



**TOWNSHIP OF ROCHELLE PARK  
151 WEST PASSAIC STREET  
ROCHELLE PARK, NEW JERSEY 07662**

**MINUTES – PUBLIC MEETING – July 16, 2014**

Call to Order 7:30 PM

According to the Open Public Meetings Act, this meeting of July 16, 2014 was advertised in the notice sent to the “Our Town” and “The Record” and posted on the bulletin board in the Municipal Building on January 11, 2014 and has remained continuously posted as the required notice under the Statute and is being taped. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

Roll Call:      Comm. Kazimir  
                    Comm. Kovalcik - Absent  
                    Comm. Ouellette  
                    Comm. Scarpa  
                    Mayor Valenzuela

Pledge of Allegiance was led by Olivia Ann Valenzuela  
Mayor Valenzuela asked that everyone remain standing for a moment of silence remembering those in the military and Jersey City P.O. Detective Melvin Santiago

Mayor Valenzuela wished his daughter Olivia a happy 13<sup>th</sup> birthday. He also declared Wednesday, July 16<sup>th</sup>, 2014 Olivia Ann Valenzuela Day in the Township of Rochelle Park.

A motion was offered by Comm. Scarpa and seconded by Comm. Ouellette to adopt the agenda. Motion carried on a voice vote – all present voting “Aye”.

A motion was offered by Comm. Scarpa and seconded by Comm. Ouellette to approve the minutes of the Public Meeting June 18, 2014. Motion carried on a voice vote – all present voting “Aye”.

At the Work Session held on July 9, 2014 the following resolution was adopted - all voting “Aye”.

Resolution #2014 – 119

A Resolution – Exigency Authorizing Repair of “Sanitary Sewer” Located at Northern Park Development Site – Terrace Avenue – Not to Exceed \$12,000

Whereas, on Thursday, July 3, 2014, the Township of Rochelle Park was advised of a "failure" of a section of the Municipality's 21" Diameter Sanitary Sewer Interceptor, which traverses a portion of the Northern Park Development site; and

Whereas, an inspection by the Superintendent of Public Works and Township Engineer confirmed that a section of the Sanitary Sewer Interceptor had been damaged, including the removal of a portion of the pipe's crown; and

Whereas, a complete failure of this Sanitary Sewer Main would result in the temporary suspension of sanitary sewer service to approximately 1/3 of the residents of the Township of Rochelle Park; and

Whereas, this situation represents a potential threat to the health, welfare and safety of the residents of Rochelle Park; and

Whereas, the Department of Public Works does not have the equipment, manpower, or expertise to address this situation; and

Whereas, it is the opinion of the Township Engineer and Superintendent of Public Works that this situation must be addressed immediately, without the time needed to prepare plans, specifications and advertise for bids; and

Whereas, based on available information it is estimated that the total cost to undertake the Sanitary Sewer repair would not exceed \$12,000.00

Now, therefore, be it resolved, by the Township Committee of the Township of Rochelle Park, County of Bergen, State of New Jersey that they hereby declare that an Emergency/Exigency exists in connection with the portion of the

Resolution #2014 – 119 (cont.)

Township of Rochelle Park 21" Diameter Sanitary Sewer Interceptor within the Northern Park site; and

Be it further resolved, that the Township hereby authorizes the engagement of Colonnelli Brothers Inc., 409 South River Street, Hackensack, New Jersey 07601 to undertake the Sanitary Sewer Main repair; and

Be it further resolved, that the Contractor shall post, with the Township of Rochelle Park, a Certificate of Insurance, satisfactory to the Township of Rochelle Park Attorney and Engineer.

Attest: Virginia De Maria

Reports:

Health Department - June 2014

Municipal Court - June 2014

Building Department - June 2014

The Consent Agenda was offered by Mayor Valenzuela seconded by Comm. Scarpa and reads:

Resolution #2014 – 120

A Resolution – Payment of Bills – July 2014

Be it resolved, by the Township Committee of the Township of Rochelle Park, Bergen County, that the following bills be turned over to the Treasurer, and if found to be correct, be paid provided there is sufficient funds in the various accounts. (See Attached)

Attest: Virginia De Maria

Resolution # 2014 – 121

A Resolution – Authorizing a Conditional Offer of Employment - Deputy Clerk/Payroll Clerk – Denise Baragona

Whereas, the Township Clerk, VIRGINIA DE MARIA, has advised the Township Committee that she will be retiring; and

Whereas, the Township Committee previously appointed ELIZABETH KROLL, the current Deputy Township Clerk to replace VIRGINIA DE MARIA as Township Clerk; and

Whereas, as a result of having made that determination, the Township Committee began the process in order to seek applicants for and appoint a replacement for the position of Deputy Municipal Clerk; and

Whereas, in accordance with requirements of law the position was advertised and applications were solicited; and

Whereas, a number of applicants submitted applications and were interviewed by the Township Clerk who made recommendations to the Township Committee of the three top, qualified candidates for the Township Committee to interview; and

Whereas, these three candidates were interviewed at the meeting of the Township Committee which took place on July 9<sup>th</sup>; and

Whereas, the Township Committee considered the applications, resumes and interviews and have made a selection for this position.

Whereas, DENISE BARAGONA of Hackensack, New Jersey was one of the candidates for the position who possesses the qualities necessary to fulfill this position.

Now, therefore, be it resolved by the Township Committee of the Township of Rochelle Park, County of Bergen and State of New Jersey, as follows:

1. A conditional offer of employment is hereby extended to Denise Baragona of Hackensack, New Jersey for the position of Deputy Municipal Clerk.
2. This offer of employment is conditioned upon completion of all required background checks in accordance with the requirements of Municipal ordinance This employee shall be hired with a six month probation period and at the end of that six month period, additional action will be required in order to convert this employee to permanent status.
3. The salary for this position shall be in the annual amount of \$40,000.00 which shall be inclusive of fulfilling the positions of Deputy Clerk/Payroll Clerk and Secretary to the Tax Assessor.
4. The date of commencement of Ms. Baragona's employment shall be August 4, 2014.

Now, therefore, be it further resolved that the Township Clerk be and she is hereby authorized and directed to forward certified copies of the within Resolution to Denise Baragona, the Personnel Department of the Township of Rochelle Park and the Township Administrator

Attest: Virginia De Maria

Resolution #2014 - 122

A Resolution - Authorizing Temporary Employment - Building Department - Gina DeMott

Whereas, Gina DeMott has been employed in the Building Department for the Township of Rochelle Park as a Technical Assistant;

Whereas, the Township Committee has received notification that Gina DeMott has accepted a position in another municipality;

Whereas, Gina DeMott has agreed to assist the Township during the position of transition and during the process of hiring her replacement;

Whereas, the Township Administrator has recommended that Ms. DeMott be utilized as a part-time, as needed, employee during this period of transition.

Now, therefore, be it resolved by the Township Committee of the Township of Rochelle Park, County of Bergen and State of New Jersey, as follows:

1. Gina DeMott of Rochelle Park, New Jersey is hereby hired as a part-time, as needed, hourly employee for the Building Department;
2. Ms. DeMott shall work those hours as required by that Department pursuant to the direction and authorization of the Township Administrator;
3. Ms. DeMott shall be paid at an hourly rate of \$14.50 per hour, however, no additional benefits or payments will be authorized

Now, therefore, be it further resolved that the Township Clerk be and she is hereby authorized and directed to forward certified copies of the within Resolution to the Personnel Department of the Township of Rochelle Park, Chief Financial Officer, Township Administrator and Gina DeMott.

Attest: Virginia De Maria

Resolution #2014 – 123

A Resolution - Authorizing the Signing of Contracts for 2013 Open Space Matching Grant - Carlock Field

Be it resolved, that the Township Committee of the Township of Rochelle Park wish to enter into a Bergen County Trust Fund Project contract (“Contract”) with the county of Bergen for the purpose of using a \$94,619.00 matching grant award from the 2013 Funding Round of the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund (“Trust Fund”) for the municipal park project entitled Carlock Field Playground Rubberized Carpet Project at Carlock Field on Thiem Avenue in Block 75, Lot 5 on the tax maps of the Township of Rochelle Park;

Be it further resolved, that the Township Committee hereby authorize Robert Davidson to be a signatory to the aforesaid Contract; and

Be it further resolved, that the Township Committee hereby acknowledge that, in general, the use of this Trust Fund grant towards this approved park project must be completed by or about December 4, 2015; and

Be it further resolved, that the Township Committee acknowledge that the grant will be disbursed to the municipality as a reimbursement upon submittal of certified Trust Fund payment and project completion documents and municipal vouchers, invoices, proofs of payment, and other such documents as may be required by the County in accordance with the Trust Fund’s requirements; and,

Be it further resolved, that the Township Committee acknowledge that the grant disbursement to the municipality will be equivalent to fifty (50) percent of the eligible costs incurred (not to exceed total grant award) applied towards only the approved park improvements identified in the aforesaid Contract in accordance with the Trust Fund’s requirements.

This resolution was adopted by the Township Committee of the Township of Rochelle Park at a meeting on July 16, 2014.

Attest: Virginia De Maria

Resolution #2014 – 124

A Resolution – Introduction Ord. #1072 – 14 - Amending Chapter 161 – “Streets and Sidewalks”

Be it resolved, by the Township Committee of the Township of Rochelle Park, Bergen County, New Jersey, that an ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 161 OF THE CODE OF THE TOWNSHIP OF ROCHELLE PARK ENTITLED “STREETS AND SIDEWALKS” be and it is hereby introduced and passed on first reading July, 16, 2014 and that said ordinance be further considered for final passage at a meeting to be held on August 20, 2014 at 7:30 PM or as soon thereafter as the matter can be reached at the Municipal Complex, 151 West Passaic Street, Rochelle



Resolution #2014 - 128 (cont.)

Trust Account # 500 14923

Check#            Amount

2875            \$60.00

Attest: Virginia De Maria

Resolution #2014 – 131

A Resolution – Amendment to the Capital Budget

See Attached

Resolution #2014 – 132

A Resolution – Authorizing Release of Closed Session Minutes – July 9, 2014

Whereas, pursuant to the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.) certain issues may be discussed by the Township Committee in a session which excludes the public; and

Whereas, the aforementioned law requires that the minutes of said closed sessions be released as soon as practicable after the meeting and so long as the release of the minutes will not be adverse to the interests of the public and/or the Township; and

Whereas, pursuant to statute, the purpose of this Resolution is to disclose the information which was discussed in closed session on July 9, 2014 to the extent that said information can be disclosed without adversely affecting the Township or the public interest.

Now, therefore, be it resolved, by the Township Committee of the Township of Rochelle Park, County of Bergen and State of New Jersey that the attached closed session minutes may be released to the public in accordance with the requirements of New Jersey State Law; and

Be it further resolved, that any minutes which have not been released pursuant to this Resolution shall be reviewed periodically by the Township Attorney and further recommendation shall be made for the release of additional minutes as the release of same is deemed to be proper.

Attest: Virginia De Maria

CLOSED SESSION MINUTES - July 9, 2014

A motion was made for the Township Committee to go into closed or executive session to discuss matters of personnel, litigation and negotiations. The following represents the minutes of that closed session to the extent that those minutes may be released at this time:

1. Municipal Court - The Municipal Prosecutor discussed, with the Township Committee, issues regarding personnel, law enforcement and the method of handling criminal and motor vehicle prosecutions within the Municipal Court .
2. Potential Litigation – A discussion was conducted concerning the circumstances of a threat, by a Municipal employee, to file a law suit against a member of the Township Committee. Details of these discussions will be released upon a determination of the matter has been concluded and may be released without compromising the interests of the Municipality.
3. Personnel – Interviews were conducted of the applicants for the position of Deputy Municipal Clerk in order to replace Elizabeth Kroll who has been appointed Municipal Clerk to replace Virginia De Maria. A discussion regarding the various applicants was conducted and a determination was made as to the hiring for this position.
4. Litigation – The Township Attorney discussed with the Township Committee, the circumstances surrounding the settlement of recent litigation with Allied Developers as well as the terms of the settlement and the potential long term financial benefit to the Municipality.
5. PSE&G Negotiation – The Township Administrator discussed, with the Township Committee, the circumstances of a project being undertaken by Public Service Electric and Gas Company and the fees for street opening permits that would be required. Negotiations will continue.

A motion was offered by Mayor Valenzuela and seconded by Comm. Scarpa to adopt the Consent Agenda. Motion carried on a roll call vote – all voting “Aye”.

The following resolution was offered by Mayor Valenzuela and seconded by Comm. Ouellette and reads:

Resolution #2014 – 127

A Resolution – Introduction Ord. 1075 – 15 – Various Improvements – Carlock Field Playground – Matching Grant – Total \$220,000

Be it resolved, by the Township Committee of the Township of Rochelle Park, Bergen County, New Jersey, that an ordinance entitled “**BOND ORDINANCE TO AUTHORIZE VARIOUS IMPROVEMENTS TO CARLOCK FIELD PLAYGROUND IN, BY AND FOR THE TOWNSHIP OF ROCHELLE PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE A COUNTY GRANT, 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**” be and it is hereby introduced and passed on first reading and that said ordinance be further considered for final passage at a meeting to be held on at 7:30 PM or as soon thereafter as the matter can be reached at the Municipal Complex, 151 West Passaic Street, Rochelle Park, NJ 07662 and that at or such time and place all persons interested be given an opportunity to be heard concerning same and that the Township Clerk be and she is hereby authorized and directed to publish and post said ordinance, together with a notice of the introduction thereof and the time and place when and where such ordinance will be considered for final passage.

Attest: Virginia De Maria

A motion was offered by Mayor Valenzuela and seconded by Comm. Ouellette to adopt the above resolution. Motion carried on a roll call vote – all voting “Aye”.

The following resolution was offered by Comm. Scarpa and seconded by Comm. Ouellette and reads:

A Resolution #2014 - 129

A Resolution - Hearing & Adoption - Ord. #1070 - 14 - Rehabilitation Plan in Delineated Area

Be it resolved, by the Township Committee of the Township of Rochelle Park, Bergen County, New Jersey, that an ordinance entitled “**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A.40A:12A-7 FOR A DELINEATED AREA (PORTIONS OF BLOCK 21, 29, 59 AND 60)**” be and it is hereby passed upon second and final reading and that the Municipal Clerk be and she is hereby authorized and directed to advertise the same according to law.

Attest: Virginia De Maria

A motion was offered by Comm. Kazimir and seconded by Comm. Ouellette to open the hearing to the public. Motion carried on a voice vote – all voting “Aye”.

Mayor Valenzuela and members of the Township Committee gave a brief overview of the Rehabilitation plan and the locations of the plan. This plan allows residents to negotiate directly with the developer. The rehabilitation of this area will benefit both residents and businesses within the Township.

A motion was offered by Comm. Scarpa and seconded by Comm. Ouellette to close the hearing to the public. Motion carried on a voice vote – all voting “Aye”.

A motion was offered by Comm. Scarpa and seconded by Comm. Ouellette to adopt the above resolution. Motion carried on a roll call vote – all voting “Aye”.

The following resolution was offered by Comm. Scarpa and seconded by Comm. Ouellette and reads:

Resolution #2014 –130

A Resolution – Hearing & Adoption - Bond Ord. #1071 - 14 - Multipurpose - \$700,000

Be it resolved, by the Township Committee of the Township of Rochelle Park, Bergen County, New Jersey, that an ordinance entitled “**BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW INFORMATION TECHNOLOGY EQUIPMENT, NEW ADDITIONAL FURNISHINGS AND A NEW AUTOMOTIVE VEHICLE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE TOWNSHI OF ROCHELLE PARK, IN**

Resolution #2014 - 130 (cont.)

**THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$700,000 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””** be and it is hereby passed upon second and final reading and that the Municipal Clerk be and she is hereby authorized and directed to advertise the same according to law.

Attest: Virginia De Maria

A motion was offered by Comm. Scarpa and seconded by Comm. Ouellette to open the hearing to the public. Motion carried on a voice vote – all present voting “Aye”.

No Comments

A motion was offered by Comm. Scarpa and seconded by Comm. Kazimir to close the hearing to the public. Motion carried on a voice vote – all present voting “Aye”.

A motion was offered by Comm. Scarpa and seconded by Comm. Ouellette to adopt the above resolution. Motion carried on a roll call vote – all present voting “Aye”.

**Committee’s/Administrator’s/Attorney’s Reports**

Comm. Scarpa – wished Olivia Valenzuela a Happy Birthday and wished Denise well with her new career as Deputy Clerk. Scarpa asked that the DPW clean up graffiti on the Rt. 17 overpass located Central Avenue coming from Maywood.

Comm. Kazimir – Congratulated Denise on her appointment and wished Olivia a Happy Birthday. Kazimir reported that summer camp is underway with approximately 170 participants.

A motion was offered by Comm. Kazimir and seconded by Comm. Ouellette to add Ryan Tempio and Toros Asadour as volunteers to the summer camp, which they will be using service hours. Motion carried on a voice vote – all present voting “Aye”. Kazimir was glad the Township Committee had approved the rehabilitation plan, as it will bring new life to the Township.

At tonight’s meeting the Township Committee adopted a Rehabilitation Plan for Rochelle. Mayor Valenzuela thanked Comm. Kazimir for his long time commitment to the rehabilitation plan.

Comm. Ouellette – Wished Olivia a Happy Birthday and told her to continue her good work. She welcomed her to life as a teenager. Ouellette welcomed Denise to the team and wished her much success.

Mayor Valenzuela – Thanked the Township Committee for their hard work.

Municipal Clerk De Maria – Reported that the Carlock Field dug-outs would be delivered tomorrow, however would not be installed until Summer Camp ends. She congratulated Olivia on her birthday and welcomed Denise.

Deputy Clerk Kroll – Congratulated Denise and wished Olivia a Happy Birthday.

A motion was offered by Comm. Kazimir and seconded by Comm. Ouellette to open the meeting to the public. Motion carried on a voice vote – all present voting “Aye”.

Sal Viola – 88 Forest Place – Cited various potential problems with the eminent completion of 102 Terrace Avenue such as parking (both sides), snow removal and street cleaning. The Committee informed him that services would continue as they had been in the past.

Sam Allos – Liaison to the Board of Education – He congratulated Denise on her new position wishing her the best of luck and wished Olivia a Happy Birthday. Mr. Allos reported that they had had positive feedback regarding the wearing of uniforms at Midland School. They would be compiling more data regarding this issue moving forward. There is not a definitive time frame for the implementation of uniforms. Mr. Allos advised that the BOE would like to offer the school’s large pine tree and the

building for the Township's Annual Tree Lighting Ceremony. Comm. Kazimir will bring the offer before the Recreation Committee and the Township Committee will discuss at the next work session. Ms. De Maria asked for a letter from the Board regarding this offer. Allos spoke about a program where students would use service hours helping those residents who needed help with raking of leaves, shoveling snow, etc. This program would give the students a sense of community. Comm. Ouellette is in favor of a program. Allos addressed the Committee regarding the proposed 2<sup>nd</sup> Annual 5K run. He was advised that due to two PSE&G projects the route might be impacted. Ms. De Maria suggested Mr. Allos speak with Administrator Davidson as he has been reaching out to PSE&G for more detailed information.

A motion was offered by Comm. Scarpa and seconded by Comm. Ouellette to close the meeting to the public. Motion carried on a voice vote – all present voting “Aye”.

A motion was offered by Comm. Scarpa and seconded by Comm. Kazimir to adjourn the meeting. Motion carried on a voice vote – all present voting “Aye”

Respectfully submitted,

Virginia De Maria  
Municipal Clerk