Inspections Pursuant to P.L. 2021, C.182
- [25219](#) Resolution Authorizing the Award of a Non-Fair and Open Contract for the Upgrade of the Computer Operating Systems in the Hillsdale Police Department
- [25220](#) Resolution of the Borough of Hillsdale, County of Bergen, State of New Jersey authorizing the Purchase of Computer Equipment under the New Jersey Cooperative Purchasing Program Contract #CK04, Bergen County Bid 24-38
- [25221](#) Payment of Bills

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

Councilmember Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

**OFF-CONSENT:**

**PUBLIC COMMENT:** (time limited to 3 minutes any topic-please state your name and town of residence for the record)

**COUNCIL COMMENTARIES:**

**ADJOURNMENT:**

Motion to adjourn\_\_\_\_Second \_\_\_\_\_

Councilmember Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

THE NEXT MEETING OF THE MAYOR AND COUNCIL WILL BE ON  
**TUESDAY, SEPTEMBER 9, 2025** BEGINNING AT 7:00 P.M.

Council Meeting  
August 12, 2025