

Approved, May 9, 2023

53 Park Ave  
Park Ridge, NJ

**MAYOR AND COUNCIL MEETING**  
**WORK SESSION MINUTES**

**April 25, 2022**  
**7:00 P.M.**

**Present:** Councilmember Hoffman, Councilmember Ferguson, Councilmember Capilli  
Councilmember Cozzi, Councilmember Goldsmith, Council President Fenwick  
and Mayor Misciagna

**Absent:**

**Also Present:** John Schettino, Borough Attorney  
Connie Carpenter, Borough CFO  
Magdalena Giandomenico, Borough Clerk  
John Dunlea, Borough Engineer

**Mayor Misciagna read the compliance statement earlier as required by the Open Public Meeting Act, P.L. 1975, and Chapter 231.**

1. **Admin Report:**

- Lead Inspections: there is a new Lead Inspections law that came into effect that's establishes the timeframe for carrying out period lead-based paint inspections, currently by the State the Borough is required a wipe test. Keith Dalton proposed a fee schedule and would like to talk to the Mayor and Council about it, he is licensed to do the inspections.

**Lead Inspections Law**

- To be done on one- and two-family rentals and multifamily rentals built prior to 1978
- Multi family (3 or more) that have open lead violations with the State
- Park Ridge deemed wipe town by the State
- Initial inspection due no and on tenant turnover with in two years (Certificate valid for only two years) or every three years on non-tenant turnover
- Fees-
  - \$350 up to three bedrooms
  - \$100 each additional bedroom after three
  - \$150 Visual Inspection (If state changes the status from wipe to visual only)
  - Sample from Wipes Fees - Market value from Lab (TBD)
  - \$20 - State Surcharge Fee
  - Administrative Fee for paperwork, process and Certification of Completion - 15% or flat rate of \$50

Inspections to be done by:

**Option One:** Keith Dalton - Construction Official is licenses with State to do inspections and administrative duties -would require salary and borough to get fees.

**Option Two:** Outside Vendor who is licensed - Keeps all Fees.

**Certificates for Resales of residential/commercial/tenancy changes residential and commercial**

1. Change ordinance from Fire Prevention for Smoke Detector/ Carbon Monoxide/ Fire Extinguisher to Construction Office Code Enforcement. Keith is currently doing all inspections for Commercial business.
2. Include Tenancy changes for residential in one, two family and multi family.
3. All fees to go to Code Enforcement - Construction Office.

**2. Engineers Update:**

- Borough Engineer went over the PSEG proposed roads to be paved and everything curb to curb it looks like it would about 7200 square yards to the borough, about \$120,000 for Tilcon to do the work. Everyone is in favor of bonding an additional \$120,000 for this.
3. **2023 Budget** Council President Fenwick stated that he spoke to the Tax Appeal Attorney that next year there should be \$1million dollars added in ratables. Council President Fenwick stated that if we use an additional \$330,000 of surplus, we can offset a tax increase. He also stated that next year there will be a million-dollar increase in ratable from Marriott. Borough CFO stated that she and the Borough Auditor agree that the tax increase should be left at \$122 because we are already using \$1,500,000 of the surplus in the 2023 budget and have a balance of \$1,050,000 so they would not advise on using any additional surplus.
- a. Councilman Ferguson stated he is against using additional surplus and that the current proposed tax increase is under 2%. Using the additional surplus would leave the Borough vulnerable and he will listen to the professionals.
  - b. Councilman Capilli stated that the PILOT agreement should be examined because the James raised their rent steeply and it is driving people to move. If the tax pilot is based on capacity of occupancy, it would impact the amount the town receives.

A discussion ensued about the proposed 2023 municipal budget and the use of additional surplus to offset the tax increase. Informal poll of the Council: Are you in favor of using an additional \$300,00 of the surplus: AYE: Hoffman, Fenwick, Cozzi; NAY: Goldsmith and Ferguson; Abstain: Capilli.

4. **Parking Enforcement Stick**: Councilman Ferguson talked about the presentation by MPS SafetyStick, the company allows you to deploy automated enforcement capabilities to protect your no-parking areas, fire hydrants, crosswalks, and loading zones. Council President Fenwick stated he is concerned that the data is going overseas and if there is a legal issue with this. Councilman Capilli stated that the County passed on this because both the County Police and County Sheriff were against it, currently only Atlantic City and Garfield use them. Councilman Capilli is also against ticketing in a fire zone.
  - a. Councilman Cozzi asked if the Borough Attorney can reach out to the Attorney from Garfield and get some input of how this has been working for them and any issues.
5. **Linden Ave**: Councilman Ferguson stated that the Police Department spoke to the resident at 49 Linden and heard her concerns about children trespassing, they will have occasional police presence to deter the kids cutting through her property.
6. **Basketball Courts**: Councilman Hoffman asked when they would be put it and the Borough Administrator stated May 2<sup>nd</sup>, they were ordered back on February 24<sup>th</sup>. He would like the Borough to order two new nets.

**Open Work Session adjourned at 7:45pm**

Councilman Cozzi made a motion to adjourn open session into closed session and seconded by Council resident Fenwick confirm. Motion carried unanimously.

Respectfully submitted,



Magdalena Giandomenico  
Borough Clerk