

Mayor Sheinfield Opened the meeting by leading the Pledge of Allegiance and giving the Open Public Meeting Statement. This is a Regular Meeting of the Hillsdale Borough Council on this 1st day of April, 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.

Borough Clerk Kohan took roll call - Mayor Michael Sheinfield, Council President Osso (arrived at 6:10 pm), Councilmembers Colletti, Fox (absent), Mazza-Chiong, Ruocco, Trochimiuk (Borough Administrator Mike Ghassali, Borough Clerk Denise Kohan, Borough Attorney Mark Madaio)

**ADJOURN TO CLOSED SESSION:**

25115 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 – *Affordable Housing, Personnel – Administration, Building Department, Police Department*

**WHEREAS**, the Borough Council of the Borough of Hillsdale is subject to certain requirements of the Open Public Meetings Act N.J.S.A. 10:4-6 et seq; and

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-12 provides that an Executive Session not open to the public may be held for certain specified purposes when authorized by Resolution; and

**WHEREAS**, it is necessary for the Borough Council of the Borough of Hillsdale to discuss in a session not open to the public certain matters relating to the item or items authorized by and designated below:

- \_\_\_ (1) Matters required by law to be confidential.
- \_\_\_ (2) Matters where the release of information would impair the right to receive funds.
- \_\_\_ (3) Matters involving individual privacy –
- \_\_\_ (4) Matters relating to collective bargaining –
- \_\_\_ (5) Matters relating to the purchase, lease or acquisition of real property or the investment of public funds.
- \_\_\_ (6) Matters relating to public safety and property –
- X (7) Matters relating to litigation, negotiations and the attorney-client privilege – *Affordable Housing, Personnel – Administration, Police, Building*
- \_\_\_ (8) Matters relating to the employment relationship –
- \_\_\_ (9) Matters relating to the potential imposition of a penalty.

**NOW, THEREFORE BE IT RESOLVED**, by the Council of the Borough of Hillsdale assembled in public session this date that an Executive Session closed to the public be and the same is hereby authorized for discussion of matters relating to the specified items designated above. It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Borough Council that the public interest will no longer be served by such confidentiality.

Motion Ruocco Second Mazza-Chiong

Ayes: Councilmember Colletti, Mazza-Chiong, Ruocco, Trochimiuk  
Nays: none  
Absent: Fox, Osso

**RECONVENE REGULAR MEETING:**

Motion to reconvene Mazza-Chiong Second Osso  
Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti  
Nays: none  
Absent: Fox

Mayor Sheinfield called for a motion to approve the minutes:  
Council Meeting Minutes March 4, 2025  
Council Meeting Minutes March 11, 2025  
Closed Session Minutes March 11, 2025  
Emergency Meeting Minutes March 18, 2025  
Closed Session Meeting Minutes March 18, 2025  
Emergency Meeting Minutes March 19, 2025  
Closed Session Meeting Minutes March 19, 2025

Motion Ruocco Second Osso  
Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti  
Nays: none  
Absent: Fox

Mayor Sheinfield opened the initial Public Comment portion of the meeting. Seeing no one wishing to address the Mayor and Council at this time, he closed this portion of the meeting.

**DISCUSSION:**

[Community Center Update](#)

Borough Administrator Mike Ghassali

The Borough Administrator presented an update on the progress of the community center. The community center development is ahead of schedule. The facility layout includes 5,000 sq. ft. space that includes a large room dividable into two conference rooms, an office, storage, a light kitchen and a large flexible room for 50–75 people, with a large TV screen, suitable for activities like playing cards or performances. Currently construction is well underway with the concrete floor completed and the interior work includes choosing paint colors and locating electrical outlets and TV connections. There will be 18 parking spots that will be dedicated to the borough and the borough will have full control over the facility. A new system will be used for scheduling events like senior lunches and after-school activities, managed by the recreation director and assistant. The entrance to the area will be through the front of the building. We will not have access to the residential part of the building. The room could possibly be ready by Christmas time. It will not be used for a permanent office for staff but rather as an as needed basis for our Recreation Dept and the Seniors. We could possibly have access to additional visitor parking if needed on a temporary basis.

**PROFESSIONAL MONTHLY REPORTS:**

[Borough Engineer – March](#)

Nick Chelius, Colliers Engineering

Several projects are underway or about to begin. For the NJDOT fiscal year 2025 project (Liberty and Arcadia), design work is expected to start in late spring or early summer, with coordination to begin soon. The 2024 NJDOT project on Melville Road was delayed by weather but is now set to start construction around April 21.

The 2025 Riverside Co-op bid opened on March 25, with DLS Contracting as the apparent low bidder. Hillsdale's portion came in at \$312,365—substantially below the initial \$344,000 estimate. While current pricing for paving projects is favorable, there's some uncertainty going forward due to potential tariffs or other market shifts.

Work on Centennial Field resumed recently, with plans to lay sod and finish by the end of next week, well ahead of Memorial Day. The drainage system is performing well, with no standing water after recent rain. A summer maintenance contract will be put out to bid soon.

For Memorial Field, a final design proposal is expected at the next council meeting. Additionally, the borough is preparing to meet 2025 Tier A compliance requirements, including stormwater reporting, updates to the municipal stormwater management plan, and required GIS mapping—all part of a proposal to be reviewed at the April 15 meeting.

Councilwoman Trochimiuk added that at the last council meeting, there was a discussion about preparing underground electrical conduit for future lighting installations and wanted to confirm this was still the case. The Borough Engineer stated that the current plan includes laying the conduit, which is a relatively low-cost addition, especially since decorative site lighting will likely be installed around the perimeter anyway. However, it does not include installing foundations for the lights at this stage. The idea of adding foundations could be revisited, but it's not currently part of the plan. The cost for foundations could vary significantly depending on soil conditions and the cost of materials like steel and concrete, with estimates ranging anywhere from \$250,000 to \$750,000. The mayor reminded everyone that the council has already approved moving forward with the conduit installation only for now.

### **COMMITTEE REPORTS:**

Council President – Clemente Osso

The next Rec meeting is scheduled for April 7. Summer camp is sold out for all age groups except for the Little Hawks program (kindergarteners). Parents can still place their children's names on a waiting list in case any spots open up. Spring recreational programming is beginning soon, with activities like pickleball, tennis, golf clinics, and community room programs including art and STEM. Full details are available on the borough's recreation webpage.

Opening Day for the Hillsdale Baseball Softball Association (HBSA) is planned for this Saturday at 10:15 a.m., with a rain date set for Sunday. All council members and the mayor are invited, though weather may impact the event.

The Rec Director is applying for a \$75,000 open space grant, potentially to support a playground project. The application is due April 25, and notification is expected within three months.

The Department of Public Works (DPW) has been working hard to prepare various fields, including Beachwood, Memorial softball field, and other school fields, which are used by the recreation community. Appreciation was expressed for Barry and his DPW team.

An update from OEM and Emergency Services included gratitude to John his preparedness efforts. A new fire flood siren installation is scheduled to begin Thursday, after being delayed due to a contractor error. The borough's lightning detection system, which previously malfunctioned, is now functioning properly and is also scheduled for replacement once capital funds are approved.

Looking ahead, Bergen County's Fire, EMS, and Police Departments will all be contributing resources to support the 2026 World Cup events, which will require coordinated regional support.

Council President Osso clarified that the Open Space Grant for a playground could be used for various things but it is not intended to be used for a handicap accessible playground at this time. This grant can also be used in combination with another grant to do even a larger project.

Councilman – Robert Colletti Jr.

The Environmental Commission is working with the Hillsdale Board of Education and St. John's Academy to organize Arbor Day celebrations toward the end of April. Details will be shared with the mayor and council as plans are finalized. The Commission is also collaborating with planning board representatives and the zoning officer to make minor corrections and improve clarity in the borough's tree ordinance. Additionally, they're working with the BA and the DPW to upgrade and beautify the landscaping outside Borough Hall, drawing on their expertise in native plants and sustainable landscaping.

At the Pascack Valley Board of Education, a major project to renovate the auditorium at Pascack Valley High School will begin this summer and is expected to be completed by Christmas break, aiming to provide state-of-the-art features for the drama department. The board's Finance Committee reported a proposed 3.42% tax levy for the 2025–26 budget, primarily driven by increases in health insurance and other operational costs. Despite a slight increase in expected state aid, it will be offset by these rising expenses. A \$1.6 million capital project is also budgeted to replace the media center's rooftop unit.

In exciting news, the district received a \$75,000 AI grant for media literacy and technology upgrades—making Hillsdale the only district in Bergen County and one of just nine in the state to receive such funding. The grant will support AI-related educational initiatives, including new desktops and tech improvements.

The fire department has responded to 80 calls year-to-date, which is 18 more than the same period last year. They are currently working with Superintendent Lombardi on safety planning related to the arrival of trailers and modular units at George White School. The department is also coordinating with EMS, police, and OEM to ensure safety during the asbestos abatement process.

Additionally, the fire department plans to conduct training drills in homes set to be demolished in the flood zone under the Blue Acres Program. These drills present a valuable opportunity for hands-on emergency preparedness. The next quarterly meeting of the fire department committee and council members is scheduled for April 8.

Councilman – John Ruocco

The Board of Health met on March 18th to discuss a draft revision to their bylaws, which includes the addition of a treasurer role to better oversee their budget. This change would involve coordination with the CMFO, recognizing the need for more structured financial oversight. They also expressed support for the appointment of Dan Conte as the new Municipal Alliance Director. Additionally, they reiterated the

importance of inventorying and safeguarding the contents of the former nurse's office, which includes medical records like old vaccination documentation that must be securely managed.

The Hillsdale Access for All Committee met on March 24th and once again emphasized their request for the administration to appoint liaisons from the police department, Board of Health, and recreation department. They are particularly eager to re-establish a police liaison, citing the past effectiveness of Officer Dan McLaughlin in helping to secure venues for events. This marks the third time the committee has raised this request. They also discussed the need for clearer procedures regarding how to spend committee funds and are looking to the Borough Administrator and CFO for guidance. The committee is preparing for their upcoming art show on May 1st at the Hillsdale Library, beginning at 6 p.m., and all are invited to attend. They also have two upcoming arts and crafts workshops scheduled—one on April 26th and another on May 17th—also at the library. These daytime events are open to both youth and adults and are led by an instructor.

Councilwoman – Melissa Mazza-Chiong

The ambulance shared service review meeting took place on March 11th, during which John Beatty provided an update on the initial two months of Hillsdale's shared service agreement with River Vale. A follow-up meeting was also held on March 18th. Hillsdale EMS reported that the partnership has been very successful so far. In February alone, they responded to 85 calls and 25 mutual aid incidents, marking a 240% increase in call volume compared to the same time last year. The additional staffing and expanded services have been crucial in maintaining adequate coverage. Since the beginning of the year, per diem staff have answered 100 calls, while volunteers have taken on 82 calls during nights and weekends. Beyond their emergency response duties, the EMS has also been active in community outreach. Most recently, they hosted the Hillsdale Brownie Troop, where members gave the children a tour of the equipment, discussed emergency procedures, and sent each girl home with educational materials and mini emergency kits.

In terms of the Board of Education, while their official meeting has not yet taken place, an email update was sent to parents regarding George White School. Eight modular classrooms are in route. These units will be temporarily placed on the field near the tree line by the 7-Eleven property. Additional units will follow, and site work will begin to prepare for their final installation. There are no anticipated disruptions to student drop-off, pick-up, or recess, as transport routes and schedules are being managed to minimize any conflicts, including redirecting students indoors if necessary. A more detailed update will be provided at the end of the month.

Borough Administrator – Mike Ghassali

Four new businesses have recently opened in Hillsdale: Shah Halal Food – Located at 321 Broadway (next to Henry's Bagels), Paris Slash Studio – A new addition at 418 Hillsdale Avenue, Allison Handler Design – A luxury interior design firm at 156 Broadway and Peterson Plumbing – Now established with a new office in town.

The borough is currently reviewing two types of turf for Memorial Field. One option includes rubber pellets and the other is "Pivot" turf, which does *not* use rubber pellets. Borough officials, including the council president, rec director, and rec commission members, have met with vendors and viewed samples. This same group did a visit to Howorth (a municipality using the Pivot turf) which revealed positive feedback. Next week, the team will visit North Brunswick to inspect a completed Pivot installation.

In regards to Beechwood Park, \$300,000 has been earmarked specifically for improvements for the football field.

There's a push to prioritize a concrete plan for this field, especially to demonstrate support for the football association that uses it. The idea is to begin work as soon as possible. The Borough wants to show its commitment to supporting all local athletic associations and ensuring that the borough is treating all sports associations with equal priority and attention.

Council President Osso gave a breakdown of the fund utilization The Borough of Hillsdale is actively implementing a coordinated plan to improve its athletic and recreational fields. At Centennial Field, work is currently underway to upgrade the two baseball fields. In addition, the middle soccer field at Centennial is being improved by the contractor Dakota. At Beechwood Park, there are two key areas of focus: the girls' softball field and the football field, which is equipped with lighting. These fields are heavily utilized by multiple youth age groups for both practices and games. To support these improvements, \$300,000 has been allocated from the Field Improvement Fund. The BA added that in terms of funding, Hillsdale has a total of \$1.6 million set aside in the Field Improvement Fund. Of that, \$1.2 million will be used as a down payment for improvements at Memorial Field, and that \$300,000 is designated specifically for Beachwood Park. Additional funds remain available for future projects at other recreational facilities.

Separately, Councilman Colletti added that the Pascack Valley Regional Board of Education reported a projected \$121 annual increase in school taxes per household. This is based on a 2025 school tax estimate of \$3,774 for a home assessed at \$476,683, equating to roughly a 3.2% increase.

**ORDINANCES:**

[25-08 \(Adoption\)](#)

Borough of Hillsdale Calendar Year 2025 – Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A:4-45.14)

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Mayor and Council of the Borough of Hillsdale (the "Borough") in the County of Bergen finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Mayor and Council hereby determines that a 1% increase in the budget for said year, amounting to \$129,328.66 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough in the County of

Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Borough shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$452,650.31, and that the CY 2025 municipal budget for the Borough be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Motion to open public hearing on Ordinance 25-08 Ruocco Second Osso

Ayes: Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Mazza-Chiong

Nays: none

Absent: Fox

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-08, 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. 25-08 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 25-08 Ruocco Second Osso

Ayes: Councilmember Ruocco, Trochimiuk, Colletti, Mazza-Chiong, Council President Osso

Nays: none

Absent: Fox

Motion to adopt Ordinance No. 25-08\_Mazza-Chiong Second Colletti

Ayes: Councilmember Trochimiuk, Colletti, Mazza-Chiong, Council President Osso, Ruocco

Nays: none

Absent: Fox

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

### [25-09 \(Adoption\)](#)

An Ordinance Establishing Recreation Department Programs and Summer Camp Fees in the Borough of Hillsdale (Update to Ordinance 25-03)

**BE IT ORDAINED** by the Borough Council of the Borough of Hillsdale as follows:

**SECTION 1.** The Hillsdale Summer Camp season for children of Hillsdale and River Vale residents and for children attending Hillsdale schools (St. John’s included) shall operate camp for a maximum of 5 weeks.

**SECTION 2.** The **Summer Camp Fees** per registrant are as follows:

	Hillsdale/ River Vale <u>Resident</u>	St. John’s Student/ <u>Non-Resident</u>
Camp Little Hawk (kindergarten)	\$1,100	\$1,150
Camp Pascack, Grades 1 – 4	\$1,350	\$1,400
Camp Adventure, Grades 5 – 6	\$1,450	\$1,500
Field Trip Camp, Grades 7 – 9	\$1,550	\$1,600
Early reg discount before March 29, 2024	\$50	\$50
Late registration fee after May 8, 2024	\$75	\$75

**\*MUST BE PAID IN FULL TO RECEIVE DISCOUNT OR NOT INCUR LATE FEE\***

Before Camp Program (8:00 – 9:00 am)		
Pre-Registered (all weeks)	\$350	\$350
Pre-Registered (per week)	\$80	\$80
Pre-Registered (per day)	\$30	\$30
No pre-registration (per day)	\$40	\$40
After Camp Program (3:00 – 6:00 pm)		
Pre-Registered (all weeks)	\$600	\$600
Pre-Registered (per week)	\$150	\$150
Pre-Registered (per day)	\$40	\$40
No pre-registration (per day)	\$45	\$45
Late pick-up (after 6:00 pm, Per 15-minute increment.)	\$25	\$25

**NO REFUNDS**

**SECTION 3.** The **Recreation Program Fees** per registrant are as follows:

	<u>Hillsdale Resident</u>	<u>Non-Resident</u>
Men’s Basketball	\$85	\$95
Duplicate Bridge	\$25	\$35
Indoor Soccer	\$55	\$70
Youth basketball (kindergarten clinic)	\$90	\$100
Youth Basketball (1,2, Grade Clinic)	\$95	\$105
Youth Basketball (3 <sup>rd</sup> to 8th Grade,	\$130, per child	\$140
Youth Basketball (9th to 12 <sup>th</sup> Grade, *RV)	\$130 each child	\$140
Women’s Volleyball	\$60	\$70
Girls Instructional Volleyball	\$75	\$90
Men’s 18 & over Softball	\$650/per team	N/A
Men’s 35 & over Softball	\$70	\$80
Women’s 18 & over Softball	\$65	\$75
Wrestling	\$150	\$160
Rutgers Coaches Class	\$50	\$60
Art Program, per class or (session)	\$25 - \$250	N/A
Cooking per class or (session)	\$15-\$100	N/A
PGA Golf Program	\$100-\$500	N/A
Navigators and Voyager Programs	\$25-\$75	\$25-\$75
Tennis Program	\$75-\$150	\$75-\$150
Women’s Basketball 18+	\$65	\$65 \$75
Kickball Adults	\$60-\$65	\$60-\$65
Kickball kids	\$45-\$55	\$45-\$55
Pickleball	\$30-\$200	\$30-\$200
Outdoor Volleyball	\$60-\$80	\$60-\$80
Outdoor Track & Field	\$65-100	\$75-\$110
Chess	\$50-\$100	\$50-\$100

Flag Football	\$100-\$150	\$100-\$150
Ski Program	\$50-\$100	\$50-\$100
First Friends (per child)	\$5-\$10	\$5-\$10
Ice Skating	\$125-\$130	\$125-\$130
Returned Check Fee	\$20	\$20
Car show participant's	\$25-\$35	\$25-\$35
Vendors	\$30-\$75	\$30-\$75
5k run	\$5-\$75	\$5-\$75
Music Program	\$100-\$300	\$100-\$300
Late Fee	\$25	\$25
Credit Card Convenience Fee	3%	3%
Use of Beechwood Park – Field Use	\$50	\$85
Various Misc. Recreation Programs	\$5-\$100	\$5-\$100

**BEECHWOOD PARK RENTAL**

*Beechwood Park rental w/o band shell (resident use only)*

\$100 under 50 people  
 \$150 51-100 people  
 \$200 101-200 people  
 \$250 201-300 people  
 \$TBD 301-500 people

*Beechwood Park rental w/o band shell and Picnic area and picnic area (Hillsdale only commercial business)*

\$150 under 50 People  
 \$250 51-100 people  
 \$350 101-200 people  
 \$450 201-300 people  
 \$TBD 301-500 people

*Beechwood Park rental band shell/picnic area (Non-resident only)*

\$125 under 50 people  
 \$175 51-100 people  
 \$250 101-200 people  
 \$300 201-300 people  
 \$TBD 301-500 people

*Beechwood Park rental Band Shell/picnic area (Non-resident Commercial business)*

\$175 under 50 People  
 \$325 51-100 people  
 \$425 101-200 people  
 \$525 201-300 people  
 \$TBD 301-500 people

Use of Beechwood Park – Field Use additional charge \$50 (3-hour max) Residents, Nonresidents \$85 (3-hour max)

Field rental\* non-Hillsdale Team \$125 per practice (max 3 hours)

Field rental \*non-Hillsdale Team \$125 per game (max 3 hours)

Field rental \*non-Hillsdale Team \$250 per game with lights max (3 hours)

• Memorial, Stonybrook and Centennial Fields

\*\* No Organized Sport or teams

\*Grades 9-12 includes Pascack Valley High School Students (River Vale) including all girl's 3<sup>rd</sup> to 9<sup>th</sup> grade.

**SECTION 4.** All ordinances and resolutions inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistencies.

**SECTION 5.** This ordinance shall take effect immediately after final passage, approval and publication of notice thereof as required by law and shall be retroactive to January 1, 2025.

Motion to open public hearing on Ordinance 25-09 Ruocco Second Mazza-Chiong

Ayes: Councilmember Colletti, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

Nays: none

Absent: Fox

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-09, 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. 25-09 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 25-09 Ruocco Second Mazza-Chiong  
Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti  
Nays: none  
Absent: Fox

Motion to adopt Ordinance No. 25-09 Ruocco Second Colletti  
Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti  
Nays: none  
Absent: Fox

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

[25-10 \(Adoption\)](#)

An Ordinance Establishing Salaries for the Recreation Department (Update to Ordinance 25-04)

**WHEREAS:** by the Borough Council of the Borough of Hillsdale as follows:

**SECTION 1.** The compensation of all personnel whose services are required as general staff for the operation of the Borough of Hillsdale – Summer Day Camp Program is as follows:

<u>Position</u>	<u>Hourly Wage Range Maximum</u>
Hourly Camp Staff Must be going into 10 <sup>th</sup> grade or older	\$20.00 maximum

**Camp Hillsdale Experience Benefit**

A flat rate of \$25.00 will be applied for every paid year of Camp Hillsdale experience that each counselor has with the Borough of Hillsdale. This adjustable experience benefit will be paid at the completion of the summer day camp season in August.

**SECTION 2.** The range salary amount to be paid to a **Specialist** who must have an education degree/certification or an experienced college student is \$2,000 to \$5,000 (based on the applicant’s related camp experience and camp time length). This is an appointed position.

**SECTION 3.** The range salary amount to be paid to a **Camp Director (one)** - \$10,000 to \$21,000 or **Assistant/Administrative Director’s (each)** is \$3,000 to \$10,000 (based on applicant’s related camp experience and camp time length). This is an appointed position.

**SECTION 4.** Additional hourly increments on top of base rate may be earned for the following recognized certifications:

First Aid Certification	\$0.50
CPR: Adult and Child	\$0.75
Lifeguard Certification	\$0.75
Head Counselor	\$0.75

**SECTION 5.** The compensation of all personnel whose services are required as Program Supervisors for the Recreation Commission Programs is as follows:

<u>Program</u>	<u>Rate</u>	<u>MAXIMUM</u>
Men’s Basketball		\$300/season
Duplicate Bridge		\$300/season
Indoor Soccer		\$300/season
Women’s Volleyball		\$250/season
Girls’ Volleyball Instructor		\$650/season
Youth Basketball: Coordinator		\$4,000/season
Youth Basketball: 1 <sup>st</sup> /2 <sup>nd</sup> grade clinic		\$2,000/season
Youth Basketball Assistant Coordinator		\$1,000/Clinic
Youth Basketball Clinic-kindergarten		\$1,500/season
Men’s 18+ Softball		\$500/season
Men’s 35+ Softball		\$500/season
Kickball Coordinator		\$300/season
Women’s Basketball 18+		\$250/season
Rec Commission Minutes Keeper		\$60/meeting
Pickleball Coordinator		\$200-\$750/season
Chess Coordinator		\$250-\$500/season
Women’s 18+ Softball		\$500/season
PV Junior Wrestling		\$500/season
Outdoor Track		\$1,200/season
Pt Recreation Assistant Hourly		\$30.00 Hourly maximum
Basketball referee high school		\$16 per game
Basketball scorekeeper		\$13 per game
Hall monitors		\$13 per hour
Professional Referee		\$50-\$75 per game
Recreation Program coordinator		\$80,000 per year maximum

**SECTION 6.** The compensation fixed and determined by this ordinance for the person holding the respective office and position of employment herein named, shall, except as otherwise provided by statute, ordinance or resolution, be in lieu of all other fees, costs and charges received and collected by such office and employee shall be remitted promptly to the Borough Treasurer.

**SECTION 7.** All ordinances and resolutions inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistencies.

**SECTION 8.** This ordinance shall take effect immediately after final passage, approval and publication of notice thereof as required by law.

Motion to open public hearing on Ordinance 25-10 Ruocco Second Mazza-Chiong

Ayes: Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Mazza-Chiong  
Nays: none  
Absent: Fox

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-10, 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. 25-10 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.

Motion to close public hearing on Ordinance 25-10 Ruocco Second Osso

Ayes: Councilmember Ruocco, Trochimiuk, Colletti, Mazza-Chiong, Council President Osso  
Nays: none  
Absent: Fox

Motion to adopt Ordinance No. 25-10 Ruocco Second Trochimiuk

Ayes: Councilmember Trochimiuk, Colletti, Mazza-Chiong, Council President Osso, Ruocco  
Nays: none  
Absent: Fox

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

#### 25-11 (Adoption)

Capital Ordinance of the Borough of Hillsdale, in the County of Bergen, New Jersey Authorizing the Acquisition of a New Pick Up Truck for the Use of the Police Department in, by and for the Borough, Appropriating Therefore the Sum of \$55,000.00 and Providing that Such Sum so Appropriated Shall be Raised from the United States Département of Justice Equitable Sharing Fund

BE IT ORDAINED by the Borough Council of the Borough of Hillsdale, in the County of Bergen, New Jersey, as follows:

Section 1. The Borough of Hillsdale, in the County of Bergen, New Jersey (the "Borough") is hereby authorized to acquire a new automotive vehicle, including original apparatus and equipment, consisting of a pickup truck for the use of the Police Department in, by and for the Borough. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$55,000 is hereby appropriated to the payment of the cost of the improvement authorized and described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall

be raised from the United States Department of Justice Equitable Sharing Fund (the "USDOJ Fund"), as hereinafter provided. The sum of \$55,000 received or to be received by the Borough from the USDOJ Fund is hereby appropriated to the payment of the cost of said purpose.

Section 3. Said improvement is a lawful capital improvement of the Borough having a period of usefulness of at least five (5) years. Said improvement shall be made as a general improvement, no part of the cost of which shall be assessed against property specially benefited.

Section 4. The capital budget is hereby amended to conform with the provisions of this capital ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 5. This ordinance shall take effect at the time and in the manner provided by law.

Motion to open public hearing on Ordinance 25-11Mazza-Chiong Second Ruocco  
Ayes: Councilmember Colletti, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk  
Nays: none  
Absent: Fox

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-11, 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. 25-11 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.

Motion to close public hearing on Ordinance 25-11 Ruocco Second Trochimiuk  
Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti  
Nays: none  
Absent: Fox

Motion to adopt Ordinance No. 25-11 Ruocco Second Osso  
Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti  
Nays: none  
Absent: Fox

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

25-12 (Adoption)

An Ordinance Amending Chapter 292, “Vehicles and Traffic”; Article IV “Municipal Parking Lots” Of the Borough Code

**WHEREAS**, it is desirous of the Borough of Hillsdale (hereinafter the “Borough”) to amend Article IV “Municipal Parking Lots” of Chapter 292 if the Borough Code titled “Vehicles and Traffic”; and

**WHEREAS**, the Borough is desirous of installing time limit parking meters in the following municipal lots:

1. West Lot (47 designated spaces)
2. Transit Lot (50 designated spaces)
3. Wrinkler Way – South (15 designated spaces); and

**WHEREAS**, the Governing Body of the Borough of Hillsdale believes that it is beneficial to the Borough to install time limit parking meters in Borough municipal lots.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Borough of Hillsdale, County of Bergen, State of New Jersey, as follows:

Chapter 292, Vehicles and Traffic, of the Borough Code is hereby amended to add sections §292-35 - §292-42 to Article IV to read as follows in its entirety:

**§ 292-35. Marking of Metered Spaces.**

The appropriate offices of the Borough of Hillsdale are hereby directed and authorized to cause to be marked off individual parking spaces in the parking zones designated and described in §292-38(B)(1) of this article and in such other zones as may hereinafter be established. Said parking spaces are to be designated by lines painted or durably marked on the curbing or surface of the street and include such signage as necessary to inform the public that designated spaces are metered. At each space so marked off, it shall be unlawful to park any vehicle that do so is not pay for metered parking.

**§ 292-36. Installation of Parking Meters; Meter Requirements.**

In said parking meter zones, the Borough of Hillsdale shall cause parking meters or an Electronic Mobile Payment Application (hereinafter referred to as “EPMA”) to be installed upon the curb or sidewalk immediately adjacent to the parking spaces as provided in §292-38(B)(1) of this article, and the Borough or the Vendor shall be responsible for the regulation, control, operation, maintenance and use of such parking meters or EPMA devices. Each device shall be so set as to display a signal showing legal parking upon the use of EMPA through a designated vendor authorized and approved by the Borough of Hillsdale, for the period of time prescribed by this article. Each device shall be so arranged that, upon the expiration of the lawful time limit, it will indicate by a proper visible or electronic signal that the lawful parking period has expired, and, in such cases, the right of such vehicle to occupy such space shall cease, and the operator, owner or possessor or manager thereof shall be subject to the penalties hereinafter provided.

**§292-37. Operation of Meters; Overtime Parking; Prohibition of Meter Feeding; Meter Destruction.**

- A. Except in a period of emergency determined by the Police Department or Fire Department, or in compliance with the directions of a police officer or traffic control sign or signal, when any vehicle shall be parked in any parking space alongside of or next to which a parking meter is located, the operator of such vehicle shall, upon entering said parking meter space, use the parking EPMA as required for such parking meter and as are designated by proper directions on the meter, and, when required by the directions on the meter, the operator of such vehicle, after the use of the EPMA, shall also set in operation the timing mechanism on such meter in accordance with the directions properly appearing thereon, and failure to use the EPMA and to set the timing mechanism in operation when required shall constitute a violation of this article.
- B. Upon use of the EPMA and the setting of the timing mechanism in operation as required, the parking space may be lawfully occupied by such vehicle during the period of time which has been prescribed for the part of the street in which said parking space is located, provided that any person placing a vehicle in a parking meter space adjacent to a meter which indicates that unused time has been left in the meter by the previous occupant of the space shall not be required to use the EPMA so long as his occupancy of said space does not exceed the indicated unused parking time. If said vehicle shall remain parked in any such parking space beyond the parking time limit set for such parking space, notwithstanding that additional payment made through the EPMA, then, and in such event, such vehicle shall be considered as parking overtime and beyond the period of legal parking time, and such parking shall be deemed a violation of this article.

**§292-38. Rates; Time Limitations.**

- A. Parking a vehicle in the designated space in a parking meter zone shall be lawful only for the period of time therein fixed and upon the use of the EPMA of the value stated herein for said time period as follows:
  - 1. One Dollar and Twenty Cents (\$1.20) for each hour, up to ten (14) hours maximum lawful time.
- B. Said parking meters shall be operated in said parking meter zones every day, Monday through Friday, except Saturday and Sunday and public holidays between the hours described below:
  - 1. Between 5:00 a.m. – 1:00 a.m. in the following areas:
    - i. West Lot (47 designated spaces)
    - ii. Transit Lot (50 designated spaces)
    - iii. Winkler Way – South (15 designated spaces)

**§292-39. Violations and Penalties.**

- A. It shall be unlawful and a violation of the provisions of Article IV of this Chapter for any person to:
  - 1. Cause, allow, permit, or suffer any vehicle registered in the name of or operated by such person to be parked overtime or beyond the period of legal parking time established for any parking meter zone as herein described or to deposit in any parking meter any coin for the purpose of parking beyond the maximum legal parking time for the particular parking meter zone. Fine \$52.00 per violation.
  - 2. Permit any vehicle to remain or be placed in any parking space adjacent to any parking meter while said meter is displaying a signal indicating that the vehicle occupying such space has already been parked beyond the period prescribed for such parking space. Fine \$52.00
  - 3. Park any vehicle across any line or marking of a parking meter space or in such position that the vehicle shall not be entirely within the area designated by such lines or markings. Fine \$52.00
  - 4. Deface, injure, tamper with or open or willfully break, destroy or impair the usefulness of any parking meter installed under the provisions of this chapter as the court may fix. Minimum fine: \$52.00
  - 5. Deposit or cause to be deposited in any parking meter any slug, device or metal substance or other substitute for lawful coins. Fine \$52.00

6. Obstruct a meter. Fine \$52.00 per day per meter
7. Park any vehicle with the front or rear bumper, as appropriate more than three feet distant, measured parallel to the curb, from the parking meter for said space. Fine \$52.00

#### **§292-40. Removal of Vehicles; Costs and Fees**

Pursuant to the provisions of N.J.S.A. 39:4-136, any vehicle parked or left standing upon any of the areas described in this article which is disabled to the extent that the operator cannot move it or any unoccupied vehicle parked or standing in violation of any section of this article shall be deemed a nuisance and a menace to the safe and proper regulation of traffic, and any peace officer may provide for the removal of such vehicle. The owner of such vehicle shall pay the reasonable costs and fees of the removal and storage which may result from such removal before regaining possession of the vehicle.

#### **§292-41. Enforcement.**

It shall be the duty of the Borough of Hillsdale Police Department to enforce provisions of this article and its sections, as directed from time to time by the Mayor and Council.

#### **§292-42. Use of Funds.**

The funds collected via the electronic mobile payment application (hereinafter referred to as “EMPA”) to the designated vendor authorized and approved by the Borough of Hillsdale shall be deposited as per the Contract on file in the Borough Clerk’s office.

In the event that any word, phrase, clause, section or provision of this Ordinance is found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause or provision shall be severable from the balance of this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

All Ordinances of parts of Ordinances inconsistent herewith are hereby repealed as to such inconsistencies only.

This Ordinance shall take effect upon passage and publication as provided by Law.

Motion to open public hearing on Ordinance 25-12 Ruocco Second Trochimiuk  
Ayes: Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Mazza-Chiong  
Nays: none  
Absent: Fox

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-12, 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. 25-12 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.

Borough Attorney Madaio added that there is a clarification regarding the hours of operation for ParkMobile services. While the current documentation states that services are available for 10 hours a day, the original intention was for them to operate 14 hours daily. This appears to have been a minor typographical error—likely a simple inversion of the numbers 10 and 14. It was suggested that the documentation be amended to reflect the correct 14-hour duration for ParkMobile availability, as originally intended.

Motion to close public hearing on Ordinance 25-12 Ruocco Second Colletti  
 Ayes: Councilmember Ruocco, Trochimiuk, Colletti, Mazza-Chiong, Council President Osso  
 Nays: none  
 Absent: Fox

Motion to adopt as amended Ordinance No. 25-12 Ruocco Second Osso  
 Ayes: Councilmember Trochimiuk, Colletti, Mazza-Chiong, Council President Osso, Ruocco  
 Nays: none  
 Absent: Fox

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

The BA added that the town will be painting the affected parking spots in green paint so that they are easily identified. There are about 57 spots that will be affected. This should be completed by May 12<sup>th</sup>.

25-13 (Introduction)

An Ordinance Amending Chapter 138, of the Borough Code Entitled “Fees” Pertaining to Soil Movement

**WHEREAS**, the Borough of Hillsdale has adopted §130-20, an Ordinance to establish fees in the Borough; and

**WHEREAS**, §138-20 Chapter 248 pertains to Soil Movement Fees; and

**WHEREAS**, the Borough desires to amend §138-20 Chapter 248 regarding fees pertaining to Soil Movement.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Borough of Hillsdale, County of Bergen, State of New Jersey, as follows:

The following fees shall be removed from §138-28: Chapter 248, Soil Movement

<b>Volume of Soil (cubic yards)</b>	<b>Filing Fee</b>	<b>Escrow Deposit for Costs</b>
Up to 25	\$25	0
Over 25	\$75	\$350
Over 50	\$75	\$800
Over 200	\$75	\$1,000
Over 500	\$150	\$2,000
Over 1,000	\$300	\$3,000
Over 5,000	\$600	\$4,000
Over 10,000	\$1,200	\$5,000

\* Soil volume based on the movement of all soil within the property, i.e. import, export as well as movement of any existing soil.

\*\* Requires performance guarantee greater than 200 cubic yards, unless waived by the Borough Engineer.

Topographic plan required for all volume greater than 50 cubic yards, unless waived by the Borough Engineer.  
 Resubmission fee: \$175 required when application is deemed incomplete and requires additional review by Borough Engineer.

The following fees shall be added to §138-20 Fees: Chapter 248, Soil Movement

	<b>Engineering</b>	<b>Administrative</b>
New single-family dwelling	\$2,000	\$100
Additions to single-family dwelling	\$1,200	\$100
Swimming pools, tennis courts, drainage improvements	\$1,200	\$100
Retaining walls or other site improvements affecting impervious coverage or runoff	\$500	\$100

- Soil volume based on the movement of all soil within the property, i.e., import, export as well as movement of any existing soil.
- Detailed soil moving calculations are required to be submitted with all applications. The calculations shall clearly indicate cut, fill and net calculations.
- A performance guarantee is required for any soil movement greater than 200 cubic yards, unless waived by the Borough Engineer. The performance guarantee amount shall be based on 120% of the cost associated with soil erosion & sediment control measures, drainage improvements, soil movement, and other related site work.
- Topographic plan required for all soil movement applications involving regrading OR soil movement volume greater than 50 cubic yards, unless waived by the Borough Engineer.
- Resubmission fee \$200 required when application is deemed incomplete and requires additional review by Borough Engineer.
- Engineering fee amounts required for applications involving commercial properties will be evaluated on a case-by-case basis and shall be a minimum of \$1200.00.
- Two (2) hardcopies and electronic versions (PDF) of plans and any other relevant supporting documentation are required for all submissions.
- Non-refundable Administrative Fee \$200.00.

In the event that any word, phrase, clause, section or provision of this Ordinance is found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause or provision shall be severable from the balance of this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

All Ordinances of parts of Ordinances inconsistent herewith are hereby repealed as to such inconsistencies only.

This Ordinance shall take effect upon passage and publication as provided by Law.

BE IT RESOLVED, that Ordinance No. 25-13 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 May 6, 2025 at 7:00 pm or as soon as thereafter 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 Ruocco Second Mazza-Chiong

Councilman Ruocco questioned who proposed this ordinance and the reasoning behind it.

The BA replied that this update to the soil movement ordinance was prompted by longstanding issues with the outdated fee structure. Previously, the fees were based on the volume of soil to be moved, with a baseline application fee of just \$350—an amount insufficient to even cover the cost of a basic engineering review. As a result, every application required follow-up requests for additional escrow funds, which created administrative inefficiencies and burdened both applicants and the building department. In consultation with the borough engineer and the Construction Official, the fee structure has been revised. Rather than basing fees on soil volume, they are now determined by the type of proposed improvement—such as a new home, pool, patio, or retaining wall. For example, the escrow for a new single-family dwelling is set at \$2,000 for engineering review and \$100 for administrative costs. However, if only a portion of that escrow is used (say, \$800), the remainder is returned to the applicant. This change is not intended to increase costs for residents; rather, it simplifies the process and eliminates the need for repeated back-and-forth to collect additional funds. It ensures clearer expectations for applicants, reduces administrative workload, and ultimately streamlines the entire review and approval process.

Ayes: Councilmember Colletti, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

Nays: none

Absent: Fox

**RESOLUTIONS:(Consent Agenda): 25107 through 25114:**

Resolution 25107 was pulled by the Borough Clerk prior to the meeting

25107 Resolution Accepting the Bid and Awarding the Contract to Tropical Cleaning Services LLC for Janitorial Services for the Municipal Building, Police Department, Hillsdale Public Library, Hillsdale Train Station and the Hillsdale Volunteer Fire Department

[25108](#) Resolution Accepting the Bid and Awarding the Contract for Stonybrook Swim Club Fall Pool Lease Program

**WHEREAS**, on March 19, 2025, the Borough of Hillsdale received one (1) sealed bid for the Stonybrook Swim Club Fall Pool Lease Program; and

**WHEREAS**, Phoenix Aquatic Club USA, 139 Goebel Road New City, New York 10956 was the highest responsible bidder in the base bid amount of Seventeen Thousand Dollars and No Cents (\$17,000.00) for the use of the Swim Club Lap/Competition Pool for Operation of a Fall Swim Program from September 3, 2025 through November 8, 2025 from 3:00 pm – 8:00 pm daily; and

**WHEREAS**, additional time required outside the specific times listed above, shall be billed at \$15.00 per hour/per lane; and

**WHEREAS**, if the contractor wishes to provide their own restroom facilities, permission from the Stonybrook Commission will be required in writing; and

**WHEREAS**, Borough Attorney has reviewed the bid package and found it to be in order and recommends that the contract be awarded to the highest bidder; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Hillsdale, in the

County of Bergen, New Jersey that the bid submitted by Phoenix Aquatic Club USA, 139 Goebel Road New City, New York 10956 for the Stonybrook Swim Club Fall Pool Lease Program, be accepted and it be awarded the contract, in a contract amount of \$17,000.00.

[25109](#) Waiver to Serve Alcohol at Special Events Located at the Hillsdale Public Library

**WHEREAS**, Borough Code of the Borough of Hillsdale prohibits the consumption of alcohol on Borough Property; and

**WHEREAS**, the Library Board of Trustees would like to sponsor special events to be held during 2025 at the Hillsdale Public Library; and

**WHEREAS**, these events will be open to all residents and will offer various activities to participate in; and

**WHEREAS**, the Library Board of Trustees desire to have a alcohol as part of these events for all residents over the age of 21, with pre-approval from the Alcohol and Beverage Control Board, the Borough Clerk and the Chief of Police/Officer in Charge.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of Hillsdale, County of Bergen, State of New Jersey, that there shall be a waiver from said Borough Code allowing alcohol on Borough Property during 2025 only for the dates, locations and times approved by the Board of Trustees in advance and in conjunction with the vendor approval from the Alcohol and Beverage Control Board, the Borough Clerk and the Chief of Police/Officer in Charge.

[25110](#) Resolution Authorizing the Signing of an Agreement with Colliers Engineering & Design for Engineering Services for the Proposed Stonybrook Cell Tower Project

**WHEREAS**, the Borough desires to prepare a site plan for a proposed cell tower with access at the Stonybrook Pool Property located within the Borough of Hillsdale; and

**WHEREAS**, Colliers Engineering & Design Inc. (hereinafter, "Colliers") has presented an Agreement to the Borough for engineering services regarding the proposed improvements which include the cell tower, and appurtenances, utility service, fencing, vehicle access, parking and restoration; and

**WHEREAS**, the scope of services in the Agreement includes Survey Services, Site Plan Preparation and Planning Board Preparation and Attendance; and

**WHEREAS**, the fees related to the above referenced service are not to exceed (\$18,500.00) Eighteen Thousand Five Hundred Dollars and no cents; and:

**WHEREAS**, the Borough desires to execute the Agreement and authorize Colliers to perform the services set forth above.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Hillsdale, County of Bergen, State of New Jersey hereby authorizes the Mayor and/or Administrator to sign the aforesaid Agreement with Colliers and all other appropriate Borough professionals are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of said document.

[25111](#) Resolution Authorizing the Return of Unused Escrow Funds – Block 1603 Lots 1, 2 & 3 (Shop Rite)

**WHEREAS**, the following applications have been made to the Borough of Hillsdale for approvals and has since received such approval; and

**WHEREAS**, requests were made by the applicants to have any unused escrow funds be returned; and

**WHEREAS**, it was reported by the Finance Department that a balance does remain in each of the listed 2025 General Trust Escrow Accounts below and funds may be refunded to each applicant; and

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Hillsdale, that the funds on deposit in the 2025 General Trust Account in connection with the properties listed below in Hillsdale, NJ 07642; be released/refunded by the Borough.

<u>BLOCK LOT</u>	<u>DESCRIPTION</u>	<u>REFUND AMOUNT</u>	<u>PROJECT #</u>
1603	1, 2 & 3 Performance Escrow	\$29,172.19	CRO0040001
1603	1, 2 & 3 Performance Bond	\$ 2,036.25	CRO0050002

[25112](#) Person-to-Person Transfer of Plenary Retail Consumption License

**WHEREAS**, an application has been filed for a Person-to-Person Transfer of Plenary Retail Consumption License Number 0227-33-009-007, heretofore issued to Osso Buco LLC., for premises located at 343 Broadway, Borough of Hillsdale, New Jersey; and

**WHEREAS**, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the license business;

**NOW, THEREFORE BE IT RESOLVED** that the Borough of Hillsdale Governing Body does hereby approve, effective April 17, 2025 the transfer of the aforesaid Plenary Retail Consumption License to 343 Hillsdale Ristorante LLC; and

**NOW, THEREFORE BE IT FURTHER RESOLVED** that the Borough of Hillsdale Governing Body does hereby approve, effective April 17, 2025, the transfer of the aforesaid Plenary Retail Consumption License to 343 Hillsdale Ristorante LLC, and does hereby direct the Borough Clerk/A.B.C. Board Secretary to endorse the license certificate to the new ownership as follows: “This license, subject to all its terms and conditions, is hereby transferred to 343 Hillsdale Ristorante LLC, effective April 17, 2025.

[25113](#) Amending Resolution No. 24000 & 24292 that Awarded a Fair & Open Contract to Mark Madaio Esq. for Borough Attorney for the Borough of Hillsdale

**WHEREAS**, on January 2, 2024, the Borough Council adopted Resolution No. 24000 which awarded a Fair and Open Contract to Mark Madaio Esq. for Borough Attorney for the Borough of Hillsdale; and

**WHEREAS**, Mark Madaio Esq. has provided additional legal services for the Borough, necessitating additional projected billing for these services; and

**WHEREAS**, it is necessary to amend Resolution No. 24000 & Resolution No. 24292 to increase the contract price by \$1,600.00 from a total of \$45,000.00 to \$46,600.00 in order to cover these additional services; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Hillsdale that Resolution No. 24000 & Resolution No. 24292 is hereby amended to increase the contract price by \$1,600.00 from \$45,000.00 to \$46,600.00 in order to cover projected additional costs; and

**BE IT FURTHER RESOLVED** that except as amended herein, Resolution No.24000 & Resolution No. 24292 shall remain in full force and effect; and

**BE IT FURTHER RESOLVED** that the Borough Clerk shall cause a notice of this action to be published once in the Ridgewood News.

[25114](#) Resolution Authorizing Cancellation of Tax Billing

**WHEREAS**, USA Waste c/o Waste Management has sold Block 1210, Lots 10 & 11 and Block 1211, Lots 1 & 2 to Patterson Street Urban Renewal LLC and said blocks and lots were merged by deed on January 8, 2025, resulting in Patterson Street Urban Renewal LLC owning one block and lot, Block 1210, Lot 10; and

**WHEREAS**, the tax collector verified the merger with the tax assessor and both determined the preliminary tax billing for the now non-existent block and lots should be cancelled for Block 1210, Lot 11, Block 1211, Lots 1 & 2 for 2025 Quarters 1 and 2; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Hillsdale authorize the Tax Collector cancel the preliminary tax billing for USA Waste c/o Waste Management in the Edmunds software for Block 1210, Lot 11 and Block 1211, Lots 1 & 2.

Motion Ruocco Second Osso

Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

Nays: none

Absent: Fox

### **PUBLIC COMMENT**

Bernadette Orso read an email written by Rosemary D'Delassandro regarding the retirement of Chief Sean Smith. She reiterated that they are thankful for all the work that he did in Hillsdale and hopes that the town will consider a broad picture in their decision-making process when looking for a replacement.

Seeing no one else wishing to address the mayor an council, Mayor Sheinfield closed the second public comment period of the meeting.

### **COUNCIL COMMENTARIES:**

Mayor Sheinfield -

During the meeting, a discussion was held regarding Resolution 25110, which allocates funding for a preliminary study aimed at securing a "permit by rule" from the state to install a cell tower near the high school and Stonybrook area. The goal of the project is to improve public safety and significantly enhance mobile service in a part of town that currently experiences poor reception. Many residents have trouble completing mobile calls in that area, making the tower a key improvement. The site survey is a necessary first step, and any funds initially spent will be reimbursed by the eventual bidder chosen to construct the tower.

In addition, gratitude was expressed to borough staff for successfully arranging the visit of the Mobile MVC (Motor Vehicle Commission) unit to the library parking lot on March 27th. This initiative helped residents prepare for the upcoming requirement for Real ID, which will be enforced starting in May. Unlike previous renewals, Real ID requires an in-person appointment, and those can be hard to schedule on short notice. The mobile unit helped residents avoid delays and potential issues with expired licenses.

Councilman Colletti -

The Hillsdale Fire Department's Hose Company will be holding a Comedy Night on Saturday, April 26th. Doors open at 7:00 PM, and the show begins at 8:00 PM. Tickets are \$45 per person and include beer, wine, and soda. Attendees are welcome to bring their own food. To purchase tickets, email [hostco@hillsdalefd.org](mailto:hostco@hillsdalefd.org).

Also, the Hillsdale Hawks will host a Texas Hold'em Poker Tournament on Wednesday, April 24th at 7:00 PM at the Park Ridge Elks Club. The event includes food and soft drinks, with a cash bar available. The entry fee is \$100, and anyone interested can contact Craig Cardell, President of the Hawks, for more information.

Councilman Ruocco

He stated that at the last Mayor and Council meeting, a representative from one of the borough's public employee unions addressed the governing body to express concerns about police department management in the absence of Chief Sean Smith. While this kind of participation is within their rights, it was noted that the representative was allowed to speak outside the designated public comment periods set forth in the meeting agenda and borough bylaws. He raised concern about the inconsistency in how meeting procedures were enforced. Specifically, the union representative was permitted to interrupt the meeting, speak beyond the standard three-minute limit imposed on other speakers, and direct comments toward an individual council member rather than addressing the full council — all without correction or explanation from the chair or borough attorney. The issue highlighted is not necessarily with the content of the comments but with the deviation from normal protocol. When established rules are not followed uniformly, it risks undermining the fairness, order, and integrity of the council's proceedings. He said he looked forward to hearing in public session why this was permitted.

**ADJOURNMENT:**

Motion to adjourn Ruocco Second Osso

All in favor: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

Denise Kohan, Municipal Clerk

---

Approved as Presented