

MINUTES
BOROUGH OF NORWOOD
MAYOR AND COUNCIL
PUBLIC MEETING

June 11, 2025

7:00 PM

MAYOR BARSA

COUNCILMAN ASCOLESE	COUNCILMAN BRIZZOLARA
COUNCILMAN CONDOLEO	COUNCILMAN PRESIDENT FOSCHINO
COUNCILWOMAN HAUSMANN	COUNCILMAN KIM

CALL TO ORDER

The Public Meeting of the Mayor and Council of the Borough of Norwood was held at Borough Hall on the above date.

Mayor Barsa called the meeting to order at 7:02 PM and led those in attendance in a salute to the American Flag and asked for a moment of silence.

Mayor Barsa stated:

“Adequate notice of this meeting has been provided in accordance with the Open Public Meeting Law, P.L. 1975, Ch. 231, setting forth the time, date, place and purpose of this Public Meeting through a legal notice published in the Record and Star Ledger, filing a copy in the Borough Clerk’s office, and posting on the bulletin board.”

ROLL CALL OF THE COUNCIL

Roll Call:	Mayor Barsa	Present
	Councilman Ascolese	Present
	Councilman Brizzolara	Present
	Councilman Condoleo	Present
	Councilman President Foschino	Present
	Councilwoman Hausmann	Present
	Councilman Kim	Present

CORRESPONDENCE

May Grant Report

Building Department May Fee Log

Fire Department May Report

Police Department May Report

Presentation - Reassessment Information Session

Mr. Robert Brescia gave a presentation on the upcoming reassessment for the Borough. A reassessment is when the assessor and appraisal company reappraise every property in town. The properties are appraised as of October 1, 2025, and will go into effect for the 2026 property taxes. The town does not gain any money from a reassessment. It is a redistribution of taxes among property owners. This was not Norwood's choice to conduct a reassessment. The county and state order the reassessment. The last reassessment was for the 2011 tax year. The assessments on record have not changed since 2011.

There are multiple steps to the reassessment process. The first step is to inspect every property in town. The inspectors will go door to door and will be wearing ID's. The appraisal company website will have information on when the inspector will be in what area. There is also a site inspection to look for positive or negative influences that could affect the value. Once on the property the appraiser will measure all improvements and draw a sketch of the property. It is ok if the property owner misses the inspector. The inspector will try to perform the exterior inspection and set up an appointment for an interior inspection. The interior inspection will take about 5 to 10 minutes. There is a possibility for a video inspection. All data will be analyzed. Once the data is reviewed it will be shared with the public. In November or December each property owner will receive a preliminary letter from the appraisal company. The property owner will then go over the preliminary letter with appraisal company. All assessments will be posted online. The project will be finalized in approximately February or March of next year. All property owners can file a tax appeal with the county.

Mayor Barsa thanked Mr. Brescia for the informative presentation. Mayor Barsa asked for a link to add to the Borough website as well as a mailer for those not on the internet.

Councilman Ascolese asked what happens when the property owner does not allow anyone to enter the home. Mr. Brescia said that property would be reassessed at the highest reasonable potential.

Councilman Brizzolara asked if the appraisal office would meet with homeowners at the end of the process. Mr. Brescia said that the company would meet with property owners.

Councilman Condoleo asked how long an inspection will take. Mr. Brescia said the exterior could be about 15 minutes and the interior is about 5 to 10 minutes.

PUBLIC HEARING OF ORDINANCES:

Ordinance 2025:07 - Ordinance for the Adoption of the Floodplain Management Regulations of the Borough of Norwood

It was moved by Councilwoman Hausmann and seconded by Councilman Brizzolara to open the meeting to the public for comments concerning this ordinance. All Council Members present voted for the motion.

It was moved by Councilman Brizzolara and seconded by Councilwoman Hausmann to close the meeting to the public. It was moved by Councilman Brizzolara and seconded by Councilwoman Hausmann to approve Ordinance 2025:07

On the roll call vote:

Ayes: Councilmembers Ascolese, Brizzolara, Condoleo, Foschino, Hausmann, Kim

Absent:

Nays: None

CONSENT AGENDA

Matters listed below are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item be removed.

Approval of the Following Minutes:

May 15, 2025, Mayor & Council Meeting

Approval of the following Resolutions:

2025:105 Resolution Authorizing Public Auction of Borough Personal Property

2025:106 Resolution Approving Liquor License Renewals for 2025-2026

2025:107 Resolution Approving Liquor License Renewal for Club Licenses for 2025-2026

2025:108 Resolution Authorizing Redemption of Tax Title Lien

2025:109 Resolution Authorizing the Change Order for the 2022 Municipal Road Program

2025:110 Resolution Authorizing the Submission of a Fy26 Municipal Aid Grant Application and Execution of a Grant Contract With The New Jersey Department of Transportation for Phase II Improvements to Summit Street

2025:111 Approving Member Appointment to Norwood Fire Co. NO. 1

2025:112 Expansion of Premises of Plenary Retail Consumption License No. 0241-33-006-016 – 86 & Vine

2025:113 Demarest Street Drainage Improvements – Construction Management Change Order
2025:114 Resolution Approving Block Party for 75 Demarest Street
2025:115 Resolution Approving Block Party for 272 Summit Street
2025:116 Resolution Awarding Contract to for 14th Street Roadway and Drainage Improvements
2025:117 Resolution Authorizing Construction Management Services Agreement With Neglia Engineering For The 14th Street Roadway And Drainage Improvements
2025:118 Resolution Authorizing 2022 Municipal Road Program and Playground Change Order
2025:119 Payment of Vouchers
2025:120 Authorize Tax Collector To Prepare And Issue Estimated Tax Bills For 3rd Quarter 2025 Taxes

It was moved by Councilman Brizzolara and seconded by Councilwoman Hausmann to approve the amended Consent Agenda, with the exception of 2025:105, 2025:106, and 2025:112, and that May 15, 2025, Mayor & Council Meeting minutes be approved for content and release. In the roll call vote, all Council Members present voted in favor of the motion.

Councilman Foschino asked to add the Police Chiefs old car to the auction list. Councilwoman Hausmann asked how much the auction would bring for that car. Mr. Padovano said the auction could have a minimum bid set. Mayor Barsa said he is concerned of rising cost of vehicle maintenance.

It was moved by Councilman Condoleo and seconded by Councilman Brizzolara to approve Resolution 2025:105, Authorizing a Public Auction of Borough Property, adding the police car to the auction items. In the roll call vote, all Council Members present voted in favor of the motion.

Councilman Foschino asked to be recused from Resolution 2025:106 and 2025:112.

It was moved by Councilman Brizzolara and seconded by Councilman Condoleo to approve Resolutions 2025:106 and 2025:112. In the roll call vote, all Council Members present voted in favor of the motion. Council President Foschino abstained.

MAYORS APPOINTMENTS

Mayor Barsa appointed Mayank Rastogi to the Recreation Committee to fill an unexpired term expiring December 31, 2026.

It was moved by Councilwoman Hausmann and seconded by Councilman Brizzolara to approve the appointment of Mayank Rastogi to the Recreation Committee. In the roll call vote, all Council Members present voted in favor of the motion.

Mayor Barsa appointed Kimberley Hastings to the Board of Health, as the first alternate, for a term expiring December 31, 2026.

It was moved by Councilwoman Hausmann and seconded by Councilman Brizzolara to approve the appointment of Kimberley Hastings to the Board of Health. In the roll call vote, all Council Members present voted in favor of the motion.

ITEMS FOR DISCUSSION

Construction Ordinance Updates – Permit Fees, Property Maintenance, Permitted Use, CO Fees & Fire Prevention Fees and Ordinance Language

Mr. Jackson gave a brief description on the construction fee and ordinance changes. The Borough was significantly lower in fees than other surrounding towns. Mayor Barsa asked how this will impact the budgeting moving forward. Mr. Jackson said more money will be brought into the Borough. Councilman Brizzolara said Mr. Jackson did a lot of good research. The fees raised by the construction office stays in the construction office.

It was moved by Councilman Ascolese and seconded by Councilman Brizzolara to approve the amended construction fees and ordinance changes. In the roll call vote, all Council Members present voted in favor of the motion.

DPW Part – Time Seasonal Hires

Councilman Ascolese said the Personnel Committee met with Director Tracy to discuss part time help in the DPW. Mr. Neglia and Director Tracy expressed concern for part-time seasonal help. This would be a seasonal hire that would be terminated at the end of leaf season. A full time employee has given his resignation letter and will be leaving before the end of the month. A full time employee was hired to replace this employee. Councilwoman Hausmann asked Director Tracy what he needs. Director Tracy said he has a need for two part-time employees. The part-time help will fill the gaps of when full time employees are out. Councilman Brizzolara asked if there was money in the budget for two part time employees. Councilman Condoleo said there is money for the two part-time employees. Councilman Ascolese said this is seasonal employment not year-round work. Council President Foschino asked where we are on overtime. The CFO had not provided that information in time for the meeting. Council President Foschino asked if there is a process in the beginning of the year where the employees chose their vacation time and it is approved or denied. Director Tracy said he speaks with the Director at the beginning of the year asking for vacation time at least a month

or two in advance. Council President Foschino said in other municipal unions vacations are scheduled in the beginning of the year. Councilman Brizzolara said Director Tracy and Mr. Neglia made a good case for the part-time employees. Director Tracy said comp time is also an issue because it is unlimited due to the sixteen hour limit being replaced as the time dwindles. He feels it should be sixteen annually. Mayor Barsa said to hire two part-timers from July to September and to come back in September to with an evaluation of if the part-timers are needed to continue. Councilman Brizzolara feels it will be difficult to find a part-time employee for three months of employment. Mr. Padovano said if the applicant pool is low we can discuss this matter again at the July meeting. Council President said in the future this should be discussed in the beginning of the year and advertised early for the seasonal help. It would be in place in time for the summer months.

It was moved by Council President Foschino and seconded by Councilman Brizzolara to authorize Director Tracy to hire two part-time employees each year when he feels they are needed. In the roll call vote, all Council Members present voted in favor of the motion.

Mayor Barsa and Mr. Corriston thanked Ms. Knight for all her hard work.

Capital Budget Planning

Mr. Padovano said there is a spreadsheet listing the requested capital items and the next step is to approve or deny the requests. Councilman Brizzolara asked Mayor Barsa if he had preferences on what should be approved. Mayor Barsa said one DPW MAC truck should be replaced this year. The money being put into the maintenance is to high. Council President said the current forklift is used and not worth the repairs. We will be able to borrow the forklift from Northvale and the purchase can wait. We will need to discuss the purchase of a street sweeper with the surrounding towns. He also feels that both trucks should be purchased as they are not worth the repairs. They will be multi use trucks with interchangeable bodies. Councilwoman Hausmann said the forklift is used almost daily. A used forklift can cost \$25,000.00. It cannot be purchased with capital money and would use up all of the operating budget. To rent a forklift it would be \$1600.00 per month. Director Tracy said Northvale will also let the Borough use their rolloff when needed.

Councilman Brizzolara said the requested items total 3.3 million. Mayor Barsa said there is a max of 1.5 million.

Chief Federici said there is a radio upgrade that will be purchased in phases using past capital. A car was purchased this year from past capital for \$60,000.00. The alcotest machine will be purchased with grants. They are not requesting any money in this capital bond ordinance.

The EMS will also need radio upgrades as soon as possible, but there is a way to communicate for the time being. Those upgrades will not be a part of this years capital. The same is for the fire department. Chief Federici said the automated CPR machine would be a good purchase as it is a life saving tool. Mayor Barsa said possibly two could be purchased depending what is in the second ambulance.

The fire department is in need to replace the aging turnout gear. The equipment and hoses will be for the new truck that will be delivered in October.

The court is requesting a new recording system as the current recorded is out of compliance according to the AOC. Mayor Barsa said the amount of \$8,000.00 is to low to be a part of capital and to find the money in operating.

For the road program Mayor Barsa suggested Rockland Ave to Broadway, and next year the remaining can be applied for the DOT grant. We are already awarded the grant for Summit Street.

Mayor Barsa said with what was approved tonight, they are under the 1.5 million.

Fourth Round Housing Element and Fair Share Housing Plan

2025:121 Resolution Adopting the Fourth Round Housing Element and Fair Share Housing Plan

Mayor Barsa advised the governing body that the Planning Board unanimously approved the Fourth Round Housing Element and Fair Share Housing Plan and the Council needs to approve the plan by June 30th. Ms. Knight gave a presentation on the plan and how it will affect the Borough. Councilwoman Hausmann asked if the 24 units that were approved could not be built in the desired location would the Borough have to resubmit a location. Ms. Knight said if there is a better site the 24 units would be considered unmet need and it would be addressed in the fourth round.

It was moved by Councilman Ascolese and seconded by Councilman Brizzolara to approve Resolution 2025:121, Fourth Round Housing element and Fair Share Housing Plan. In the roll call vote, all Council Members present voted in favor of the motion.

Committee Reports

Councilwoman Hausmann

Councilwoman Hausmann said the Environmental Commission will have mocktails at the garden on nights throughout the summer. The first event will be on June 26th

at 7pm. There is one person on the waitlist for the garden. The DPW is still delivering mulch weekly. Wood chipping is also done weekly. The street sweeper has gone through the Borough. Director Tracy looked into buying new "Welcome to Norwood" signs. The cost was about \$20,000.00. The cost is too high and the DPW will refurbish the signs. The Director has started an employee daily log to track man hours.

Councilman Ascolese

Councilman Ascolese said the Seniors Club had the monthly meeting and the Personnel Committee meeting was held last month.

Councilman Condoleo

Councilman Condoleo said the budget has expended about 33% and managing well. The Borough is over expended in the DPW Streets & Roads materials and supplies account due to purchases of salt and brine. The hold on that account should be removed to cover the purchases.

It was moved by Councilman Brizzolara and seconded by Councilwoman Hausmann to the removal of the hold on DPW Streets & Roads materials and supplies account.. In the roll call vote, all Council Members present voted in favor of the motion.

Council President Foschino

Councilman Foschino said the pickleball courts are coming along. The fencing is up and we are discussing how to dress up the entrance way. There is a three week lead time for the extra fencing that is needed. The Norwood Raiders will be combining with the Northern Valley Eagles due to low enrollment. The public school had their awards night. Comments were made about the conditions of the school fields and the Borough was asked to assist. The fire truck is moving along and should be delivered in September. Former member of the fire company, Bruce Lewis, passed away on Mother's Day.

Councilman Brizzolara

Councilman Brizzolara thanked Mr. Jackson for his work in the fees. Home sales are slightly up in May. New businesses had CO issued. A permit has been issued for a new single family home at 5 Lancaster.

Councilman Kim

Councilman Kim said the library will have a box to collect donations for the food pantry. They are preparing for the summer reading program. They are also preparing for the moon program. The kindergarteners visited the library to receive their first library card.

Borough Engineer Report

A preconstruction meeting will be set up for the 14th Street improvements. A grant for Rockland Ave was submitted and was denied. Only two grants were awarded in Bergen County in more industrial neighborhoods. Mayor Barsa asked where we are with receiving the funds for the Broad Street Bridge. Mr. Loverich said he has been dealing for months with the state and it's a long process. It is in the hands of the state DOT.

Borough Administrator/Clerk Report

Mr. Padovano thanked all the poll workers and said the primal election went very well.

Borough Attorney Report

Mr. Corrison said he is continuing to work on the housing issue. The Montvale lawsuit is moving along but not progressing. The Borough is trying to get consent from one resident on 17th Street to do drainage work.

PUBLIC COMMENT

Mayor Barsa asked for a motion to open the meeting to the public. The motion was forwarded by Councilwoman Hausmann and seconded by Councilman Condoleo. All council members present approved the motion.

Robin Schwarty, 196 Hudson Ave. Ms. Schwarty asked the governing body to adopt an ordinance to limit the planting of bamboo and to set guidelines for bamboo that is already planted. Her driveway and yard is being affected by bamboo growing into her yard. Ms. Schwarty presented to the governing body example ordinances from surrounding towns. Mayor Barsa said the Borough should have an ordinance on bamboo and asked Mr. Corrison to draft an ordinance.

It was moved by Councilman Condoleo and seconded by Councilman Brizzolara to approve Mr. Corrison create an ordinance prohibiting bamboo in the Borough of Norwood. In the roll call vote, all Council Members present voted in favor of the motion.

Mayor Barsa asked for a motion to close the meeting to the public. The motion was forwarded by Councilman Brizzolara and seconded by Councilwoman Hausmann. All council members present approved the motion.

CLOSED SESSION

2025:122 Approval of Resolution Authorizing the Council to Proceed in Closed Session – Collective Bargaining

Mayor Barsa asked for a motion to adjourn to closed session. The motion was forwarded by Councilman Brizzolara and seconded by Councilman Ascolese. All council members present approved the motion.

ADJOURNMENT

Mayor Barsa asked for a motion to adjourn. The motion was forwarded Councilman Brizzolara and seconded by Councilman Ascolese. All council members present approved the motion. Meeting was adjourned the meeting at 9:45 PM.

Respectfully submitted,

Jordan Padovano
Borough Clerk