

**Borough of Paramus  
Mayor and Council Public Meeting  
Council Chambers  
April 25, 2023, 6:30 P.M.  
MINUTES**

**The Public May Participate In The Mayor And Council Meeting By Telephone:**

**Phone Number                   866-390-1828**

**Participation Access Code:   8902290**

**Resolution No: 23-04-288:** Notification of meetings as required by “The Open Public Meetings Act.” Read by Borough Clerk at 6:32 PM

**PLEDGE OF ALLEGIANCE: Led by Councilman Kaiser**

**ROLL CALL:**

Present: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber, Mayor DiPiazza

Also Present: Borough Clerk Annemarie Krusznis, Borough Administrator Hector Olmo, Borough Attorney Brian Giblin, Deputy Borough Clerk Kristin Rohner

Absent: None

**Councilwoman Weber and Councilman Antonio are present via telephone conference**

**PROCLAMATION:**

- a. National Police Week- Read by Mayor DiPiazza at 6:33 PM
- b. Against Islamophobia and Declaration of The Borough of Paramus As an Islamophobia-Free Zone- Read by Mayor DiPiazza at 6:35 PM

**BOROUGH CLERK’S REPORT:**

- a. Request received from Valley Health System to hold an employee event in their parking lot on Sunday May 7<sup>th</sup>, from 3PM-7PM. **Approved**
- b. Request received from Faust Harrison to host piano recitals on Sunday, June 11<sup>th</sup> and June 25<sup>th</sup> from 11AM-5PM. **Approved**
- c. Request received from L.E.A.D. for permission to hold their annual carnival at Garden State Plaza from Thursday, May 25 through Sunday, June 11, 2023- Weekdays 5:00 to 11:00 pm – Weekends 12:00 pm to 11:00 pm. **Approved**

**COUNCIL MEMBERS REPORTS:**

Councilman Nadera- Reports that the 4<sup>th</sup> of July Committee has added features and distributes flyers for the event.

Councilwoman Bellinger- The Library has requested permission to have Little Libraries weatherproof boxes donated by Paramus Rotary placed on Borough property. They intend to provide free books for book sharing and exchanging in the community. They are requesting

**Borough of Paramus  
Mayor and Council Public Meeting  
Council Chambers  
April 25, 2023, 6:30 P.M.  
MINUTES**

locations at the Golf Course, Borough Hall, Municipal Pool and Reid Park. Mr. Giblin advises that it requires a vote by the governing body. Resolution 23-04-309 is then added to the agenda. Councilwoman Bellinger questions Ordinance No. 2023-23 regarding the fire department salaries, which is added to closed session.

Councilman Quintana- Sunday April 30<sup>th</sup> is the Earth Day event, across the street from the event, the commission will also will be doing a Styrofoam drive. He is hoping for good weather but a rain date has been scheduled for 5/7/2023.

Councilman Kaiser- The Golf course held interviews for golf pros this past week. Councilman Kaiser recommends Sean Callanan be appointed and asks that Resolution 23-04-310 to hire the individual be added to the agenda.

Councilman Antonio- The pool will be up and running by Memorial Day. Additionally, he has been working with the Board of Education regarding zoom calls and will continuing to look into it for future use for the Borough.

**MAYOR'S REPORT:** Mayor DiPiazza recommends Councilman Nadera and Councilman Antonio be placed on the Joint Committee for the Board of Education in regards to the facilities group.

#### **ADMINISTRATOR'S REPORT**

Mr. Olmo reports, we have received the community redevelopment block grant from the CDBG for the repaving various streets in the amount of \$123,747, in addition to the Borough's annual repaving program. Mr. Olmo reports he received a request from the developer of 334 Spring Valley Road, who is recommending the street name be Ego Court. This decision will be reviewed and voted on by ordinance. The OEM will be having a table top exercise 5/6/23 at the life safety complex. The administrator has been in contact with Public Service regarding real estate and the agreement leasing the property on Farview Avenue. Columbia Bank has donated a tree for Arbor Day that will be delivered 4/28/2023 and planted by Shade Tree. The Borough clerk previously mentioned a food truck parking issue, and would like to propose an ordinance that clearly states the boundaries in which a food truck can operate in the Borough. The pool would like to have a carwash at the pool to fundraise for the swim and dive team. The Fire Department is requesting an amendment to an ordinance regarding hazardous material response teams as we cannot keep up with current demands. They would like to propose the amended version to indicate seeking help from Bergen County, when disposing of such materials. Mr. Olmo would like to recommend Christopher J. Kane and Mark DiMaria for the previously advertised RFP for the position of prosecutor 1 & 2. Resolutions 23-04-311 and 23-04-312 are added to the agenda. Mr. Olmo reports that he has looked into the WEX Program and has set up a meeting with Exxon regarding fuel tanks at the DPW and Golf Course that are 30 years old and no longer cost effective. It will be approximately \$700,000 in repairs for the tanks and gas pumps to be updated to the standard that is required. He continues that two mechanics have been hired at the DPW and a big problem currently is getting people with CDL driver's license. Hassan has recently gotten approved to conduct CDL training in house to try and avoid this and would like to open up our facility to charge other municipalities for training to offset the cost. Mr. Olmo say he will be meeting Friday with the Board of Education with reference to the New Jersey Cops School Violence grant application and to try and get funding for training or any additional costs, in an effort to deter school violence.

**Borough of Paramus  
Mayor and Council Public Meeting  
Council Chambers  
April 25, 2023, 6:30 P.M.  
MINUTES**

**PUBLIC COMMENTS:** Citizens are welcome to address the Mayor and Council on any governmental item of concern to them, whether or not it is scheduled on the agenda. Comments will be made at the public portion of tonight's Public Meeting in the Council Chambers.

**Mayor DiPiazza opens to the public at 7:01 PM**

Zain – Attends East Brook Middle School and would like to speak about the positive experience he has had this year as his peers and teachers have been excepting and supportive of his religion. He thanks the Mayor and Council for their support in executing the proclamation against Islamophobia as it shows the Islamic community they are acknowledged and respected.

Zehra Nagvi– Thanks the Mayor and Council for passing the proclamation against Islamophobia and asks if they could have a sealed copy of the proclamation.

Nick Matahen- Thanks the Mayor and Council and Administrator for the Islamic proclamation.

Councilwoman Weber – DPW reports that the paving of Century, Midland and Colgate has been completed and they are checking and cleaning out brooks for any debris. They will be performing street cleaning and power washing at the municipal pool to prepare for its opening. Superintendent Hassan Brown would like to thank the Mayor and Council for approving the purchase of their new bucket loader that has just arrived at the DPW. While the DPW waits for capital approval for the street resurfacing for 2023 they are also working with Garden State Plaza to clean up Pleasant Avenue. Shade Tree will begin planting soon and have currently put down over 60 tons of clay for the 10 ball fields and various powerlines have been updated. Seasonal water mains are being installed. The museum will be celebrating their 20<sup>th</sup> anniversary and will be hosting trolley tours in October, as well as a wine and cheese party for Mayor and Council and donors. The Chamber of Commerce has requested a list of new businesses and would like to receive this information as soon as possible.

**APPROVAL OF MINUTES**

a. Mayor and Council Meeting Minutes- March 14, 2023

Motion: Councilman Kaiser

Second: Councilwoman Antonio

Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilwoman Weber

Nays: None

Abstain: Councilman Quintana

**Motion carries 5-0-1**

b. Mayor and Council Meeting Minutes- March 28, 2023

Motion: Councilman Kaiser

Second: Councilman Nadera

Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber

Nays: None

Abstain: None

**Motion carries 6-0**

**Borough of Paramus  
Mayor and Council Public Meeting  
Council Chambers  
April 25, 2023, 6:30 P.M.  
MINUTES**

c. Mayor and Council Closed Session Meeting Minutes- January 17, 2023

Motion: Councilwoman Weber                                      Second: Councilman Kaiser  
Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber  
Nays: None  
Abstain: None  
**Motion carries 6-0**

d. Mayor and Council Closed Session Meeting Minutes- January 31, 2023

Motion: Councilman Kaiser                                      Second: Councilman Quintana  
Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber  
Nays: None  
Abstain: None  
**Motion carries 6-0**

e. Mayor and Council Closed Session Meeting Minutes- February 14, 2023

Motion: Councilman Kaiser                                      Second: Councilwoman Weber  
Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber  
Nays: None  
Abstain: None  
**Motion carries 6-0**

f. Mayor and Council Closed Session Meeting Minutes- February 28, 2023

Motion: Councilman Kaiser                                      Second: Councilwoman Quintana  
Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber  
Nays: None  
Abstain: None  
**Motion carries 6-0**

**ORDINANCES:**

**ORDINANCE ON INTRODUCTION:**

**ORDINANCE 2023-22:** AN ORDINANCE AMENDING CHAPTER 439 OF THE BOROUGH CODE OF THE BOROUGH OF PARAMUS TITLED "FOOD SERVICE MANAGERS" BY REPEALING AND REPLACING §439-6.

Motion: Councilman Kaiser                                      Second: Councilman Antonio  
Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber  
Nays: None

**Borough of Paramus  
Mayor and Council Public Meeting  
Council Chambers  
April 25, 2023, 6:30 P.M.  
MINUTES**

Abstain: None  
**Motion carries 6-0**

**ORDINANCE 2023-23:** AN ORDINANCE TO AMEND CHAPTER 121 OF THE CODE OF THE BOROUGH OF PARAMUS TITLED "SALARIES AND COMPENSATION"

Motion: Councilman Kaiser    Second: Councilwoman Weber  
Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber  
Nays: None  
Abstain: None  
**Motion carries 6-0**

**ORDINANCE 2023-24:** AN ORDINANCE TO AMEND CHAPTER 363 OF THE CODE OF THE BOROUGH OF PARAMUS TITLED "SEWERS" BY ADDING A NEW ARTICLE X TO BE TITLED "PRIVATELY OWNED SALT STORAGE"

Motion: Councilman Kaiser    Second: Councilman Quintana  
Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber  
Nays: None  
Abstain: None  
**Motion carries 6-0**

**ORDINANCE ON FINAL:**

**ORDINANCE 2023-13:** BOND ORDINANCE TO AMEND SECTION 4 OF THE BOND ORDINANCE (ORD. NO. 2021-33) ENTITLED: "BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, NEW INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS EQUIPMENT AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF PARAMUS, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$7,700,000 TO PAY THE COST THEREOF, TO APPROPRIATE VARIOUS GRANTS, 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," ADOPTED ON AUGUST 25, 2021, AS PREVIOUSLY AMENDED BY ORDINANCE NO. 2022-12 ADOPTED ON MAY 10, 2022.

Motion: Councilman Kaiser    Second: Councilman Quintana  
**Explanation by Council President**  
**Open to Public for Comment on Ordinance 2023-14: None**  
Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber  
Nays: None  
Abstain: None  
**Motion carries 6-0**

**Borough of Paramus  
Mayor and Council Public Meeting  
Council Chambers  
April 25, 2023, 6:30 P.M.  
MINUTES**

**ORDINANCE 2023-21:** AN ORDINANCE AMENDING CHAPTER 395 OF THE BOROUGH CODE OF THE BOROUGH OF PARAMUS TITLED "SWIMMING POOLS" BY REPEALING AND REPLACING §395-4, §395-5, §395-6, 397-7 AND §397-8.

Motion: Councilman Kaiser

Second: Councilman Antonio

**Explanation by Council President**

**Open to Public for Comment on Ordinance 2023-14: None**

Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber

Nays: None

Abstain: None

**Motion carries 6-0**

**Councilwomen Bellinger asks for a motion to move Non-consent resolutions to the consent agenda**

Motion: Councilwoman Bellinger

Second: Councilman Antonio

Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber

Nays: None

Abstain: None

**Motion carries 6-0**

**RESOLUTION No. 23-04-289:** Closing the meeting of the Mayor and Council to the public.

**A. Potential Litigation**

Motion: Councilman Antonio

Second: Councilman Kaiser

Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber

Nays: None

Abstain: None

**Motion carries 6-0**

**Mayor DiPiazza asks for a motion to appoint John Burger to the unexpired Alternate Member position for the Board of Adjustment.**

Motion: Councilman Kaiser

Second: Councilwoman Weber

Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber

Nays: None

Abstain: None

**Motion carries 6-0**

**Mayor DiPiazza asks for a motion for the Borough Attorney to write a letter to the Planning Board to approve the Planning Board application for the medicinal cannabis location for land use criteria only.**

Motion: Councilman Antonio

Second: Councilman Quintana

**Borough of Paramus  
Mayor and Council Public Meeting  
Council Chambers  
April 25, 2023, 6:30 P.M.  
MINUTES**

Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber

Nays: None

Abstain: None

Motion carries 6-0

**A CONSENT AGENDA WILL BE ADOPTED FOR ITEM NUMBERS 15 AND 16**

**RESOLUTIONS:**

**RESOLUTION NO 23-04-290:** AUTHORIZING PAYMENT OF BILLS

**RESOLUTION NO 23-04-291:** RESOLUTION AUTHORIZING THE RELEASE OF TREE PRESERVATION DEPOSIT FROM SHADE TREE ESCROW ACCOUNT T-22-56-286-850-802 TO THE FOLLOWING AS RECOMMENDED BY THE DIRECTOR OF THE SHADE TREE & PARKS COMMISSION (M&A BUILDERS)

**RESOLUTION NO 23-04-292:** RESOLUTION AUTHORIZING THE RELEASE OF TREE PRESERVATION DEPOSIT FROM SHADE TREE ESCROW ACCOUNT T-22-56-286-850-802 TO THE FOLLOWING AS RECOMMENDED BY THE DIRECTOR OF THE SHADE TREE & PARKS COMMISSION (VALLEY HOME CONSTRUCTION)

**RESOLUTION NO 23-04-293:** A RESOLUTION AUTHORIZING THE AWARD OF THE 2023 POOL CONCESSION TO MELLSWORTH FOODS, LLC IN THE AMOUNT OF \$12,800.00

**RESOLUTION NO 23-04-294** RESOLUTION AUTHORIZING THE MAYOR AND BOROUGH CLERK TO SIGN AN AMENDMENT TO EXTEND AGREEMENT BETWEEN PROFESSIONAL ACCOUNT MANAGEMENT AND THE BOROUGH OF PARAMUS

**RESOLUTION NO 23-04-295:** RESOLUTION AUTHORIZING THE BOROUGH CLERK TO ADVERTISE FOR BIDS FOR PURCHASE OF THREE (3) VEHICLES, A 2022 FORD F350, 2022 FORD F250 AND A 2024 FORD E350 MINIBUS OR EQUIVALENT

**RESOLUTION NO 23-04-296:** RESOLUTION AUTHORIZING THE MAYOR TO SIGN A TREATMENT WORKS APPROVAL PERMIT APPLICATION (TWA) FOR JK FARM & REALTY, LLC BLOCK 7003 – LOT 1QQ AND BLOCK 7701 LOTS 2Q, 3Q AND 4 AS RECOMMENDED BY BOSWELL ENGINEERING (PAES-3165)

**RESOLUTION NO 23-04-297:** RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PARAMUS DESIGNATING ROCK SOLID DEVELOPERS, LLC AS CONDITIONAL REDEVELOPER OF 578 PARAMUS RAOD, PARAMUS, NEW JERSEY (BLOCK 4808, LOTS 6.Q & 6.QQ) NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT, REDEVELOPMENT AREA 3

**RESOLUTION NO 23-04-298:** A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PARAMUS DE-DESIGNATING TOLL BROTHERS, INC., AND/OR TOLL PARAMUS LLC AS REDEVELOPER OF 578 PARAMUS RAOD (BLOCK 4808, LOTS 6.Q & 6.QQ) NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT, REDEVELOPMENT AREA 3

**Borough of Paramus  
Mayor and Council Public Meeting  
Council Chambers  
April 25, 2023, 6:30 P.M.  
MINUTES**

**RESOLUTION NO 23-04-299:** RESOLUTION AUTHORIZING A SICK TIME PAYOUT TO JOANNE BLUNDO IN THE AMOUNT OF 947.76

**RESOLUTION NO 23-04-300:** RESOLUTION AUTHORIZING A PAYOUT OF REMAINING TIME IN THE AMOUNT \$4,912.97 TO D'ANGELO PEREZ

**RESOLUTION NO 23-04-301:** RESOLUTION AUTHORIZING A PAYOUT OF VACATION TIME IN THE AMOUNT \$4,929.92 TO KEVIN SHEEHAN

**RESOLUTION NO 23-04-302:** RESOLUTION AUTHORIZING THE APPOINTMENT OF NETI BAUTA TO THE POSITION OF FULL – TIME LIBRARY ASSISTANT FOR THE PARAMUS LIBRARY AT A SALARY OF \$34,687 ANNUALLY

**RESOLUTION NO 23-04-303:** RESOLUTION AUTHORIZING THE APPOINTMENT OF CALVIN RALPH TO THE POSITION OF CASHIER-SEASONAL STEP 5 FOR THE PARAMUS GOLF COURSE AT A SALARY OF \$15.50 PER HOUR

**RESOLUTION NO 23-04-304:** A RESOLUTION AUTHORIZING THE PROMOTION OF JOHN PECORARO TO THE POSITION OF TREE CLIMBER FOR THE PARAMUS SHADE TREE & PARKS DEPARTMENT AT A SALARY OF \$55,272.00 ANNUALLY

**RESOLUTION NO 23-04-305:** A RESOLUTION AUTHORIZING THE RESIGNATION OF THE FOLLOWING FOR THE PARAMUS POOL

**RESOLUTION NO 23-04-306:** RESOLUTION ACKNOWLEDGING THE RESIGNATION OF RYAN MULLIGAN FROM THE POSITION OF ASSISTANT DIVE COACH FOR THE PARAMUS MUNICIPAL POOL

**RESOLUTION NO 23-04-307:** RESOLUTION AUTHORIZING THE APPOINTMENT OF OMAR TAHHAN TO THE POSITION OF MECHANIC APPRENTICE STEP 1 FOR THE PARAMUS DPW-MECHANICAL DIVISION AT A SALARY OF \$34,751.00 ANNUALLY

**RESOLUTION NO 23-04-308:** RESOLUTION AUTHORIZING THE APPOINTMENT OF ARIEL GABAY TO THE POSITION OF MECHANIC APPRENTICE STEP 1 FOR THE PARAMUS DPW-MECHANICAL DIVISION AT A SALARY OF \$34,751.00 ANNUALLY

**RESOLUTION NO 23-04-309:** RESOLUTION AUTHORIZING PARAMUS LIBRARY TO PLACE LITTLE LIBRARY STATION THROUGHOUT DESIGNATED AREAS OF THE BOROUGH

**RESOLUTION NO 23-04-310:** RESOLUTION AUTHORIZING THE APPOINTMENT OF SEAN P. CALLANAN TO THE POSITION OF HEAD GOLF PROFESSIONAL STEP 1 FOR THE PARAMUS GOLF COURSE AT A SALARY OF \$65,000.00 ANNUALLY

**RESOLUTION NO 23-04-311:** AUTHORIZING A ONE YEAR CONTRACT FOR PROFESSIONAL SERVICES OF A MUNICIPAL PROSECUTOR NO. 1 FOR THE PARAMUS MUNICIPAL COURT FOR CALENDAR YEAR 2023

**RESOLUTION NO 23-04-312:** AUTHORIZING A ONE YEAR CONTRACT FOR PROFESSIONAL SERVICES OF A MUNICIPAL PROSECUTOR NO. 2 FOR THE PARAMUS MUNICIPAL COURT FOR CALENDAR YEAR 2023



**Borough of Paramus  
Mayor and Council Public Meeting  
Council Chambers  
April 25, 2023, 6:30 P.M.  
MINUTES**

**APPLICATIONS:**

**MASSAGIST**

Fei Ren	2023-M-8
Yantang Zhang	2023-M-9
Yinhua Wan	2023-M-10
Shuhui Guo	2023-M-11
Miaofeng Wen	2023-M-12
Kanda Persaud	2023-M-13

**MASSAGE ESTABLISHMENT**

Spoiled by Kanda	2023-ME-7
------------------	-----------

**RAFFLE APPLICATIONS**

Paramus Elks BPOE #2001	File #930
Paramus Elks BPOE #2001	File #931
L.E.A.D. Inc	File #932
PBA 186 Civic Association	File #933

**SOLICITOR APPLICATIONS**

Gustavo Diniz	2023-S-7	<u>Motion</u> : Councilman Kaiser
<u>Second</u> : Councilwoman Weber		

Yeas: Councilman Antonio, Councilwoman Bellinger, Councilman Kaiser, Councilman Nadera, Councilman Quintana, Councilwoman Weber

Nays: None

Abstain: None

**Motion carries 6-0**

**ADJOURNMENT: 7:57 PM**

APPROVED: MAY 23, 2023

Respectfully Submitted:  
Annemarie Krusznis RMC  
Borough Clerk