

53 Park Ave  
Park Ridge, NJ

**MAYOR AND COUNCIL MEETING**  
**WORK SESSION**  
**September 19, 2022**  
**7:03 P.M.**

**Present** Councilmember Cozzi, Councilmember Fenwick, Councilmember Epstein, Council President Metzdorf and Mayor Misciagna

**Absent:** Councilmember Capilli

**Also Present:** Magdalena Giandomenico, Borough Clerk  
Julie Falkenstern, Borough Administrator  
John Schettino, Esq., Borough Attorney  
Connie Carpenter, Borough CFO

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

1. **Mayor Update:** Mayor Misciagna stated how Stanley Nowak approached him about the possibility of selling additional property on North 5<sup>th</sup> to the Borough. A discussion ensued.
  - a. The County should start paving Kinderkamack around September 26.
2. **Utility Department:** Council President Metzdorf updated everyone on the developments in the Utility Department.
  - a. The water department will be soliciting quotes for a water rate study, they have received one quote so far from Colliers, but would like others for a cost comparison.
  - b. The water meter has been installed at the Hilton. The water department will compare past usage to the current and see if they can recuperate monies for the time they were not metered.
  - c. The Hertz building is almost occupied, and the electricity usage is up and being charged accordingly.
  - d. Well 20 went offline when there was a loss of electricity.
3. **Parking at the James:** Councilman Fenwick asked if the rate study and recommendation from Bob Goldsmith was available? Borough Administrator Falkenstern will reach out to Mr. Goldsmith and provide a cost comparison for the different options and vendors. Councilman Fenwick wants an Ordinance enacted so the Borough charges appropriately for their spots.

4. **Audit Findings:** Councilman Fenwick asked questions about the Audit Recommendations and Findings and how they are being address. Borough CFO stated the corrective action plan will be available at the next work session and she can reach out to the Borough Auditor to see if he can come in to discuss the points.

**Open Work Session adjourned at 7:24pm**

Councilwoman Epstein made a motion to adjourn open session into closed session and seconded by Councilman Cozzi confirm. Motion carried unanimously.

Respectfully submitted,



Magdalena Giandomenico  
Borough Clerk