

The Regular Meeting of The Mayor and The Borough Council of The Borough of Glen Ridge was held on Monday, September 11, 2023, in the Glen Ridge Municipal Building Council Chambers at 7:30 p. m.

Mayor Patrick led The Council and the citizens in attendance in a Salute to the Flag and read a prepared statement that adequate notice of this meeting has been provided to the public as required by statutes.

Present: Councilors Mans, Hughes, Lefkovits, Meyer, Law and Morrow

Absent: None

The following Borough Officers were present: Deputy Borough Administrator Erik DeLine, Chief Quinn, Borough Clerk Tara Ventola and Borough Attorney Malyska.

It was moved by Councilor Meyer, seconded by Councilor Morrow, that the Minutes of the Meeting of The Mayor and Borough Council of The Borough of Glen Ridge that was held on August 14, 2023, be approved.

RECORDED VOTE:	Ayes		Nays		Abstained		Absent	
(Insert last name)	Mans		None		Law			
	Hughes	Meyer						
	Lefkovits	Morrow						

Mayor Patrick called for written communications.

The following written communications were presented:

Two letters from the Department of Community Health Services notifying the Borough of Municipal Alliance Funds were awarded in the amounts of \$13,721.26 and \$4,71048.

An email from resident Ryan Doyle, regarding Washington Field, gas leaf blowers and the upcoming Air B&B ordinance.

Mayor Patrick called for comments of the public.

The following members of the public spoke in favor of banning gas-powered leaf blowers in Glen Ridge:

- Laurie Jean Moody of Oxford Street
- Amanda McCabe of Baldwin Street
- Lavi Ragavan of Ridgewood Avenue
- Owner of Blue Sky Green Earth – all electric landscaping company
- Mr. Shanker of Snowden Place
- Erik Madisoff of Forest Avenue
- Magan Guilianelli of Adams Place

- Polly Murphy of Hillcrest Road
- Edward Hunter of Stonehouse Road
- Phil Johnson of Chestnut Hill Place
- Erik Hannon of Woodland Avenue
- Montclair resident stating how the ban has worked in Montclair.
- Kevin Sherry of Ridgewood Avenue
- Nick Nichols of Ridgewood Avenue

A petition was submitted with signatures in support of limiting the use of Gas-powered leaf blowers.

Councilor Morrow, Chair of the Planning and Development Committee thanked the Environmental Advisory Committee for working on a proposal for the Council to consider.

RESOLUTION NO. 138-23

Offered by Councilor **MANS**
Seconded by Councilor **HUGHES**

BE IT RESOLVED, that the following Claims be approved, and Warrants be drawn for the same:

CURRENT FUND	\$299,952.55
FEDERAL & STATE GRANT FUND	\$525.00
GENERAL CAPITAL FUND	\$109,479.34
WATER OPERATING FUND	\$55,720.07
WATER CAPITAL FUND	\$0.00
POOL OPERATING FUND	\$15,515.48
POOL CAPITAL FUND	\$0.00
GENERAL TRUST FUND	\$396.80
PAYROLL AGENCY	\$13,638.77
STATE UNEMPLOYMENT INSURANCE TRUST FUND	\$0.00
DOG LICENSE / ANIMAL CONTROL TRUST FUND	\$0.00

and, BE IT RESOLVED, that the Chief Financial Officer / Treasurer of The Borough of Glen Ridge is hereby authorized to issue the payroll for the Employees of the Borough of Glen Ridge for the pay date of September 15, 2023.

RECORDED VOTE:	Ayes		Nays		Abstained		Absent	
(Insert last name)	Mans	Law	None		None		None	
	Hughes	Meyer						
	Lefkovits	Morrow						

RESOLUTION NO. 139 – 23

Offered by Councilor **MANS**
 Seconded by Councilor **MEYER**

BE IT RESOLVED by the council of Borough of Glen Ridge, Essex County, New Jersey, that warrants be drawn to the below listed Individuals and Mortgage Processing Service in designated amounts representing Overpayment Tax or Utility payment as following:

Block:	Lot:	Qual:	Name & Address	Date Paid	Amount
96	21		Green Renata & Zachary 17 Laurel Place	07/27/2023	\$2,905.74

Make Check Payable / Mail Refund to;
 Giovanni Calle
 3 Hudson Street
 Clifton, NJ 07011

Refund Tax payment 3rd Qtr. 2023
 Homeowner remitted payment for wrong parcel

BE IT FURTHER RESOLVED, that the individuals and Mortgage Processing Service listed above have advised that they want a refund rather than applying these payments to their tax or utility account.

RECORDED VOTE:	Ayes		Nays		Abstained		Absent	
(Insert last name)	Mans	Law	None		None		None	
	Hughes	Meyer						
	Lefkovits	Morrow						

RESOLUTION NO. 140-23

Offered by Councilor **MANS**
 Seconded by Councilor **LEFKOVITS**

WHEREAS, the Borough of Glen Ridge is a member of the Public Alliance Insurance Coverage fund (PAIC) which secures insurance protection through the New Jersey Municipal Excess Liability Joint Insurance Fund (NJ MEL); and

WHEREAS, through its membership in the PAIC, the Borough of Glen Ridge enjoys cyber liability insurance coverage to protect the Borough of Glen Ridge from the potential costs associated with cyber related claims; and

WHEREAS, in an attempt to prevent as many cyber related claims as possible, the NJ MEL developed and released to its members the NJ MEL Cyber Risk Management Plan; and

WHEREAS, the NJ MEL Cyber Risk Management Plan outlines a set of best practices and standards to help reduce many of the risks associated with the use of technology by the Borough of Glen Ridge and one of the best practice components is the adoption of a Cyber Incident Response Plan; and

WHEREAS, the Borough Administrator, in consultation with the Borough IT professionals, has reviewed and approved of Borough of Glen Ridge Information Technology Practice Policy as well as the Cyber Incident Response Plan.

NOW THEREFORE BE IT RESOLVED, that the Borough of Glen Ridge does hereby adopt the Information Technology Practice Policy and the Cyber Incident Response Plan.

RECORDED VOTE:	Ayes		Nays		Abstained		Absent	
(Insert last name)	Mans	Law	None		None		None	
	Hughes	Meyer						
	Lefkovits	Morrow						

Ordinance No. 1793 an Ordinance appropriate grant funds for various capital improvements (roads); was presented for final reading. The Ordinance title was read by Councilor Mans. Municipal Clerk Ventola reported that the Ordinance has been published and posted as required by statutes. Mayor Patrick declared the meeting open for a public hearing on the Ordinance. No one wished to be heard on the Ordinance. Mayor Patrick declared the Public Hearing closed. It was moved by Councilor Mans, seconded by Councilor Law that Ordinance No. **1793** be finally adopted. The Motion was adopted by an aye and no vote.

Mayor Patrick declared that this Ordinance is finally adopted.

RECORDED VOTE:	Ayes		Nays		Abstained		Absent	
(Insert last name)	Mans	Law	None		None		None	
	Hughes	Meyer						
	Lefkovits	Morrow						

Ordinance No. 1794 an Ordinance to appropriate grant funds for various capital improvements (roads); was presented for final reading. The Ordinance title was read by Councilor Mans. Municipal Clerk Ventola reported that the Ordinance has been published and posted as required by statutes. Mayor Patrick declared the meeting open for a public hearing on the Ordinance. No one wished to be heard on the Ordinance. Mayor Patrick declared the Public Hearing closed. It was moved by Councilor Mans, seconded by Councilor Meyer that Ordinance No. **1794** be finally adopted. The Motion was adopted by an aye and no vote.

Mayor Patrick declared that this Ordinance is finally adopted.

RECORDED VOTE:	Ayes		Nays		Abstained		Absent	
(Insert last name)	Mans	Law	None		None		None	
	Hughes	Meyer						
	Lefkovits	Morrow						

Ordinance No. 1795 an Ordinance to repeal and replace Chapter 10.16.020 Stop Signs Designated; was presented for first reading. Councilor Hughes moved that Ordinance No. **1795** be passed on first reading; the motion was seconded by Councilor Lefkovits. Mayor Patrick referred the Ordinance to the Municipal Clerk for the purposes of statutory publication and posting.

RECORDED VOTE:	Ayes		Nays		Abstained		Absent	
(Insert last name)	Mans	Law	None		None		None	
	Hughes	Meyer						
	Lefkovits	Morrow						

RESOLUTION NO. 141-23

Offered By Councilor **HUGHES**
 Seconded By Councilor **LEFKOVITS**

BE IT RESOLVED, that in accordance with N.J.S.A. 33:74.1, et. seq., the Mayor and Borough Council approves the **Raffle License** application for an **Off Premise 50/50 Raffle** submitted by the **Saint Theresa of Calcutta Parish** to be held on October 26, 2023 at 219 Ridgewood Avenue, Glen Ridge, New Jersey 07028.

BE IT RESOLVED, that in accordance with N.J.S.A. 33:74.1, et. seq., the Mayor and Borough Council approves the **Raffle License** application for an **On Premise 50/50 Raffle** submitted by the **Gas Lamp Players** to be held on October 21, 2023 at 555 Ridgewood Avenue, Glen Ridge, New Jersey 07028.

RECORDED VOTE:	Ayes		Nays		Abstained		Absent	
(Insert last name)	Mans	Law	None		None		None	
	Hughes	Meyer						
	Lefkovits	Morrow						

Councilor Hughes, Chair of the Public Safety Committee reported the committee held a meeting prior to the council meeting. A recap of safety improvements completed prior to school opening was presented. A traffic safety officer has been added to the table of Organization in order to continue improved traffic and safety throughout the Borough for vehicles and pedestrians. Pilons are being installed at high traffic pedestrian crossings on Ridgewood Avenue to further prevent accidents.

Councilor Lefkovits, Chair of the Public Relations and Community Affairs Committee thanked the GRPD for the September 11th Memorial Services hosted in front of The Police Department this morning.

Councilor Hughes also extended thanks to Reverend Mansfield and Administrator Zichelli for their comforting words during the ceremony.

Ordinance No. 1796 an Ordinance to permit parking on designated streets was presented for first reading. Councilor Morrow moved that Ordinance No. **1796** be passed on first reading; the motion was seconded by Councilor Lefkovits. Mayor Patrick referred the Ordinance to the Municipal Clerk for the purposes of statutory publication and posting.

RECORDED VOTE:	Ayes		Nays		Abstained		Absent	
(Insert last name)	Mans	Law	None		None		None	
	Hughes	Meyer						
	Lefkovits	Morrow						

RESOLUTION NO. 142-23

Offered by Councilor **MANS**
 Seconded by Councilor **MORROW**

WHEREAS, the property designated as Tax Block 35, Lot 20 and commonly known as 150 Ridgewood Avenue (hereinafter "**Block 35/Lot 20**") lies entirely within the limits of the Borough;

WHEREAS, Block 35/Lot 20 has been vacant and not maintained for months, with the said property being overgrown with uncut grass, brush, weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris;

WHEREAS, the Mayor and Council have determined that it is necessary and expedient for the preservation of the Borough's public health, safety and general welfare to remove or have removed from Block 35/Lot 20 the said uncut grass, brush, weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris;

WHEREAS, before the Borough can act on its aforesaid determination, Glen Ridge Borough Code 8.28.010 (entitled "**Determination**") requires that the said determination be set forth in a resolution of the Mayor and Council;

WHEREAS, Glen Ridge Borough Code 8.28.020 entitled “**Notice to owner/tenant**” requires, in relevant part, that the aforesaid resolution shall specify the general character of the work intended to be done on Block 35/Lot 20, and that the Borough Clerk immediately after the passage of such resolution shall cause a written notice (the “**Notice**”) to be served upon the owner of Block 35/Lot 20 in the manner provided in N.J.S.A. 40:65-3;

WHEREAS, the Borough’s records indicates that Block 35/Lot 20 is owned by The Voltarelli Organization LLC (the “**Property Owner**”);

WHEREAS, State of New Jersey records indicate that there exist two entities having the name The Voltarelli Organization LLC, the first bearing New Jersey organization number 04050128782 with its registered agent and registered address being Sebastian Voltarelli, 72 Glenridge Avenue, Glen Ridge, New Jersey 07028 and the second bearing New Jersey organization number 0400574676 with its registered agent and registered address being Sebastian Voltarelli, 10 George Street, Montclair, New Jersey 07042;

WHEREAS, the Borough’s records indicate the property manager (the “**Property Manager**”) for Block 35/Lot 20 is:

Greenspoon Marder LLP
100 W Cypress Creek Road
Trade Centre South, Suite 700
Fort Lauderdale, FL 33309
Attn: Jessica Berry, Esq.

WHEREAS, N.J.S.A. 40:65-3 specifies, in relevant part, that the Notice be served upon the Property Owner in the manner provided in N.J.S.A. 40:65-3 -- *i.e.*, personally if the Property Owner is a resident of Glen Ridge or if the Property Owner is a nonresident of Glen Ridge, personally as well as by certified mail, return receipt requested and regular mail, postage prepaid) at the Property Owner’s last known post-office address;

WHEREAS, Glen Ridge Borough Code 8.28.030 entitled “**Work done by borough – Charge to property**” requires the Property Owner to cause all uncut grass, brush, weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris to be removed from Block 35/Lot 20 within ten days after service of the Notice;

WHEREAS, in the event the Property Owner shall not within ten days of the date of the service of the Notice remove from Block 35/Lot 20 all uncut grass, brush, weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris, Glen Ridge Borough Code 8.28.040 entitled “**Owner/tenant responsibility**” requires the Borough’s superintendent of public works (the “**Superintendent**”) to cause the required work to be done at the cost of the Property Owner;

WHEREAS, Glen Ridge Borough Code 8.28.040 entitled “**Owner/tenant responsibility**” further provides In case the work is done by the Borough the cost of same shall be paid out of moneys appropriated in the annual tax levy to the repair and maintenance of streets and roads in the same manner as other work done by the public works committee, and the cost of such work when finished shall be certified to the Mayor and Council by the Superintendent and the Mayor and Council shall examine the certificate, and if found correct, shall cause the

cost as shown thereon to be charged against said lands and the amount so charged shall forthwith become a lien upon such lands and shall be added to and become a part of the taxes next to be assessed and levied upon such lands and shall bear interest at the same rate as taxes and shall be collected and enforced by the same officers and in the same manner as taxes;

NOW THEREFORE BE IT RESOLVED, that under the authority given under Glen Ridge Borough Code 8.28.010, the Mayor and Council determine that it is necessary and expedient for the preservation of the Borough's public health, safety and general welfare to remove or have removed from Block 35/Lot 20 all uncut grass, brush, weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris, the work of such removal to be done by or at the expense of the Property Owner, and shall be done under the supervision of the Superintendent; and

BE IT FURTHER RESOLVED that the Glen Ridge Borough Clerk immediately after the passage of these Resolutions or as soon thereafter as is practicable shall cause a copy of these Resolutions and a copy of the Notice to be served upon the Property Owner and, as a courtesy, upon the Property Manager demanding that all uncut grass, brush, weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris be removed from Block 35/Lot 20 within 10 days after the service of these Resolutions and the Notice; and

BE IT FURTHER RESOLVED that in conformity with Glen Ridge Borough Code 8.28.020 the Notice shall set forth that the work to be done consists of the removal of all uncut grass, brush, weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris from Block 35/Lot 20 within 10 days after the service of these Resolutions and the Notice; and

BE IT FURTHER RESOLVED that these Resolutions and the Notice be served upon the Property Owner in the manner provided in N.J.S.A. 40:65-3 as follows:

- (1) The Voltarelli Organization LLC (NJ organization number 04050128782):
by personal service on its last known registered agent at its last known registered address as follows:

The Voltarelli Organization LLC
c/o Sebastian Voltarelli, Registered Agent
72 Glenridge Avenue, Glen Ridge, New Jersey 07028

- (2) The Voltarelli Organization LLC (NJ organization number 04050128782):
by personal service at the affected property Block 35/Lot 20 as follows:

The Voltarelli Organization LLC
150 Ridgewood Avenue
Glen Ridge, New Jersey 07028

- (3) The Voltarelli Organization LLC (NJ organization number 0400574676):
by personal service on its last known registered agent at its last known registered address as follows:

The Voltarelli Organization LLC
c/o Sebastian Voltarelli, Registered Agent
10 George Street, Montclair, New Jersey 07042

- (4) The Voltarelli Organization LLC (NJ organization number 0400574676):
by personal service at the affected property Block 35/Lot 20 as follows:

The Voltarelli Organization LLC
150 Ridgewood Avenue
Glen Ridge, New Jersey 07028

- (5) The Voltarelli Organization LLC (NJ organization number 0400574676):
by certified mail, return receipt requested and also by regular mail, postage
prepaid as follows:

The Voltarelli Organization LLC
c/o Sebastian Voltarelli, Registered Agent
10 George Street, Montclair, New Jersey 07042

BE IT FURTHER RESOLVED that a courtesy copy of these Resolutions and the Notice be served upon the Property Manager by certified mail, return receipt requested and also by regular mail, postage prepaid as follows:

Greenspoon Marder LLP
100 W Cypress Creek Road
Trade Centre South, Suite 700
Fort Lauderdale, FL 33309

Attn: Jessica Berry, Esq., or Property Manager for 150 Ridgewood Avenue (Block 35/Lot 20), Glen Ridge, New Jersey 07028.

BE IT FURTHER RESOLVED under the authority of Glen Ridge Borough Code 8.28.040 that if the Property Owner does not remove from Block 35/Lot 20 all uncut grass, brush, weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris within 10 days after the service of these Resolutions and the Notice upon the Property Owner, then the Superintendent is hereby directed to cause the required work to be done at the cost of the Property Owner; and

BE IT FURTHER RESOLVED that in the event that the removal from Block 35/Lot 20 of said uncut grass, brush, weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris is effected by the Superintendent as aforesaid, the cost of same shall be paid out of moneys appropriated in the annual tax levy to the repair and maintenance of streets and roads in the same manner as other work done by the public works committee, and the cost of such work when finished shall be certified to the Mayor and Council by the Superintendent and the Mayor and Council shall examine the certification, and if found correct, shall cause the cost as shown thereon to be charged against Block 35/Lot 20 and the amount so charged shall forthwith become a lien upon Block 35/Lot 20 and shall be added to and become a part of the taxes next to be assessed and levied upon Block 35/Lot 20 for the calendar quarter immediately following the cost certification and shall bear interest at the

same rate as taxes and shall be collected and enforced by the same officers and in the same manner as taxes.

RECORDED VOTE:	Ayes		Nays		Abstained		Absent	
(Insert last name)	Mans	Law	None		None		None	
	Hughes	Meyer						
	Lefkovits	Morrow						

Borough Administrator Zichelli reported the Public Works Department is ready for any upcoming storms or effects of the Hurricanes.

Mayor Patrick called for comments of the public.

Jerry Malicar of Appleton Road thanked the Council for adopting the short-term rental ordinance.

Phil Johnson asked about the filming provision within the short-term rental ordinance and inquired how the GW field agreement is being approached.

Mr. Zichelli provided an update of the terms of the contract with Montclair in regards to GW field.

It was moved by Councilor Meyer, seconded by Councilor Mans that this meeting be adjourned. The Motion was adopted by an aye and no vote.

RECORDED VOTE:	Ayes		Nays		Abstained		Absent	
(Insert last name)	Mans	Law	None		None		None	
	Hughes	Meyer						
	Lefkovits	Morrow						

The Council adjourned at 8:40 PM.

Tara Ventola

Municipal Clerk