

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, JUNE 17, 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 17th day of June, 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 Sheinfeld, 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:

[25155](#) 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 – *Administration, Police Personnel, Department of Public Works, Affordable Housing*

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:

APPROVAL OF MINUTES:

May 6, 2025 Council Meeting Minutes

May 6, 2025 Closed Session Meeting Minutes

May 13, 2025 Council Meeting Minutes

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)

DISCUSSION:

CORRESPONDENCE:

PROFESSIONAL MONTHLY REPORTS:

[Borough Engineer Report – May 2025](#)

Hillsdale Police Department

Hillsdale Department of Public Works

Nick Chelius – Colliers Engineering

Chief Travis Woods

Interim 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:

[25-15 \(Adoption\)](#)

Bond Ordinance to authorize the Undertaking of the Memorial Park Recreation and Athletic Facilities Project In, By and for the Borough of Hillsdale, in the county of Bergen, State of New Jersey, to Appropriate the Sum of \$5,100,000 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

Motion to open public hearing on Ordinance 25-15 _____ Second _____
Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-15, please say your name and wait to be recognized, once recognized state your name and address for the record.

I will now entertain a motion that the public hearing on Ordinance No. 25-15 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.

Motion to close public hearing on Ordinance 25-15 _____ Second _____
Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso

Motion to adopt Ordinance No. 25-15 _____ Second _____
Councilmember Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco

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

25-16 (Adoption)

An Ordinance to Provide for and Determine the Maximum Rate, Amount and Method of Payment of Compensation to Persons Holding Certain Office and Positions of Employment in the Borough of Hillsdale, County of Bergen, State of New Jersey

Motion to open public hearing on Ordinance 25-16 _____ Second _____
Councilmember Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-16, please say your name and wait to be recognized, once recognized state your name and address for the record.

I will now entertain a motion that the public hearing on Ordinance No. 25-16 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.

Motion to close public hearing on Ordinance 25-16 _____ Second _____
Councilmember Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

Motion to adopt Ordinance No. 25-16 _____ Second _____
Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti, Fox

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

25-17 (Adoption)

An Ordinance Replacing Chapter 310, Article XXVI “Site Plan Design Standards” Section 107 “Stormwater Control” of the Borough Code

Motion to open public hearing on Ordinance 25-17 _____ Second _____
Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-17, please say your name and wait to be recognized, once recognized state your name and address for the record.

I will now entertain a motion that the public hearing on Ordinance No. 25-17 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.

Motion to close public hearing on Ordinance 25-17 _____ Second _____
Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso

Motion to adopt Ordinance No. 25-17 _____ Second _____
Councilmember Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco

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

25-18 (Adoption)

Capital Ordinance 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 \$1,250,500 and Providing that Such Sum So Appropriated Shall be Raised From the Borough's Capital Improvement Fund, From the Borough's Uniform Construction Code Penalties Trust and From the Borough's Forfeiture Trust Fund

Motion to open public hearing on Ordinance 25-18 _____ Second _____
Councilmember Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-18, please say your name and wait to be recognized, once recognized state your name and address for the record.

I will now entertain a motion that the public hearing on Ordinance No. 25-18 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.

Motion to close public hearing on Ordinance 25-18 _____ Second _____
Councilmember Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

Motion to adopt Ordinance No. 25-18 _____ Second _____
Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti, Fox

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

25-19 (Adoption)

An Ordinance Amending Chapter 220, "Parks and Recreation Areas", of the Borough Code to Modify Section §220-3 "Unlawful Acts" to Modify §220-3(J) Prohibiting Leashed or Unleashed Dogs on Municipal Fields

Motion to open public hearing on Ordinance 25-19 _____ Second _____
Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-19, please say your name and wait to be recognized, once recognized state your name and address for the record.

I will now entertain a motion that the public hearing on Ordinance No. 25-19 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.

Motion to close public hearing on Ordinance 25-19 _____ Second _____
Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso

Motion to adopt Ordinance No. 25-19 _____ Second _____
Councilmember Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco

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

25-20 (Adoption)

An Ordinance by the Mayor and Council amending the Borough of Hillsdale Code of Ordinances to Repeal Chapter 154 Sections 1 to 20; To Adopt a New Chapter 154 Sections 1 to 88; to Adopt Flood Hazard Maps; To Designate a Floodplain Administrator; and Providing for Severability and an Effective Date

Motion to open public hearing on Ordinance 25-20 _____ Second _____
Councilmember Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-20, please say your name and wait to be recognized, once recognized state your name and address for the record.

I will now entertain a motion that the public hearing on Ordinance No. 25-20 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.

Motion to close public hearing on Ordinance 25-20 _____ Second _____
Councilmember Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

Motion to adopt Ordinance No. 25-20 _____ Second _____
Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti, Fox

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

25-21 (Introduction)

Ordinance of the Borough of Hillsdale, County of Bergen, State of New Jersey, Restating and Supplementing Chapter 229-22 of the Borough Code entitled “Overnight Parking by Permit” in all Residential Zones of the Borough

BE IT RESOLVED, that Ordinance No. 25-21 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 8, 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 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. 25-21 _____ Second _____
Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong

RESOLUTIONS:(Consent Agenda): 25156 through 25191

- [25156](#) Chapter 159 – National Opioid Settlement
- [25157](#) Chapter 159 – Stream Stabilization Grant
- [25158](#) Cancel Capital Balances
- [25159](#) Authorizing the Signing of the Agreement with the Hillsdale Board of Education to Assign Class III Special Law Enforcement Officers
- [25160](#) Appointing Class III Special Law Enforcement Officer to the Hillsdale Police Department for the 2025-2026 School Year – Peter Martin
- [25161](#) Appointing Class III Special Law Enforcement Officer to the Hillsdale Police Department for the 2025-2026 School Year – Colin McNamara
- [25162](#) Resolution Authorizing the Return of Unused Escrow Funds – 42 Parkview
- [25163](#) Resolution Authorizing the Return of Unused Escrow Funds – PSE&G Substation
- [25164](#) Resolution Approving the Purchase of One (1) 2024 Dodge Durango Police Package Vehicle, 4 Door 4WD from the State of New Jersey Cooperative Purchasing Program NJSA 40A:11-12a
- [25165](#) Resolution Authorizing the Signing of an Agreement with Colliers Engineering & Design for Professional Engineering Services for the Preparation of the Borough of Hillsdale’s Watershed Improvement Plan (WIP) as Outlined in the 2023 NJDEP MS4 Tier A Stormwater Permit
- [25166](#) Resolution Authorizing the Signing of an Agreement with Colliers Engineering & Design for Engineering Services for Implementing the Conditions of the Borough’s Tier A Municipal Storm Sewer Systems (MS4) and the New Jersey Pollutant Discharge Elimination System Permit (NJPDES)
- [25167](#) Resolution to Approve the Plenary Retail Consumption License Renewal for Palisades Park Bar Liquor & Delicatessen Inc. (A/K/A Lou’s Tavern) of Hillsdale for 2025-2026
- [25168](#) Resolution to Approve the Plenary Retail Distribution License Renewal for Shop Rite Liquors of Hillsdale for 2025-2026

- [25169](#) Resolution to Approve the Plenary Retail Distribution License Renewal for Hillsdale Bottle King (T/A Bottle King Discount Liquors) of Hillsdale for 2025-2026
- [25170](#) Resolution to Approve the Plenary Retail Consumption License Renewal for 343 Hillsdale Ristorante LLC for 2025-2026
- [25171](#) Resolution Authorizing the Award of a Non-Fair and Open Contract Quarterly Air Monitoring and Slam Bar Testing with Reporting at the Hillsdale Centennial Recreation Field with the Environmental Group/Environmental Investigations, LLC
- [25172](#) Resolution Authorizing the Signing of an Agreement with Colliers Engineering & Design for Design and Grant Administration Services Relating to the NJDOT FY2025 – Liberty Avenue and Arcadia Way Reconstruction Project
- [25173](#) Resolution Authorizing the Signing of an Agreement with Colliers Engineering & Design for Professional Engineering Services Associated with the Beechwood Park Nature Trail Improvements
- [25174](#) Resolution Authorizing the Signing of an Agreement with Colliers Engineering & Design for Grant Application and Preliminary Conceptual Document Preparation for the 2026 NJDOT Municipal Aid Grant Program
- [25175](#) Amending Resolution No. 24006 & 25064 & 25134 that Awarded a Fair and Open Contract to Wiss & Bouregy, P.C. for Borough Labor Attorney for the Borough of Hillsdale
- [25176](#) Resolution Authorizing the Return of Unused Escrow Funds – 100 Broadway, 12 Kent Road, 161 Knickerbocker, 87 Washington Avenue
- [25177](#) Resolution Authorizing Refund of Payment – Vital Record Refund
- [25178](#) Resolution Accepting the Bid and Awarding the Contract Entering into Ground Space Lease to Install a Backup Generator Located at 383 Hillsdale Avenue in the Borough of Hillsdale
- [25179](#) Resolution Authorizing Refund of Tax Overpayment – 1 Langerfeld Rd, 50 Colonial Village Dr
- [25180](#) Resolution Hiring Temporary Seasonal Laborer – Jamie Perrone
- [25181](#) Resolution to Authorize the Borough Clerk to Advertise for Bids for Improvements for the Beechwood Park Nature Trail Located in the Borough of Hillsdale
- [25182](#) Resolution Authorizing Refund of Payment – 150 Oak Trail Rd
- [25183](#) Resolution to Approve the Plenary Retail Consumption License Renewal for 4 Palms LLC (A/K/A The Cornerstone) for 2025-2026
- [25184](#) Authorizing the Borough Clerk to Advertise for Bids Regarding Entering into a Ground Lease for Real Property Owned by the Borough (183 Cedar Lane – Block 1910; Lot 29.02) for the Construction, Operation and Maintenance of a Wireless Telecommunications Facility, Including the Construction of a +150-Foot-Tall Cellular Communications Tower

- [25185](#) Resolution Awarding a Non-Fair and Open Contract to Toyota of Hackensack for the Purchase of a 2025 Toyota Tacoma 4WD Vehicle for the Hillsdale Police Department
- [25186](#) Resolution to Approve the Plenary Retail Consumption License Renewal for American Viking Holders for 2025-2026
- [25187](#) Payment of Bills
- [25188](#) Resolution Authorizing Refund of Tax Overpayment – 95 Pascack Road
- [25189](#) Resolution Authorizing the Borough of Hillsdale to Submit an Application for the New Jersey Urban & Community Forestry Program (NJUCF) Green Communities Grant
- [25190](#) Resolution Authorizing the Award of a Non-Fair and Open Professional Services Agreement with Van Martin Productions, LLC for Entertainment Services for the Hillsdale Recreation Department
- [25191](#) Resolution Authorizing a Contract to Main Line Commercial Pools, Inc to Provide Pool Equipment/Supplies and Repair and Maintenance to all Stonybrook Swim Club Pools under the ESCNJ Cooperative Pricing System #65MCESCCPS; Bid #ESCNJ 24/25-39

Motion _____ Second _____

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

OFF-CONSENT:

- [25192](#) Resolution to Approve the Plenary Retail Consumption License Renewal for Domani Grill (D/B/A/ Bensi of Hillsdale) for 2025-2026

Motion _____ Second _____

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

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

THE NEXT MEETING OF THE MAYOR AND COUNCIL WILL BE ON
TUESDAY, JULY 8, 2025 BEGINNING AT 7:00 P.M.