



**Borough of Wallington
Mayor and Council Regular Public Session Minutes
Thursday, January 18th, 2024, Civic Center**

Mayor Melissa Dabal calls the Meeting to order at: 6:28 P.M.

PLEDGE OF ALLEGIANCE.

ROLL CALL: Present – Eugeniusz Rachelski, Dennis Graham, Beata Balik, Susanne Preinfalk, Khaldoun Androwis
(arrived late at 6:43 pm), Mayor Melissa Dabal

Also Present - Borough Attorney Richard Allen, Borough Administrator Jennifer Appice

Absent – Wendy Ivanicki

The regular order of business was suspended to discuss Tax Re-evaluation with Tax Accessor Ed Brown.

Ed Brown, the Tax Assessor, addressed the pressing matter of the Borough's need for a re-evaluation in a comprehensive and detailed presentation. He explained that Bergen County had mandated a re-evaluation due to several factors, including the Borough's equalization ratio falling below the acceptable threshold and the coefficient of deviation indicating significant disparities in property assessments. Mr. Brown referenced 19 other towns recently ordered by the County for re-evaluation, underlining a broader regional trend. He emphasized that the County had granted extensions to Wallington in the past, but they were no longer willing to do so.

Mayor Melissa Dabal sought clarity on the Borough's history of property re-evaluation. She inquired about the frequency and timing of the last evaluation.

Tax Assessor Ed Brown, revealed that the last comprehensive revaluation took place in 2008, highlighting that full property inspections had not occurred since then. He explained metrics used by Bergen County to evaluate the need for re-evaluations, such as the equalization ratio and the coefficient of deviation. He clarified that the Borough's equalization ratio had fallen to 64%, well below the acceptable threshold of 80%, indicating a significant disparity between assessed and market values. Additionally, the coefficient of deviation, which measures the uniformity of assessments, had reached a critical level, further necessitating a comprehensive revaluation.

Mayor Dabal asked whether Wallington's situation reflected a high coefficient of deviation. Ed Brown responded, outlining the County's standards and indicating that if the coefficient of deviation exceeded 15 and the equalization ratio would fall below 80 it would trigger the need for a revaluation.



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Mayor questioned Mr. Brown about the potential outcomes if the Borough decided against re-evaluation. In response, Ed Brown outlined the possibility of legal action from the County, highlighting the likelihood that the County would prevail, although the legal process could extend over several years.

Councilman Rachelski pointed out the importance of ensuring that apartment buildings, which had historically been under-assessed, paid their fair share of taxes. He cited recent trends in the real estate market favoring landlords and emphasized the need to address disparities in tax assessments.

Councilwoman Preinfalk sought clarification on how the re-evaluation would impact individual property owners, expressing concerns about potential tax increases. Mr. Brown responded that while some property owners might experience increases, others could see decreases, depending on the redistribution of the tax burden. He emphasized that the goal of the revaluation was to create a more equitable distribution of taxes based on updated property values.

Mayor Dabal and Councilman Graham questioned the County's interest, seeking clarification on whether the redistribution process would generate additional revenue for the County. David Sireci, the CMFO, explained the equalization process and pointed out that the re-evaluation's primary goal was not to increase revenue but to achieve a fair distribution.

Mayor Melissa Dabal raised the question of whether the re-evaluation could exclusively target commercial properties without including residential properties. In response to this inquiry, the Tax Assessor, asserted that such a selective approach would constitute discrimination.

Councilwoman Balik and Mayor Dabal sought confirmation on the potential impact of the re-evaluation on residents' taxes, questioning whether it would lower taxes for some. Ed Brown responded by explaining that the process could lead to shifts in the tax burden, moving it away from residents and onto commercial properties.

David Sireci, CMFO, clarified that the scenario where taxes remain unchanged assumes the budgets stay constant. He highlighted that changes in budgets would lead to adjustments in taxes.



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Mayor again raised concerns about potential lawsuits if the Borough refuses the re-evaluation. Tax Assessor Ed Brown responded, acknowledging the likelihood of a lawsuit. He also highlighted that although he had not heard of such a scenario occurring, the County had the authority to hire a re-evaluation firm and bill the town for the expenses. Mr. Brown also mentioned potential involvement of the Attorney General's office.

Councilman Rachelski emphasized the importance of addressing the issue despite the potential challenges. He questioned the current costs associated with the evaluation process, exploring the possibility of rolling versus upfront payments.

The discussion expanded to the broader context of all Municipalities facing similar mandates for re-evaluation in the region. Mayor Dabal further inquired about a list of towns ordered for revaluation, expressing a desire to provide this information to residents to dispel any notion that Wallington was the only town undergoing the process. Ed Brown provided insights into many other towns in Bergen County currently ordered for revaluation, indicating a prevalent trend in the region.

Mayor asked about the option of bonding for the re-evaluation, probing into how other towns typically handled the financial process and David Sireci explained various payment options.

Councilman Rachelski questioned the timeline for starting payments, and Mr. Brown indicated it would begin soon after inspection letters are sent.

Despite Mayor Dabal's dissatisfaction with the forced re-evaluation, she acknowledged the Borough's lack of choice and thanked Ed Brown for his information and assistance.

Next, Mayor Melissa Dabal underscored the urgency of updating the e-code, estimating a necessary budget allocation of approximately \$16,000 to address the outdated ordinances.

The dialogue transitioned to address the need to handle a check deposit issue, where a post-dated check got rejected, and the process of redepositing was discussed. The officials also engaged in an examination of the Municipality's financial



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landscape, discussing surplus generation, the status of reserves and water rates. The conversation extended to the meticulous planning needed for updating ordinances and the critical importance of establishing reasonable fees for various municipal services, particularly emphasizing the significance of appropriate charges for escrow deposits. Officials explored various financial strategies, including potential use of property liens as a mechanism to recover unpaid balances.

HEARING OF CITIZENS

Mr. Rachelski motioned to open the Hearing of Citizens and seconded by Ms. Balik.

ROLL CALL: AYE: Rachelski, Graham, Balik, Preinfalk, Androwis

Eugene Drzal from 14 Stein Ave. presented the Mayor and Council a panoramic image capturing an aerial view of Wallington with a note that expressed his emotional farewell after 79 years. Note shared his decision to uproot from his cherished home and beloved town, Wallington. With a suitcase and a duffel bag filled with memories, he will start a new chapter in New Hampshire, closer to his family.

Mayor and Council expressed their sadness about Mr. Drzal moving out of Wallington, inquired about the moving date and took a group photo with him.

Mr. Rachelski motioned to close the Hearing of Citizens. Seconded by Ms. Balik.

ROLL CALL: AYE: Rachelski, Graham, Balik, Preinfalk, Androwis

APPROVAL OF MINUTES:

December 7th, 2023, Regular Public Session

December 21st, 2023, Regular Public Session

January 7th, 2024, Sine Die

January 7th, 2024 Reorganization

Ms. Preinfalk motioned to approve the minutes. Seconded by Ms. Balik.



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ROLL CALL: AYE: Rachelski, Graham, Balik, Preinfalk, Androwis

ABSTAIN: Androwis (January meeting)

*Mr. Androwis abstained from voting for the January minutes because he was not present during that meeting.

CONSENT AGENDA:

Ms. Preinfalk motion to approve “en mass”, seconded by Mr. Rachelski.

ROLL CALL: Rachelski, Graham, Balik, Preinfalk, Androwis

**BOROUGH OF WALLINGTON
County of Bergen
State of New Jersey**

RESOLUTION NO. 2024-077

**RESOLUTION AUTHORIZING THE MAYOR AND COUNCIL TO CONVENE INTO CLOSED SESSION AS
PER THE OPEN PUBLIC MEETINGS ACT**

WHEREAS, the Open Public Meetings Act, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS it is necessary for the Mayor and Council of the Borough of Wallington to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

- ☐ (1) Matters Required by Law to be Confidential:
- ☐ (2) Matters Where the Release of Information:
- ☐ (3) Matters Involving Individual Privacy:
- ☐ (4) Matters Relating to Collective Bargaining Agreements:
- ☐ (5) Matters Relating to the Purchase, Lease of Acquisition of Real Property, or the Investment of Public Funds:
- ☐ (6) Matters Relating to Public Safety and Property:
- ☐ (7) Matters Relating to Litigation, Negotiations, and the Attorney-Client Privilege:
- ☐ (8) Matters Relating to the Employment Relationship:
- ☐ (9) Matters Relating to the Potential Imposition of a Penalty:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Wallington, as follows:



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1. An Executive Session closed to the public shall be held on January 18th, 2024, at 6:30 P.M. as soon thereafter as the matter may be reached on the agenda in the Civic Center, 24 Union Boulevard, Wallington, New Jersey for the discussion of matters relating to the specific items designated above.
2. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

BOROUGH OF WALLINGTON
County of Bergen
State of New Jersey

RESOLUTION NO. 2024-078

RESOLUTION AUTHORIZING PAYMENT OF BILLS

WHEREAS the efficient and responsible management of the Borough's finances necessitates the timely payment of bills and obligations incurred by the Borough of Wallington;

BE IT RESOLVED that all vouchers, as listed on the Bill Resolution attached hereto and a copy of which has been circulated by the Municipal Clerk, have been thoroughly examined and approved by the Chief Financial Officer and the Finance Chairman.

BE IT FURTHER RESOLVED that checks are to be issued for the payment of these approved vouchers when the funds of the Borough are sufficient to meet them.

LIST OF BILLS AND SUPPLEMENTAL LIST OF BILLS

PO #	PO Date	Vendor Name	Description	Amount
23-01765	12/26/2023	ACTION DATA SERVICES INC.	PAYROLL SERVICES BORO #85607	415.71
23-01765	12/26/2023	ACTION DATA SERVICES INC.	PAYROLL SERVICES LIBRARY#85588	66.88
23-01741	12/20/2023	AGL WELDING SUPPLY CO.INC.	OXYGEN - ACETYLENE #0002187456	153.20
23-00245	2/21/2023	ALL AMERICAN SEWER SERVICE INC	GREASE TRAP CLEANING #S88329	85.00



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23-01758	12/26/2023	ALL AMERICAN SEWER SERVICE INC	JET&VACUUM SEWER LINES #P29499	8,090.00
23-01758	12/26/2023	ALL AMERICAN SEWER SERVICE INC	JET&VACUUM SEWER LINES #S86075	2,400.00
23-01762	12/26/2023	ALL AMERICAN SEWER SERVICE INC	EMERGENCY CALL OUT EMS BLDG	495.00
23-01763	12/26/2023	ALL AMERICAN SEWER SERVICE INC	FLUSH OUT SEWER LINE BANK BLDG	575.00
23-01756	12/26/2023	AMAZON CAPITAL SERVICES	INK CYAN XP 980	111.89
23-01756	12/26/2023	AMAZON CAPITAL SERVICES	2024 WALL CALENDAR	16.11
23-01767	12/27/2023	AMAZON CAPITAL SERVICES	ADAMS 1099 NEC FORMS KIT 2023	54.00
23-01767	12/27/2023	AMAZON CAPITAL SERVICES	ADAMS 1099 NEC FORMS KIT 2023	-27.00
23-01752	12/21/2023	AMERICAN WEAR	ACCT#124300 VARIOUS UNIFORMS	171.60
23-01752	12/21/2023	AMERICAN WEAR	ACCT#124300 MATS	36.00
23-01761	12/26/2023	AMERICAN WEAR	ACCT# 164300 MATS #1015793	48.90
23-01806	12/29/2023	AMERICAN WEAR	INV#10147109 11-14-23	28.60
23-01806	12/29/2023	AMERICAN WEAR	INV#10161302 12-26-23	28.60
23-01806	12/29/2023	AMERICAN WEAR	INV#10142392 10-31-2023	28.60
23-01806	12/29/2023	AMERICAN WEAR	INV#10151816 11-28-23	28.60
23-01806	12/29/2023	AMERICAN WEAR	INV#10149470 11-21-23	28.60
23-01806	12/29/2023	AMERICAN WEAR	INV#10154168 12-5-23	28.60
23-01806	12/29/2023	AMERICAN WEAR	INV#10144759 11-7-23	28.60
23-01806	12/29/2023	AMERICAN WEAR	INV#10156494 12-12-23	28.60
23-01806	12/29/2023	AMERICAN WEAR	INV#10147109 11-14-2023	6.00
23-01806	12/29/2023	AMERICAN WEAR	INV#10161302 12-26-23	6.00



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23-01806	12/29/2023	AMERICAN WEAR	INV#10142392 10-31-23	6.00
23-01806	12/29/2023	AMERICAN WEAR	INV#10151816 11-28-23	6.00
23-01806	12/29/2023	AMERICAN WEAR	INV#10149470 11-21-23	6.00
23-01806	12/29/2023	AMERICAN WEAR	INV#10154168 12-5-23	6.00
23-01806	12/29/2023	AMERICAN WEAR	INV#10144759 11-7-23	6.00
23-01806	12/29/2023	AMERICAN WEAR	INV#101546494 12-12-23	6.00
24-00025	1/17/2024	BERGEN COUNTY POLICE	CHIEFS ASSOCIATION DUES 2024	650.00
24-00026	1/17/2024	BERGEN COUNTY PROSECUTOR'S	2024 MARS FEE	8,000.00
24-00027	1/17/2024	BERGEN MUN EMP BENFT FUND	JANUARY 2024 BILLING HEALTH	108,408.00
24-00027	1/17/2024	BERGEN MUN EMP BENFT FUND	JANUARY 2024 BILLING DENTAL	6,103.00
24-00027	1/17/2024	BERGEN MUN EMP BENFT FUND	JANUARY 2024 BILLING PRESCRIP	23,659.00
24-00027	1/17/2024	BERGEN MUN EMP BENFT FUND	JANUARY 2024 BILLING LIBRARY	836.00
24-00009	1/16/2024	BIN DROP DUMPSTER RENTAL	WEEKLY COLLECTION 1-2-2024	10,096.00
24-00009	1/16/2024	BIN DROP DUMPSTER RENTAL	WEEKLY COLLECTION 1-15-2024	10,096.00
23-01750	12/21/2023	BRAEN STONE INDUSTRIES	ASPHALT REPAIR RDWAY NEW LIBRI	757.65
23-01760	12/26/2023	BRIAN T. GIBLIN, ESQ	LEGAL SERVICES 49 WADSWORTH	500.00
23-01760	12/26/2023	BRIAN T. GIBLIN, ESQ	LEGAL SERVICES 49 WADSWORTH	500.00
23-01760	12/26/2023	BRIAN T. GIBLIN, ESQ	LEGAL SERVICES 457 PATERSON AV	500.00
23-01614	12/1/2023	BURGIS ASSOCIATES, INC	PROFESSION SVCS DOKA INV#43419	1,085.00
23-01798	12/29/2023	C & C TIRE, INC.	FLAT REPAIR-SALT TRUCK #108244	58.50
23-01677	12/7/2023	CLIFFHANGER PRODUCTIONS, INC	2023 WALLINGTON HOLIDAY FESTIV	10,000.00



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23-01677	12/7/2023	CLIFFHANGER PRODUCTIONS, INC	2023 WALLINGTON HOLIDAY FESTIV	3,000.00
23-01677	12/7/2023	CLIFFHANGER PRODUCTIONS, INC	2023 WALLINGTON HOLIDAY FESTIV	5,000.00
24-00004	1/16/2024	COUNTY OF BERGEN	2023 ADD OMIT OPEN SPACE TAX	211.02
24-00005	1/16/2024	COUNTY OF BERGEN	911 INTERLOCK SVC FEE	5,667.50
24-00006	1/16/2024	COUNTY OF BERGEN	2023 ADD OMIT OPEN SPACE TAX	4,669.88
24-00028	1/17/2024	DIPISA & LAGO, LLC	LEGAL SVCS & FEES NOV DEC JAN	1,250.00
24-00028	1/17/2024	DIPISA & LAGO, LLC	LEGAL SVCS & FEES DEC 2023	1,250.00
24-00028	1/17/2024	DIPISA & LAGO, LLC	LEGAL SVCS & FEES JAN 2024	1,250.00
24-00028	1/17/2024	DIPISA & LAGO, LLC	INV# 132 1-10-2024	5,040.00
24-00028	1/17/2024	DIPISA & LAGO, LLC	INV# 132 1-10-2024	195.00
23-01785	12/28/2023	FRANK'S TRUCK CENTER, INC.	ANTI FREEZE TANK PLOW/SALT TK	157.67
24-00029	1/17/2024	GARBARINI & CO. P.C. CPAS	INV#23147 1-5-2024	11,000.00
24-00008	1/16/2024	GLOCK PROFESSIONAL, INC	GLOCK ARMORER COURSE- 1-30-24	250.00
23-01667	12/7/2023	GLOVENSAFETY	MFN-N0123SL NITRILE BLUE XL	668.20
23-01248	10/5/2023	GTBM/INFO-COP	ETICKET 3RD QTR 7-1-9-30-2023	1,619.52
23-01626	12/2/2023	GTBM/INFO-COP	PRINTERS FOR NEW CARS	2,024.00
23-01809	12/29/2023	HOME DEPOT CREDIT SERVICES	HAND TOOLS FOR FIRE APPARATUS	1,510.82
23-01809	12/29/2023	HOME DEPOT CREDIT SERVICES	HAND TOOLS FOR FIRE APPARATUS	386.97
23-01609	11/30/2023	HUDSON COUNTY MOTORS	PM SERVICE FOR ENGINE 202	2,980.73
23-01751	12/21/2023	HUDSON COUNTY MOTORS	REPAIR TO 203 TRUCK	6,101.66
23-01770	12/27/2023	IDM MEDICAL GAS COMPANY	IT TANK & DELIVERY & RENTAL	67.08



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24-00013	1/16/2024	INTEGRAL ASSETS ON DEMAND	INV# 204 01-07-2024	1,600.00
24-00024	1/16/2024	JOSEPH DEC	REIMBURSEMENT M4-M16 ARMORERS	550.00
23-01208	9/26/2023	KEY - TECH	WALLMUNI10.012 2019 RDWAY IMP	1,910.00
24-00022	1/16/2024	MCI	ACCT#08681320305 12-22-23	111.66
24-00021	1/16/2024	MEADOWLANDS STARZ	JANUARY RENT 2024	1,750.00
24-00020	1/16/2024	MICRO SYSTEMS -NJ.COM, LLC	ASSESSMENT NOTICES	1,907.50
23-00184	2/10/2023	MOTOROLA SOLUTIONS, INC	4 APX 8500 MOBILE RADIOS	11,128.55
23-01627	12/2/2023	NATURE'S CHOICE CORPORATION	MIXED VEGETATIVE MATERIAL	750.00
23-01776	12/28/2023	NATURE'S CHOICE CORPORATION	MIXED VEGETATION MATERIAL	750.00
23-01776	12/28/2023	NATURE'S CHOICE CORPORATION	MIXED VEGETATION MATERIAL	750.00
23-01776	12/28/2023	NATURE'S CHOICE CORPORATION	MIXED VEGETATION MATERIAL	900.00
23-01776	12/28/2023	NATURE'S CHOICE CORPORATION	LEAVES	480.00
23-01776	12/28/2023	NATURE'S CHOICE CORPORATION	LEAVES	400.00
23-01316	10/18/2023	NEW JERSEY FIRE EQUIPMENT COMP	FIRE HOOKS RH-6	260.00
23-01316	10/18/2023	NEW JERSEY FIRE EQUIPMENT COMP	FIRE HOOKS TAL-6 TALON HOOK 6'	155.00
23-01649	12/6/2023	NEW JERSEY FIRE EQUIPMENT COMP	CHEMGUARD #453050 NFF	1,758.00
24-00015	1/16/2024	P.S.E.&G.	ACCT#6591339108 1-8-2024	70.96
23-01786	12/28/2023	PALISADES SALES CORPORATION	ANNUAL SUBSCRIPTION BORO ADMI	159.00
24-00018	1/16/2024	PASSAIC VALLEY SEWERAGE COMM.	INV#2211781 12-21-23	185,577.47
23-01801	12/29/2023	PAWEL RAPACZ	REIMBURSEMENT FOR WORK BOOTS	259.99
23-01797	12/28/2023	PAYROLL FORMS COM	INV#14176 12-8-2021 TIME&PAY	68.15



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23-01789	12/28/2023	PROCOPY INC.	3 MONTH RENTAL LEASE CS-4053CI	1,099.50
23-01787	12/28/2023	QBE SPECIALTY INSURANCE	JOE FEHL CLAIM# QM-1030	1,547.59
23-01800	12/29/2023	RAYMOND DYNES	REIMBURSEMENT FOR WORK BOOTS	224.99
23-01764	12/26/2023	RIDGEHURST AUTO PARTS	INV#108697 11-7-2023	262.48
23-01764	12/26/2023	RIDGEHURST AUTO PARTS	INV#1018825 11-8-2023	13.09
23-01764	12/26/2023	RIDGEHURST AUTO PARTS	INV#109183 11-12-2023	9.49
23-01764	12/26/2023	RIDGEHURST AUTO PARTS	INV#109259 11-13-23	144.95
23-01764	12/26/2023	RIDGEHURST AUTO PARTS	INV#109314 11-14-2023	152.24
23-01764	12/26/2023	RIDGEHURST AUTO PARTS	INV#110425 11-28-2023	47.88
23-01802	12/29/2023	RYAN COLLINS	REIMBURSEMENT FOR WORK BOOTS	249.99
24-00001	1/16/2024	SANTANDER BANK, N.A.	LEASE PAYMENT STREET SWEEPER	46,070.00
24-00007	1/16/2024	SKOLOFF & WOLFE PC	DOCKET 004976-2023 ST TAX	22,904.00
23-01628	12/2/2023	STALKER RADAR	DSR RADARS FOR NEW CARS	6,042.00
23-01628	12/2/2023	STALKER RADAR	MOUNTING BRACKERS	637.00
24-00003	1/16/2024	STATE OF NEW JERSEY-SFWTR	DLN:510186539 CASE# 019 09-23	70.69
23-00330	3/9/2023	TRUGREEN	LAWN SERVICE	162.94
23-00330	3/9/2023	TRUGREEN	LAWN SERVICE	172.87
23-00370	3/15/2023	TRUGREEN	GOOSE DETERENT&FLEA TICK	100.00
24-00034	1/17/2024	TRUGREEN	LAWN SERVICE # 186194911A	134.91
23-01795	12/28/2023	UKE DAUTI	Payment #13	78,566.60
24-00031	1/17/2024	VERIZON	ACCT#450-719-370-0001-43	43.05



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24-00032	1/17/2024	VERIZON	ACCT#957-250-297-0001-92	43.11
24-00030	1/17/2024	VERIZON WIRELESS	ACCT#487351076-00002 1-26-24	417.99
24-00033	1/17/2024	VERIZON WIRELESS	ACCT#487351076-0001 DEC4-JAN03	1,481.99
24-00010	1/16/2024	WALLINGTON BOARD OF EDUCATION	REQ #7 JANUARY 2024	491,621.66
24-00011	1/16/2024	WALLINGTON BOARD OF EDUCATION	REQ# 7 JANUARY 2024	491,621.67
24-00012	1/16/2024	WALLINGTON BOARD OF EDUCATION	REQ#7 JANUARY 2024	491,621.67
23-01799	12/29/2023	WALLINGTON PLUMBING & HEATING	INV#S4780049.001 11-28-23	17.97
23-01799	12/29/2023	WALLINGTON PLUMBING & HEATING	INV#S4780659.001 11-29-23	61.50
23-01799	12/29/2023	WALLINGTON PLUMBING & HEATING	INV#S4781626.001 11-30-23	1.40
23-01799	12/29/2023	WALLINGTON PLUMBING & HEATING	INV#S4794317.001 12-20-23	19.74
23-01804	12/29/2023	WILLIAMS SCOTSMAN, INC	TRAILER RENTAL 12-25-23-01-24	3,066.51
23-01664	12/7/2023	ZUIDEMA PORTABLE TOILETS	INV#235213 - 2 PORTABLE TOILET	389.00

BOROUGH OF WALLINGTON
County of Bergen
State of New Jersey

Resolution No. 2024-079

A RESOLUTION APPROVING RAFFLE LICENSE APPLICATIONS.

WHEREAS, the Borough has received the following raffle license applications:

Applicant	Application Number	Drawing Date
Wallington PTA	24-0310	02/16/2024



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; and

WHEREAS, all the necessary submissions appear to be in order.

NOW, THEREFORE BE RESOLVED by the Mayor and Council of the Borough of Wallington that the above referenced License Applications are approved, and the Borough Administrator is authorized to issue each such license.

**BOROUGH OF WALLINGTON
County of Bergen
State of New Jersey**

RESOLUTION NO. 2024-080

**RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION 2023-216 REGARDING LICENSE
NUMBER 0265-33-043-005 HELD BY EXPRESS GOLD, LLC**

WHEREAS Express Gold, LLC (“Express Gold”) is the holder of Wallington Plenary Retail Consumption Liquor License 0265-33-043-005, and

WHEREAS, the Mayor and Council adopted resolution 2023-1016 approving the issuance of a new license and renewal of the license held by Express Gold LLC; and

WHEREAS, it has been determined that Resolution 2023-016 omitted the renewal for certain license terms; and

WHEREAS, the Mayor and Council desire to amend and supplement resolution 2023-016 to correct that omission; and

WHEREAS, Express Gold has submitted applications for the issuance of a new license to replace a license that had lapsed for failure to timely file a renewal application for the 2019-2020 and 2020-2021 license terms; and

WHEREAS, Express Gold LLC was granted relief pursuant to a Special Ruling by the Division of Alcoholic Beverage Control pursuant to N.J.S.A. 33:1-12.18 for the 2019-2020 and 2020- 2021 license terms; and

WHEREAS, Express Gold LLC was also granted relief pursuant to a Special Ruling by the Division of Alcoholic Beverage Control pursuant to N.J.S.A. 33:1-12.39 for the 2021-2022, 2022-2023, and 2023-2024 license terms; and

WHEREAS, Express Gold LLC has paid all its renewal fees and filed the proper renewal applications;

NOW, THEREFORE, BE IT RESOLVED as follows;

1. The Mayor and Council hereby issue to Express Gold, LLC, 62 Wallington Avenue, Wallington, NJ a new license to replace the license that lapsed for failure to file a timely renewal application, pursuant to a Special



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Ruling issued in accordance with N.J.S.A. 33:1-12.18 for the 2019-2020 and 2020-2021 license terms, subject to all requirements mandated by law; and

2. The Mayor and Council hereby renew the inactive license held by Express Gold, LLC, 62 Wallington Avenue, Wallington, NJ pursuant to a Special Ruling issued in accordance with N.J.S.A. 33:1-12.39 for the 2021-2022, 2022-2023, 2023-2024 license terms, subject to all requirements mandated by law;
3. The Clerk is hereby directed to submit one certified copy of this resolution to the Division of Alcoholic Beverage Control and another certified copy to the State of New Jersey, Department of the Treasury, Beverage Tax Bureau, also located in Trenton, New Jersey.

**BOROUGH OF WALLINGTON
County of Bergen
State of New Jersey**

RESOLUTION NO. 2024-081

Be it resolved by the Mayor and Council of the Borough of Wallington, Bergen County, New Jersey that the contract for the Various Streets – 2021-Wallington-Phase I Jasmine & Gardenia Drive currently constructed by the Smith-Sondy Asphalt Construction Co., Inc. are in accordance with the Plans and Specifications, as directed by the Project Engineer. The said construction is hereby accepted for Payment No. 3 in the amount of Twenty-Seven Thousand, Nine Hundred Ninety-Five Dollars and Twenty-Seven Cents (\$27,995.27) is hereby approved.

**BOROUGH OF WALLINGTON
County of Bergen
State of New Jersey**

RESOLUTION NO. 2024-082

**RESOLUTION APPROVING AN APPLICATION FOR A PERSON-TO-PERSON TRANSFER OF
LIQUOR LICENSE 0265-33-025-009 HERETOFORE ISSUED TO KUNG FU CRAB, INC.**

WHEREAS, an application has been filed for a Person-to-Person transfer of Plenary Retail Consumption License **0265-33-025-009**, (a pocket license) from **KUNG FU CRAB, INC.** to **LOUIS KOJCEVSKI**; and



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WHEREAS, the submitted application form is complete in all respects, as outlined in N.J.S.A.33: 1-1 et seq., an Affidavit of Publication has been received by the Municipal Clerk and the transfer fees have been paid; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the Police Department has investigated the applicant and the source of all funds to be utilized in connection with the purchase and operation of the business, and the results meet ABC standards; and

WHEREAS, a Tax Clearance Certificate has been received from the Division of Taxation; and

WHEREAS, the applicant is qualified to be licensed per Title 33 of the New Jersey Statutes and all rules and regulations promulgated there under, in addition to pertinent Borough Ordinances, and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Mayor and Council of the Borough of Wallington does hereby approve the person-to-person transfer of the aforesaid Plenary Retail Consumption License to LOUIS KOJCEVSKI.
2. The Municipal Clerk shall endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to LOUIS KOJCEVSKI.
3. No approval is granted to a particular licensed premises and an appropriate application must be made for such approvals.

BOROUGH OF WALLINGTON
County of Bergen
State of New Jersey

RESOLUTION NO. 2024-083

**RESOLUTION AUTHORIZING THE PURCHASE OF A VEHICLE FROM AN APPROVED
COOPERATIVE CONTRACTING UNIT PURSUANT TO N.J.S.A. 40A:11-12a.**

WHEREAS, the Borough of Wallington, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under an approved Cooperative Purchasing Program; and



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WHEREAS, the Borough of Wallington has the need to purchase (1) new response vehicle for the Wallington Police Department utilizing the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program; and

WHEREAS, the Borough of Wallington intends to enter into the (HGAC) contract AM10-23 with “10-75 Emergency Vehicles,” 14 First St, Haskell, N.J. 07420, through this resolution and properly executed contracts which shall be subject to all the conditions applicable to the current cooperative contract; and

WHEREAS, the Chief Financial Officer has certified that funds are available from the Police outside duty trust account, T-30-280-57-106-001.

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Wallington authorizes the Purchasing Agent to purchase (1) emergency response vehicle in the amount of \$83,850.00 from 10-75 Emergency Vehicles, pursuant to all conditions of the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program

COMMUNICATIONS:

1. Grant Alert: NJDCA FY24 Local Recreation Improvement Grant (LRIG)
2. Jody Pietrowitz Business Administrator / Board Secretary
3. EMS – New member application
4. EMS – Two members resignation
5. Recreation Committee – New Member appointment

Ms. Balik motioned to approve the following communications, and to delegate them to the proper department heads. Motion was seconded by Mr. Rachelski.

ROLL CALL: AYE: Rachelski, Graham, Balik, Preinfalk, Androwis

Mayor Dabal asked for a motion to appoint Arie Graham as the replacement for Dennis Graham on a Recreation Board to fill his unexpired term.

Motion was made by Ms. Preinfalk and Seconded by Mr. Rachelski.

ROLL CALL: AYE: Rachelski, Graham, Balik, Preinfalk, Androwis



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COMMITTEE REPORTS:

Councilman Graham provided updates on recreation, mentioning the local recreation improvement grants and the recent Rec. Board meeting, where new officers were elected. He also mentioned the competition cheer team that successfully competed for a spot in the biggest championship competition at Disney World in March.

Councilman Rachelski raised concerns about the condition of Borough's fields and the need for proper management. The discussion then shifted to the high school field, increased sports activities, and the possibility of a third party investing in turfing Centennial field. Councilwoman Preinfalk highlighted the strain on existing fields due to poor conditions, drainage issues, and increased demand. The conversation touched on the matching grant for field improvements. Councilman Graham suggested applying for the little league field, considering the potential investment, and discussed the challenges of field maintenance. The topic of playgrounds and their conditions was raised, with a focus on needed repairs and potential investments.

Mayor Melissa Dabal mentioned the need for playground repairs and the involvement of the buildings and grounds department. The conversation also touched on the allocation of funds for playground maintenance.

Councilwoman Balik expressed gratitude to the DPW for their efforts during emergencies, such as snowstorms, and discussed the shared agreement with Carlstadt for street sweeping. The issue of personnel for driving the street sweeper was addressed. Ms. Balik also expressed the need to update the DPW's inclusion in the Office of Emergency Management.

Next, she highlighted Board of Health matters, including dog licensing initiatives and potential involvement of high school kids for pet census-related activities.

Ms. Balik also reported on the hearing cancellation for rent leveling and the postponement of the Shade Tree meeting due to weather conditions.

Councilwoman Preinfalk provided updates on the Board of Education. Mr. Smith from the Board of Education expressed eagerness to discuss possibility of the new school.

Transitioning to the library board's construction, Councilwoman Preinfalk mentioned the final stages of construction, highlighting various completed tasks in the last month. These included painting, installation of molding, HVAC work, stairs, fencing, and the installation of a retractable partition. Landscaping and irrigation were also underway, with pavers being laid. However, an issue arose with PSE&G requiring a service upgrade beyond the specified scope, potentially incurring an additional cost of \$15,000.

The discussion included negotiations with PSE&G and concerns about the pump houses on the library grounds, which were in poor condition. The architects were preparing specifications, and the builder would provide estimates for potential renovation. Councilwoman Preinfalk also addressed the expiration of the architect contract at the end of 2023, mentioning a letter from the architects requesting additional time due to materials delays, extending the project until the end of February.



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Mayor Melissa Dabal provided a quick overview of the recent discussions, starting with a meeting held the day before to address outstanding issues from the previous year. The primary focus was on various matters that needed attention, including updates to e-code, addressing parking concerns, and ongoing construction projects.

One prominent issue discussed was the surge in cars parking on Spring Court, Spring Street, Lackawanna, Alden, and Johnson due to increased parking fees at Mount Pleasant Village Apartments. Temporary signs were proposed for Spring Court, with plans to modify the ordinance and prohibit overnight parking for non-residents.

The conversation delved into the challenges of regulating parking in apartment complexes, with the attorney explaining the historical lack of mandatory assignment of spaces to units. Mayor Dabal emphasized the need to reclaim parking spaces allocated to the residents within the complex. Temporary signs were suggested for Spring Court initially, followed by Johnson Avenue.

The Mayor highlighted the shortage of parking spaces for sports events due to increased street parking by non-residents. The plan was to implement temporary signs on Spring Court and monitor its effectiveness as a case study before expanding to other areas.

Other topics covered included the renewal of the police trailer for another year, negotiations for the construction bid for the police department's interior, and the completion of contracts for crossing guards and the PBA. Negotiations with Captain Kluska and the DPW were ongoing.

Mayor briefly touched on various other topics, mentioning the overhaul of the employee handbook and the almost-complete personnel roster. Updates on employees' educational progress were shared, with Carole West completing her classes, and Frank Bell preparing for his new role as Borough Clerk.

Other matters discussed included ordering a new American flag and refurbishing the signboard outside. Plans were underway to dismantle, sand, repaint, and update the sign with new lettering and logos. The Mayor also highlighted ongoing efforts to address issues such as parking concerns, employee contracts, and the redevelopment of the police department.

Councilwoman Balik raised concerns about the fading stop signs and the need for a new ordinance. Attorney Richard Allen clarified the legal process, and the Council discussed the necessity of involving the police department in reviewing the ordinance.

Administrator Jennifer Appice mentioned reaching out to the school regarding balls going into residents' yards during sports events, and they were working on installing netting to address the issue.

NEW BUSINESS:

Councilman Androwis initiated a conversation with several towns regarding parking permits. He aimed to arrange a suitable option for dealing with parking issues over the next couple of months. The discussion focused on Zone number 8, identified as a problematic area for parking.



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Councilwoman Balik provided updates on issues related to signs, including the replacement of signs near the firehouse and the library. The discussion also touched upon the cleanup of an area near the old nursery where illegal dumping had occurred. Arrangements were made to address the issue with additional dumpsters.

The focus then shifted to the pressing matter of water rates. Councilman Rachelski provided context, mentioning that Passaic Valley had sent a letter indicating a 6% increase in rates. He highlighted the previous years' increases of 3% and 5%, emphasizing the need to address this to avoid a deficit in the water department budget.

The discussion delved into the history of an ordinance from 2020, where the original intention was to relieve the Borough of the responsibility of raising rates. Councilman Rachelski stressed the urgency of catching up with the water rates to prevent a deficit and potential strain on the Municipal budget. After discussing water rates, attention shifted to the topic of sewer charges. Councilman Rachelski proposed the inclusion of sewer charge information in the ordinance, addressing the lack of understanding among residents about these charges being integrated into overall tax rates, which stands in contrast to other towns where sewer charges are a separate and often expensive item on residents' bills.

Mayor Dabal also acknowledged the presence of a new Borough Clerk, Frank Belli, expressing gratitude for his participation. Mayor Melissa Dabal invited Frank to share briefly about his experience in Lodi and his tenure working for the Borough. Frank, mentioned his role as a purchasing agent in Lodi, where he handled personnel and payroll matters. He expressed excitement about the opportunity to work with everyone in the Borough and appreciated the chance to contribute.

ORDINANCES:

Mr. Rachelski motioned and introduced by title only:

ORDINANCE NO. 2024-01: An Ordinance to revise the water rates charged to customers to offset cost increases imposed on the Borough by the Passaic Valley Commission.

Ms. Balik seconded the motion.

ROLL CALL: AYE: Rachelski, Graham, Balik, Preinfalk, Androwis

NON-CONSENT:

Mayor Dabal requested a motion for **RESOLUTIONS NO. 2024-084.**



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**BOROUGH OF WALLINGTON
COUNTY OF BERGEN
STATE OF NEW JERSEY**

RESOLUTION NO. 2024-084

**A RESOLUTION TO AUTHORIZE THE TAX ASSESSOR AND BOROUGH CLERK TO
ADVERTISE A REQUEST FOR PROPOSALS FOR THE REVALUATION REQUIRED
BY THE BERGEN COUNTY BOARD OF TAXATION**

WHEREAS, the Bergen County Board of Taxation has ordered the Borough of Wallington to conduct a revaluation of property for tax year 2025.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Wallington that the Tax Assessor and Borough Clerk are authorized and directed to advertise for proposals for the revaluation required by the County Board of Taxation.

Mr. Rachelski motioned to approve. Seconded by Ms. Balik.

ROLL CALL: AYE: Rachelski, Graham, Balik, Preinfalk, Androwis

ADJOURNMENT:

There being no further business before the Mayor and Council, Mayor Dabal requested a motion for adjournment. Ms. Preinfalk moved for adjournment of the meeting, seconded by Mr. Graham.

ROLL CALL: AYE: Rachelski, Graham, Balik, Preinfalk, Androwis.

The meeting was adjourned at 8:25 P.M.

Respectfully Submitted,

Marta Goldyn

Recording Clerk