

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, SEPTEMBER 9, 2025, 7:00 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 9<sup>th</sup> day of September 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:**

[25222](#) 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, Borough Professionals*

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:**

Closed Session Minutes August 12, 2025

Council Meeting Minutes August 12, 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)

Shailen Shah Eagle Scout Project

Gabriel Guzman – Eagle Scout Project

**DISCUSSION:**

**CORRESPONDENCE:**

**PROFESSIONAL MONTHLY REPORTS:**

[Borough Engineer Report – August 2025](#)  
Hillsdale Police Department – August 2025  
Hillsdale Department of Public Works - August 2025

Nick Chelius – Colliers Engineering  
Chief Travis Woods  
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 – Adoption](#)

**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**

Motion to open public hearing on Ordinance 25-22\_\_\_\_\_ Second \_\_\_\_\_  
Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-22, 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. 25-22 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and will now be published on the Borough Website under [Public Notices](#). Copies of said ordinance were made available to the general public.

Motion to close public hearing on Ordinance 25-22\_\_\_\_\_ Second \_\_\_\_\_  
Councilmember Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco

Motion to adopt Ordinance No. 25-22\_\_\_\_\_ Second \_\_\_\_\_  
Councilmember Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

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

#### [25-23 – Adoption](#)

**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**

Motion to open public hearing on Ordinance 25-23\_\_\_\_\_ Second \_\_\_\_\_  
Councilmember Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-23, 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. 25-23 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and will now be published on the Borough Website under [Public Notices](#). Copies of said ordinance were made available to the general public.

Motion to close public hearing on Ordinance 25-23\_\_\_\_\_ Second \_\_\_\_\_  
Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti, Fox

Motion to adopt Ordinance No. 25-23\_\_\_\_\_ Second \_\_\_\_\_  
Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong

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

#### [25-24 – \(Introduction\)](#)

**Ordinance of the Borough of Hillsdale, County of Bergen, State of New Jersey to Replace §286, Trees, in the Code of the Borough of Hillsdale**

BE IT RESOLVED, that Ordinance No. 25-24 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 October 7, 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 on the Borough Website under [Public Notices](#), 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 introduce Ordinance No. 25-24 \_\_\_\_\_ Second \_\_\_\_\_  
Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso

**RESOLUTIONS:(Consent Agenda): 25223 through 25237**

- [25223](#) Awarding a Non-Fair and Open Contract with CivicPlus for Social Media Archiving
- [25224](#) Chapter 159 – National Opioid Settlement
- [25225](#) Chapter 159 – National Opioid Settlement
- [25226](#) Resolution Authorizing the Appointment of a Deputy Registrar
- [25227](#) Resolution to Authorize the Payout of Accumulated Compensatory Time
- [25228](#) Resolution of the Borough of Hillsdale Amending Resolution 25212 Appointing Keith Dalton as Construction Official and Building Subcode Official Within the Building Department of the Borough of Hillsdale
- [25229](#) Resolution Authorizing the Borough Clerk to Advertise Bids Regarding (2) Supplemental Garbage Truck Rentals and (2) Operators for 2025 Leaf Removal
- [25230](#) Resolution Authorizing Refund of Tax Overpayments - various
- [25231](#) Resolution Authorizing Refund of Tax Overpayment – Block 1501 Lot 1
- [25232](#) Resolution Authorizing a Veteran Deduction – Block 1113 Lot 2
- [25233](#) Resolution Authorizing a Contract with Organic Recycling, Inc for use of the Leaf Disposal Facility
- [25234](#) Resolution Authorizing the Return of Unused Escrow Funds -Block 1914 Lot 1
- [25235](#) Resolution Authorizing the Return of Unused Escrow Funds – Block 4 Lots 38-41
- [25236](#) Resolution Authorizing the Return of Unused Escrow Funds – Block 602 Lot 11
- [25237](#) Resolution Authorizing the Borough of Hillsdale to Process Return of Excess Contributions for Healthcare Coverage

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

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

THE NEXT MEETING OF THE MAYOR AND COUNCIL WILL BE ON  
**TUESDAY, SEPTEMBER 16, 2025 BEGINNING AT 7:00 P.M.**