

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

BOROUGH OF HILLSDALE
COUNCIL AGENDA
TUESDAY, AUGUST 9, 2022
7:00 P.M.

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 and FIOS on Channel 32. In addition, you may participate through the Zoom Platform. [Click here to join via Zoom](#). The meeting id is **894 566 4822** and the passcode is **07642**. You may also dial in by calling **+1 929 205 6099 US (New York) Meeting ID: 894 566 4822** Passcode: **07642**. To ask a question if you call into the zoom meeting dial *9.

CALL THE MEETING TO ORDER:

PLEDGE OF ALLEGIANCE:

OPEN PUBLIC MEETING STATEMENT:

This is a meeting of the Hillsdale Borough Council on this 9th day of August 2022. 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:

Council Members DeRosa, Escobar, Horvath, Lundy, Pizzella, Council President Trochimiuk, Mayor Ruocco, (Borough Administrator David Troast, Borough Clerk Denise Kohan, Borough Attorney Mark Madaio)

APPOINTMENTS/OATH OF OFFICE:

Mayor Ruocco presents the names of the following individuals for appointment, with the Advice and Consent of the Council, to the indicated positions and the specified terms of office.

RECREATION COMMITTEE:

Rhonda Shafei

Term Expiring 12/31/25

Motion: _____ Second: _____

Councilmember DeRosa, Escobar, Horvath, Lundy, Pizzella, Council President Trochimiuk

PROCLAMATIONS/RECOGNITIONS -

APPROVAL OF MINUTES:

Council Meeting Minutes June 14, 2022
Council Meeting Minutes July 6, 2022
Closed Session Meeting Minutes July 6, 2022
Closed Session Meeting Minutes July 12, 2022

Motion _____ Second _____

Council Members Escobar, Horvath, Lundy, Pizzella, Council President Trochimiuk, DeRosa

PRESENTATIONS:

Millennium Strategies Peter Blanos – Director of Business Development

Redevelopment Presentation Joseph Baumann - McManimon, Scotland & Baumann, LLC

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

CORRESPONDENCE:

1. [Email received from Stanley Altscher regarding redevelopment in the industrial section of Hillsdale](#)
2. [Email received from Leslie Nassau regarding a community center](#)
3. [Email received from James Mallet regarding digital speed signs, collapsing catch basin, missing water cap, drainage ditch and 305 Patterson St.](#)
4. [Email from James Koh reconfirming approval for the Pascack Valley Triathlon on August 14, 2022 \(permission and details have been worked out by the Stonybrook/Recreation Director as well as the Police\)](#)

Motion to receipt and file _____ Second

Councilmember Horvath, Lundy, Pizzella, Council President Trochimiuk, DeRosa, Escobar

PROFESSIONALS REPORT/MONTHLY DEPARTMENT HEAD REPORTS:

(The following correspondence on file in Borough Clerks Office)

Administrator Report – July 2022
[Hillsdale Police Department](#) – July 2022
[Department of Public Works](#) – July 2022
[Borough Engineer Report](#) – July 2022

Borough Administrator – David Troast
Police Chief Robert Francaviglia
DPW Superintendent David Hayes
Craig Zimmerman – Colliers Engineering

DISCUSSION:

Train Station Tenant
Street Sweeping Shared Service with Paramus

Councilman Zoltan Horvath
Borough Administrator David Troast

COMMITTEE REPORTS:

Councilman - Anthony DeRosa
Councilman - John Escobar
Councilman – Zoltan Horvath
Councilwoman - Abby Lundy
Councilman – Frank Pizzella
Council President – Janetta Trochimiuk

ORDINANCES:

22-11 - (Adoption)

Ordinance of the Borough of Hillsdale, County of Bergen, New Jersey Adopting an Amendment to the Hillsdale-Patterson Street Redevelopment Plan

Motion to open public hearing on Ordinance 22-11____ Second _____
Councilmember Lundy, Pizzella, Council President Trochimiuk, DeRosa, Escobar, Horvath

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No. 22-11, 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. 22-11 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 22-11 _____ Second _____
Councilmember Pizzella, Council President Trochimiuk, DeRosa, DeRosa, Escobar, Horvath, Lundy

Motion to adopt Ordinance No. 22-11 _____ Second _____
Council President Trochimiuk, Councilmember DeRosa, Escobar, Horvath, Lundy, Pizzella

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

22-12 (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 \$952,250 and Providing that Such Sum So Appropriated Shall be Raised from the Borough’s Capital Improvement Fund

Motion to open public hearing on Ordinance 22-12____ Second _____
Councilmember DeRosa, Escobar, Horvath, Lundy, Pizzella, Council President Trochimiuk

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No. 22-12, 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. 22-12 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.

Motion to close public hearing on Ordinance 22-12 _____ Second _____
Councilmember Escobar, Horvath, Lundy, Pizzella, Council President Trochimiuk, DeRosa

Motion to adopt Ordinance No. 22-12 _____ Second _____
Councilmember Horvath, Lundy, Pizzella, Council President Trochimiuk, DeRosa, Escobar

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

22-13 (Adoption)

Ordinance of the Borough of Hillsdale, County of Bergen, New Jersey approving an Application for a Long-Term Tax Exemption and Authorizing the Execution of a Financial Agreement Related to the Redevelopment of Block 1210 Lots 10-11 and Block 1211, Lots 1-2 on the Tax Maps of the Borough

Motion to open public hearing on Ordinance 22-13 _____ Second _____
Councilmember Lundy, Pizzella, Council President Trochimiuk, DeRosa, Escobar, Horvath

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No. 22-13, 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. 22-13 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and published in the Ridgewood News. Copies of said ordinance were made available to the general public.

Motion to close public hearing on Ordinance 22-13 _____ Second _____
Councilmember Pizzella, Council President Trochimiuk, DeRosa, Escobar, Horvath, Lundy

Motion to adopt Ordinance No. 22-13 _____ Second _____
Council President Trochimiuk, Councilmember DeRosa, Escobar, Horvath, Lundy, Pizzella

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

22-14 – (Adoption)

Bond Ordinance to Authorize the Making of a Public Improvement and the Acquisition of New Additional or Replacement Equipment and Machinery in, by and for the Borough of Hillsdale, in the County of Bergen, State of New Jersey, to Appropriate the Sum of \$125,000 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 22-14 _____ Second _____
Councilmember DeRosa, Escobar, Horvath, Lundy, Pizzella, Council President Trochimiuk

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No. 22-14, 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. 22-14 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and published in the Ridgewood News. Copies of said ordinance were made available to the general public.

Motion to close public hearing on Ordinance 22-14 _____ Second _____
Councilmember Escobar, Horvath, Lundy, Pizzella, Council President Trochimiuk, DeRosa

Motion to adopt Ordinance No. 22-14 _____ Second _____
Councilmember Horvath, Lundy, Pizzella, Council President Trochimiuk, DeRosa, Escobar,

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

22-15 (Introduction)

An Ordinance Establishing Salary Ranges for the Staff of the Hillsdale Swimming Pool Commission in the Borough of Hillsdale, county of Bergen, State of New Jersey (To update Ordinance 22-09 – Guppy Camp Stipend updated only)

BE IT RESOLVED, that Ordinance No. 22-15 does now pass a first reading and that said Ordinance be further considered for final passage at a meeting of the Mayor and Council in the Municipal Building, 380 Hillsdale Avenue, Hillsdale, New Jersey, on September 13, 2022 and at said time and place all persons interested will be given an opportunity to be heard concerning the same, and the Clerk is hereby authorized and directed to publish said ordinance in the Ridgewood News once, at least one week prior to said hearing, with a notice of its introduction and of the time and place, when and where said ordinance would be considered for final passage.

Motion _____ Second _____
Councilmember Lundy, Pizzella, Council President Trochimiuk, DeRosa, Escobar, Horvath

RESOLUTIONS:(Consent Agenda): R22151 through R22162:

[R22151](#) Resolution Authorizing the Award of a Non-Fair & Open Contract for Grant Research with Millennium Strategies

[R22152](#) Resolution Authorizing Temporary Work for Board of Health Within the Borough of Hillsdale

[R22153](#) Resolution Authorizing a Contract with Organic Recycling, Inc for use of the Leaf Disposal Facility

[R22154](#) Resolution Granting Tax Exempt Status – Disabled Veteran & Authorizing 3rd Quarter Billing Adjustment

- [R22155](#) Resolution Authorizing the Refund of the Performance Guarantee and Partial Escrow for 295 Patterson Street, Block 1212, Lot 14 & Block 1209 Lot 18
- [R22156](#) Payment of Bills
- [R22157](#) Resolution Appointing Class III Special Law Enforcement Officer to the Hillsdale Police Department for the 2022-2023 School Year- Kevin Doyle
- [R22158](#) Resolution Authorizing the Appointment of a Part-Time Secretary for the Borough of Hillsdale Planning Board
- [R22159](#) Resolution Authoring the Appointment of a Part-Time Fire Inspector for the Borough of Hillsdale
- [R22160](#) Resolution Authorizing Reduction of Tax Assessment
- [R22161](#) Resolution Authorizing Tax Sale
- [R22162](#) Resolution Authorizing the Award of a Non-Fair & Open Contract for Professional Services to Prepare Bid Specifications for Stonybrook Swim Club

Motion _____ Second _____
 Council President Trochimiuk, Councilmember DeRosa, Escobar, Horvath, Lundy, Pizzella

OFF-CONSENT:

R22163 PULLED

- [R22164](#) Resolution Authorizing the Amendment of the Execution of an Interlocal Agreement for Street Sweeping Services by and Between the Borough of Hillsdale and the Borough of Paramus
- [R22165](#) Resolution of the Borough of Hillsdale, In the County of Bergen, New Jersey, Designating CP Hillsdale, LLC as Redeveloper of Block 1210, Lots 10-11 and Block 1211, Lots 1-2 on the Tax Map of the Borough of Hillsdale and Authoring the Execution of a Redeveloper Agreement with Respect Thereto

Motion _____ Second _____
 Councilmember DeRosa, Escobar, Horvath, Lundy, Pizzella, Council President Trochimiuk

PUBLIC COMMENT:

COUNCIL COMMENTARIES:

ADJOURN TO CLOSED SESSION:

[R22166](#) To provide for a meeting not open to the public in accordance with the provisions of the New

Motion _____ Second _____

Councilmember Escobar, Horvath, Lundy, Pizzella, Council President Trochimiuk, DeRosa

RECONVENE REGULAR MEETING:

Motion to reconvene _____ Second _____

Councilmember Horvath, Lundy, Pizzella, Council President Trochimiuk, DeRosa, Escobar

ADJOURNMENT:

Motion to adjourn _____ Second _____

Councilmember Lundy, Pizzella, Council President Trochimiuk, DeRosa, Escobar, Horvath

**THE NEXT MEETING OF THE MAYOR AND COUNCIL WILL BE
TUESDAY, SEPTEMBER 13, 2022 7:00 PM**