

**BOROUGH OF ROSELAND  
COUNTY OF ESSEX, STATE OF NEW JERSEY**

DECEMBER 19, 2023  
19 HARRISON AVENUE  
6:30 PM EXECUTIVE SESSION  
7:00 PM OPEN SESSION

**COUNCIL MEETING MINUTES**

The December 19, 2023 meeting of the Roseland Mayor and Council was called to order at 6:30 PM by Mayor Spango. Adequate notice of the meeting was provided in accordance with the Open Public Meeting Act in that the date, time and location of the meeting were included in the Annual Meeting Schedule, sent to the official newspapers, posted on the public bulletin board in the Municipal Building and filed in the office of the Borough Clerk. This meeting was also available via Zoom conference call.

**IN ATTENDANCE:**

James R. Spango, Mayor  
Eileen Fishman, Councilwoman  
Christopher Bardi, Councilman  
Jean Perrotti, Councilwoman  
Michele Tolli, Councilwoman  
Marcelino Trillo, Council President (7:06 PM)

**ABSENT:**

Roger Freda, Councilman

**ALSO IN ATTENDANCE:**

Maureen Chumacas, Borough Administrator  
Jock H. Watkins, Borough Clerk  
Joni McDonnell, Borough Attorney

**EXECUTIVE SESSION**

Councilwoman Fishman made a motion to approve Resolution No. 364-2023 Approval to Close to Executive Session to discuss the following:

1. Tax Appeal Settlement

The motion was seconded by Councilwoman Perrotti and approved by a 4-0 voice vote (Freda, Trillo absent). Council adjourned executive session at 6:52 PM. Mayor Spango read the Sunshine Statement again at 7:00 PM and called the meeting to order. Clerk Watkins called the roll noting that Councilman Freda and Councilman Trillo were absent. Councilman Trillo arrived at 7:06 PM.

**SALUTE TO THE FLAG**

Mayor Spango led the salute to the flag.

**PUBLIC COMMENT**

Janet Treamont                      38 Leonard Terrace

**PRESENTATIONS**

Mayor Spango summarized a proclamation that was presented to 2021 Volunteer of the Year Priscilla Narvaez-Johnson. Mayor Spango and Recreation Director Colitti presented Ms. Narvaez-Johnson with the proclamation and a plaque.

Mayor Spango summarized a proclamation that was presented to 2022 Volunteer of the Year Steven Batta. Mayor Spango and Recreation Director Colitti presented Mr. Batta with the proclamation and a plaque.

**PUBLIC HEARING/ADOPTION OF ORDINANCES**

Clerk Watkins read Ordinance No. 29-2023 by title only for the second time: "An ordinance replacing Section 30-512 of the Land Development Ordinances of the Borough of Roseland entitled "Stormwater Management and Control" in its entirety". Councilwoman Tolli made a motion to open the public hearing on Ordinance No. 29-2023. The motion was seconded by Councilwoman Fishman and approved by a 5-0 voice vote (Freda absent).

**PUBLIC COMMENT**

None

There being no one wishing to be heard, Councilwoman Perrotti made a motion to close the public hearing. The motion was seconded by Councilman Bardi and approved by a 5-0 voice vote (Freda absent).

Clerk Watkins read Ordinance No. 29-2023 for the third and final time: "An ordinance replacing Section 30-512 of the Land Development Ordinances of the Borough of Roseland entitled "Stormwater Management and Control" in its entirety". Councilwoman Perrotti made a motion to adopt Ordinance No. 29-2023. The motion was seconded by Councilwoman Fishman and approved by a 5-0 roll call vote (Freda absent).

Clerk Watkins read Ordinance No. 30-2023 by title only for the second time: "An ordinance of the Borough of Roseland, County of Essex, State of New Jersey, to adopt the New Jersey Department of Environmental Protection's model ordinance for private salt storage" in its entirety". Councilman Trillo made a motion to open the public hearing on Ordinance No. 30-2023. The motion was seconded by Councilman Bardi and approved by a 5-0 voice vote (Freda absent).

**PUBLIC COMMENT**

None

There being no one wishing to be heard, Councilman Bardi made a motion to close the public hearing. The motion was seconded by Councilwoman Perrotti and approved by a 5-0 voice vote (Freda absent).

Clerk Watkins read Ordinance No. 30-2023 for the third and final time: "An ordinance of the Borough of Roseland, County of Essex, State of New Jersey, to adopt the New Jersey Department of Environmental Protection's model ordinance for private salt storage". Councilman Bardi made a motion to adopt Ordinance No. 30-2023. The motion was seconded by Councilman Trillo and approved by a 5-0 roll call vote (Freda absent).

Clerk Watkins read Ordinance No. 34-2023 by title only for the second time: "An ordinance amending Chapter 2 of the Revised General Ordinances of the Borough of Roseland entitled "Administration", Section 2-35 entitled "Recreation Committee"". Councilwoman Fishman made a motion to open the public hearing on Ordinance No. 34-2023. The motion was seconded by Councilman Trillo and approved by a 5-0 voice vote (Freda absent).

PUBLIC COMMENT

None

There being no one wishing to be heard, Councilman Bardi made a motion to close the public hearing. The motion was seconded by Councilwoman Perrotti and approved by a 5-0 voice vote (Freda absent).

Clerk Watkins read Ordinance No. 34-2023 for the third and final time: "An ordinance amending Chapter 2 of the Revised General Ordinances of the Borough of Roseland entitled "Administration", Section 2-35 entitled "Recreation Committee"". Councilman Trillo made a motion to adopt Ordinance No. 34-2023. The motion was seconded by Councilwoman Fishman and approved by a 5-0 roll call vote (Freda absent).

Clerk Watkins read Ordinance No. 35-2023 by title only for the second time: "An ordinance amending various chapters of the Revised General Ordinances of the Borough of Roseland amending fees charged by the Tax Assessor, tax collection and finance, fees for police services, fees charged by the Department of Public Works, towing and storage fees, water rates, and zoning fees". Councilman Trillo made a motion to open the public hearing on Ordinance No. 35-2023. The motion was seconded by Councilwoman Perrotti and approved by a 5-0 voice vote (Freda absent).

PUBLIC COMMENT

None

There being no one wishing to be heard, Councilwoman Perrotti made a motion to close the public hearing. The motion was seconded by Councilwoman Fishman and approved by a 5-0 voice vote (Freda absent).

Clerk Watkins read Ordinance No. 35-2023 for the third and final time: "An ordinance amending various chapters of the Revised General Ordinances of the Borough of Roseland amending fees charged by the Tax Assessor, tax collection and finance, fees for police services, fees charged by the Department of Public Works, towing and storage fees, water rates, and zoning fees". Councilman Bardi made a motion to adopt Ordinance No. 35-2023. The motion was seconded by Councilwoman Fishman and approved by a 5-0 roll call vote (Freda absent).

Mayor Spango announced that Ordinance No. 36-2023 will be reintroduced in 2024 and the public hearing will be rescheduled accordingly.

Clerk Watkins read Ordinance No. 37-2023 by title only for the second time: "An ordinance approving and adopting an amended redevelopment plan for 85 Livingston Avenue". Councilwoman Fishman made a motion to open the public hearing on Ordinance No. 37-2023. The motion was seconded by Councilwoman Perrotti and approved by a 5-0 voice vote (Freda absent).

#### PUBLIC COMMENT

None

There being no one wishing to be heard, Councilman Bardi made a motion to close the public hearing. The motion was seconded by Councilwoman Fishman and approved by a 5-0 voice vote (Freda absent).

Clerk Watkins read Ordinance No. 37-2023 for the third and final time: "An ordinance approving and adopting an amended redevelopment plan for 85 Livingston Avenue". Councilwoman Perrotti made a motion to adopt Ordinance No. 37-2023. The motion was seconded by Councilwoman Fishman and approved by a 5-0 roll call vote (Freda absent).

Clerk Watkins read Ordinance No. 38-2023 by title only for the second time: "An ordinance of the Borough of Roseland amending and supplementing Chapter 11 of the Revised General Ordinances of the Borough of Roseland entitled "Property Maintenance Code", including amendments to Section 11-2 entitled "Abandoned, Vacant, or Foreclosed Property" and adding new Section 11-4 entitled "Landlord Registration"". Councilwoman Fishman made a motion to open the public hearing on Ordinance No. 38-2023. The motion was seconded by Councilman Bardi and approved by a 5-0 voice vote (Freda absent).

#### PUBLIC COMMENT

None

There being no one wishing to be heard, Councilwoman Tolli made a motion to close the public hearing. The motion was seconded by Councilman Bardi and approved by a 5-0 voice vote (Freda absent).

Clerk Watkins read Ordinance No. 38-2023 for the third and final time: "An ordinance of the Borough of Roseland amending and supplementing Chapter 11 of the Revised General Ordinances of the Borough of Roseland entitled "Property Maintenance Code", including amendments to Section 11-2 entitled "Abandoned, Vacant, or Foreclosed Property" and adding new Section 11-4 entitled "Landlord Registration"". Councilman Bardi made a motion to adopt Ordinance No. 38-2023. The motion was seconded by Councilwoman Fishman and approved by a 5-0 roll call vote (Freda absent).

Clerk Watkins read Ordinance No. 39-2023 by title only for the second time: "An ordinance amending Chapter 10 of the Revised General Ordinances of the Borough of Roseland entitled "Building and Housing", Section 10-2 entitled "Certificate of Occupancy".

Councilwoman Perrotti made a motion to open the public hearing on Ordinance No. 39-2023. The motion was seconded by Councilman Trillo and approved by a 5-0 voice vote (Freda absent).

PUBLIC COMMENT

Janet Treamont                      38 Leonard Terrace

There being no one else wishing to be heard, Councilman Bardi made a motion to close the public hearing. The motion was seconded by Councilwoman Perrotti and approved by a 5-0 voice vote (Freda absent).

Clerk Watkins read Ordinance No. 39-2023 for the third and final time: "An ordinance amending Chapter 10 of the Revised General Ordinances of the Borough of Roseland entitled "Building and Housing", Section 10-2 entitled "Certificate of Occupancy"". Councilman Trillo made a motion to adopt Ordinance No. 39-2023. The motion was seconded by Councilman Bardi and approved by a 5-0 roll call vote (Freda absent).

Clerk Watkins read Ordinance No. 40-2023 by title only for the second time: "An ordinance of the Borough of Roseland to repeal Section 2-31 of the Revised General Ordinances of the Borough of Roseland entitled "Department of Construction Code Enforcement and Inspections" in its entirety and replace with new Section 2-31 entitled "Department of Code Enforcement and Inspections"". Councilman Bardi made a motion to open the public hearing on Ordinance No. 40-2023. The motion was seconded by Councilman Trillo and approved by a 5-0 voice vote (Freda absent).

PUBLIC COMMENT

None

There being no one wishing to be heard, Councilman Bardi made a motion to close the public hearing. The motion was seconded by Councilman Trillo and approved by a 5-0 voice vote (Freda absent).

Clerk Watkins read Ordinance No. 40-2023 for the third and final time: "An ordinance of the Borough of Roseland to repeal Section 2-31 of the Revised General Ordinances of the Borough of Roseland entitled "Department of Construction Code Enforcement and Inspections" in its entirety and replace with new Section 2-31 entitled "Department of Code Enforcement and Inspections"". Councilman Trillo made a motion to adopt Ordinance No. 40-2023. The motion was seconded by Councilman Bardi and approved by a 5-0 roll call vote (Freda absent).

Clerk Watkins read Ordinance No. 41-2023 by title only for the second time: "An ordinance of the Borough of Roseland amending and supplementing Section 2-24 of the Revised General Ordinances of the Borough of Roseland entitled "Department of Police or Police Department"". Councilwoman Perrotti made a motion to open the public hearing on Ordinance No. 41-2023. The motion was seconded by Councilman Bardi and approved by a 5-0 voice vote (Freda absent).

PUBLIC COMMENT

Janet Treamont                      38 Leonard Terrace  
John Matheis                      Deputy Police Director

There being no one else wishing to be heard, Councilwoman Perrotti made a motion to close the public hearing. The motion was seconded by Councilwoman Fishman and approved by a 5-0 voice vote (Freda absent).

Clerk Watkins read Ordinance No. 41-2023 for the third and final time: "An ordinance of the Borough of Roseland amending and supplementing Section 2-24 of the Revised General Ordinances of the Borough of Roseland entitled "Department of Police or Police Department"". Councilman Trillo made a motion to adopt Ordinance No. 41-2023. The motion was seconded by Councilman Bardi and approved by a 5-0 roll call vote (Freda absent).

Clerk Watkins read Ordinance No. 42-2023 by title only for the second time: "An ordinance of the Borough of Roseland amending and supplementing Section 14-5 of the Revised General Ordinances of the Borough of Roseland entitled "Use of Pickleball Courts"". Councilwoman Tolli made a motion to open the public hearing on Ordinance No. 42-2023. The motion was seconded by Councilman Trillo and approved by a 5-0 voice vote (Freda absent).

PUBLIC COMMENT

None

There being no one wishing to be heard, Councilman Bardi made a motion to close the public hearing. The motion was seconded by Councilwoman Tolli and approved by a 5-0 voice vote (Freda absent).

Clerk Watkins read Ordinance No. 42-2023 for the third and final time: "An ordinance of the Borough of Roseland amending and supplementing Section 14-5 of the Revised General Ordinances of the Borough of Roseland entitled "Use of Pickleball Courts"". Councilman Trillo made a motion to adopt Ordinance No. 42-2023. The motion was seconded by Councilman Bardi and approved by a 5-0 roll call vote (Freda absent).

Clerk Watkins read Ordinance No. 43-2023 by title only for the second time: "An ordinance amending and supplementing Chapter 2 of the Revised General Ordinances of the Borough of Roseland entitled "Administration", amending Section 2-6 entitled "Standing Committees of the Borough Council"". Councilwoman Fishman made a motion to open the public hearing on Ordinance No. 43-2023. The motion was seconded by Councilman Trillo and approved by a 5-0 voice vote (Freda absent).

PUBLIC COMMENT

Janet Treamont                      38 Leonard Terrace

There being no one else wishing to be heard, Councilman Trillo made a motion to close the public hearing. The motion was seconded by Councilman Bardi and approved by a 5-0 voice vote (Freda absent).

Clerk Watkins read Ordinance No. 43-2023 for the third and final time: "An ordinance amending and supplementing Chapter 2 of the Revised General Ordinances of the Borough of Roseland entitled "Administration", amending Section 2-6 entitled "Standing Committees of the Borough Council"". Councilman Trillo made a motion to adopt Ordinance No. 43-2023. The motion was seconded by Councilman Bardi and approved by a 4-0 roll call vote with Councilwoman Tolli abstaining from the vote, and Councilman Freda absent.

### **APPROVAL OF BILLS**

Councilman Trillo made a motion to approve Resolution No. 365-2023 approving the December 15, 2023 bill list in the amount of \$212,217.31, and Resolution No. 385-2023 approving the December 19, 2023 bill list in the amount of \$1,181,113.97. The motion was seconded by Councilman Bardi and approved by a 5-0 voice vote (Freda absent).

### **ADOPTION OF RESOLUTIONS**

Councilwoman Perrotti made a motion to approve the nineteen resolutions on the agenda:

Resolution No. 366 -2023 cancellation of water and sewer billing balances

Resolution No. 367-2023 ratification of salaries – November 2023

Resolution No. 368 -2023 authorizing the Roseland Free Public Library to install a bike rack at the building at 20 Roseland Avenue

Resolution No. 369-2023 authorizing the Recreation Department to sell discounted New Jersey Devils hockey tickets and establishing fees

Resolution No. 370-2023 accepting the proposal from Boswell Engineering to provide engineering services associated with the Cooper Avenue Improvements Project for a total cost of \$42,500.00

Resolution No. 371-2023 amending Resolution No. 333-2023 "Approval of the 2024 Meeting Schedule", changing the scheduled budget meetings

Resolution No. 372-2023 Authorizing amendments to the Purchasing Manual to include expense line item to purchase refreshments when hosting meetings with outside government agencies

Resolution No. 373-2023 authorizing Change Order No. 1 from S. Rotondi & Sons Inc. for 2023 Leaf Hauling and Disposal Services to increase the amount of the contract by \$3,969.00 for an adjusted contract price of \$43,659.00

Resolution No. 374-2023 authorizing the disposal of surplus personal property that is either obsolete and/or broken

Resolution No. 375-2023 authorizing the Borough Administrator to sign the Empower Investment Option change and plan reset and default fund selection form for the Borough of Roseland deferred compensation plan number 745003-01

Resolution No. 376-2023 ratification of bills – July through September 2023

Resolution No. 377-2023 approving budget transfers

Resolution No. 378-2023 authorizing the purchase of a 2023 Dodge Durango pursuit vehicle and related equipment under various state contracts at a cost of \$63,405.84

Resolution No. 379-2023 authorizing refunds, overpayments or cancellations in the tax office

Resolution No. 380-2023 amending Resolution No. 24-2023 “Appoint Inglesino, Webster, Wyciskala & Taylor, LLC as Borough Tax Appeal Attorney 2023” increasing the amount not to exceed by \$50,000.00 for a new, adjusted amount of \$125,000.00

Resolution No. 381-2023 authorizing the submission of a Community Development Block Grant (CDBG) application for sidewalk improvements on Roseland Avenue

Resolution No. 382-2023 authorizing the execution of the amended Redevelopment Agreement with Avalon Roseland Livingston Urban Renewal LLC for 85 Livingston Avenue

Resolution No. 383-2023 authorizing execution of the amended Redevelopment Agreement with Roseland Becker Farm Urban Renewal LLC for 6 Becker Road

Resolution No. 384-2023 authorizing the release of Final Payment and Change Order #1 to Dumor Contracting, Inc. for Green, Glen and Westview Avenues water main improvements in the amount of \$13,330.62

The motion was seconded by Councilman Trillo and approved by a by a 5-0 voice vote (Freda absent).

## **MAYOR’S REPORT**

Mayor Spango thanked everyone who helped make the Christmas celebration a resounding success, including the Recreation Department, the Department of Public Works (DPW), police and fire departments, the Office of Emergency Management (OEM), and Ryan Schwertfeger. Mayor Spango thanked Councilwoman Tolli for her eighteen years of service on the Borough Council, and for many years of volunteer service to the Borough of Roseland. Mayor Spango wished everyone happy holidays, and a happy, healthy New Year.

## **COMMITTEE REPORTS**

### **FINANCE AND ADMINISTRATION**

Councilman Bardi thanked everyone who volunteered to make the holiday celebration a great success. Mr. Bardi thanked the fire department for a great job with the Santa ride around



town. Mr. Bardi acknowledged Councilwoman Tolli's dedication and service as a member of the governing body for the last eighteen years. Mr. Bardi wished Councilwoman Tolli and her family the best of luck in the future. Mr. Bardi wished everyone a Merry Christmas, happy holidays, and a Happy New Year.

#### PUBLIC WORKS

No report

#### PUBLIC SAFETY

Councilwoman Perrotti thanked everyone for their hard work making the holiday celebration a success. Mrs. Perrotti also thanked Fire Chief Loveless and the fire department for the excellent job with the Santa ride around town. Mrs. Perrotti thanked Councilwoman Tolli for her service and wished Mrs. Tolli the best of luck in the future. Councilwoman Perrotti wished everyone a Merry Christmas and a Happy New Year.

#### RECREATION

Councilman Trillo reported that all activities are on track and that basketball uniforms have arrived. The improvements to Harrison and O'Beirne Fields are progressing and the facility looks great. Mr. Trillo thanked Councilwoman Tolli for her years of service on the governing body, and for her sage advice as the seasoned veteran. Mr. Trillo wished Councilwoman Tolli good luck in the future. Councilman Trillo congratulated Ms. Narvaez-Johnson and Mr. Batta on their respective volunteer of the year awards. Mr. Trillo wished everyone a Merry Christmas and a happy and healthy New Year.

#### REDEVELOPMENT AND LEGAL

Councilwoman Fishman noted that she was happy to have served with Councilwoman Tolli, and that she looked forward to working with Mrs. Tolli on many other volunteer activities in the future. Mrs. Fishman thanked all of the Borough staff for a fantastic job in 2023. Mrs. Fishman wished everyone a happy and healthy holiday and 2024.

#### COMMUNITY OUTREACH AND SHARED SERVICES

Councilwoman Tolli thanked everyone who made the holiday celebration a success. Mrs. Tolli thanked Neal Grabowski and Ryan Schwertfeger for setting up the annual story time program. The Municipal Youth Guidance Subcommittee has six adult openings and the environmental Commission has five openings. Anyone interested in serving on any committee should complete a Citizen Leadership Form and submit it to the Clerk's office. Mrs. Tolli acknowledged two residents who have authored books. Lucille Borino has written a novel titled Elizabeth's Mountain, and Eleanora Rominiello has written a bilingual children's book in English and Italian.

Councilwoman Tolli thanked the four mayors and the many other Council members that she has served with through good years and bad years. Mrs. Tolli thanked Priscilla Narvaez-Johnson for her many years of volunteer service to the Borough. Mrs. Tolli also thanked Steven Batta and the Roseland Boosters for their service. Councilwoman Tolli wished everyone happy holidays and a happy and healthy New Year.

**APPROVAL OF MINUTES**

Councilwoman Perrotti made a motion to approve the December 5, 2023 caucus meeting minutes. The motion was seconded by Councilman Bardi and approved by a 5-0 voice vote (Freda absent).

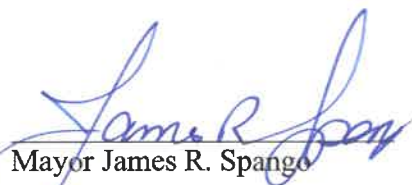
Councilman Bardi made a motion to approve the December 5, 2023 executive session minutes. The motion was seconded by Councilwoman Tolli and approved by a 4-0 voice vote with Councilman Trillo recusing himself from the vote and Councilman Freda absent.

**PUBLIC COMMENT**

Deputy Police Director John Matheis


**ADJOURNMENT**

Councilwoman Tolli made a motion to adjourn the meeting at 8:19 PM. The motion was seconded by Councilman Trillo and approved by a 5-0 voice vote (Freda absent).



Mayor James R. Spango

Approved: January 5, 2024



Jock H. Watkins, Borough Clerk

**VOICE VOTE**

Aye: Bardi, Fishman, Perrotti, Trillo

Nay: None

Recuse: Biront

Absent: Freda