

MINUTES  
BOROUGH OF NORWOOD  
MAYOR AND COUNCIL  
REGULAR MEETING & WORK SESSION  
August 7, 2024  
7:00 PM  
MAYOR BARSA

|                            |                       |
|----------------------------|-----------------------|
| COUNCILMAN ASCOLESE        | COUNCILMAN BRIZZOLARA |
| COUNCILMAN CONDOLEO        | COUNCILMAN FOSCHINO   |
| COUNCIL PRESIDENT HAUSMANN | COUNCILMAN KIM        |

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 7:03 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 |
|            | Council Condoleo           | Present |
|            | Councilman Foschino        | Present |
|            | Council President Hausmann | Present |
|            | Councilman Kim             | Absent  |

INTRODUCTION OF ORDINANCES:

1. Ordinance 2024:08 Establishing Salaries or Wages of Officials and Employees of the Borough of Norwood

*Public Hearing for Ordinance 2024:08 will be on September 11, 2024*

The mayor read the ordinance by title. Motion by Councilman Ascolese, second by Councilwoman Hausmann, that Ordinance 2024:08 be introduced on first reading, with a public hearing on September 11, 2024.

Roll Call

Aye: Councilmembers Ascolese, Brizzozalra, Condoleo, Foschino, Hausmann

Nay:

Abstain:

Absent: Councilman Kim

Motion carried.

## 2. Ordinance 2024:09 Bond Ordinance

*Public Hearing for Ordinance 2024:09 will be on September 11, 2024*

The mayor read the ordinance by title. Motion by Councilman Ascolese, second by Councilwoman Hausmann, that Ordinance 2024:09 be introduced on first reading, with a public hearing on September 11, 2024.

Roll Call

Aye: Councilmembers Ascolese, Brizzozalra, Condoleo, Foschino, Hausmann

Nay:

Abstain:

Absent: Councilman Kim

Motion carried.

## 3. Ordinance 2024:10 Multipurpose Bond Ordinance

*Public Hearing for Ordinance 2024:10 will be on September 11, 2024*

The mayor read the ordinance by title. Motion by Councilman Ascolese, second by Council President Condoleo, that Ordinance 2024:10 be introduced on first reading, with a public hearing on September 11, 2024.

Roll Call

Aye: Councilmembers Ascolese, Brizzozalra, Condoleo, Foschino, Hausmann

Nay:

Abstain:

Absent: Councilman Kim

Motion carried.

## PUBLIC HEARING OF ORDINANCES:

1. Ordinance 2024:04 Amending Chapter 199 of the Borough Code to Establish Minimum Stormwater Management Requirements and Controls

It was moved by Councilman Brizzolara and seconded by Council President Condoleo 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 Councilman Ascolese to close the meeting to the public. It was moved by Councilman Ascolese and seconded by Councilman Brizzolara to approve Ordinance 2024:04.

## 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:

July 10, 2024, Mayor & Council Meeting Minutes

July 10, 2024, Mayor and Council Closed Session Meeting Minutes

Approval of the following Resolutions:

- 2024:151 Resolution for Approval to submit an award extension request for LA-2023 MA Norwood Borough Improvements to Summit Street and High Street 02 to the New Jersey Department of Transportation
- 2024:152 Resolution Authorizing Neglia Engineering Associates for the Advertisement for Receipt of Bids for 2024 Municipal Road Program (Tilden Place, Frasco Lane, Adams Street, and Burlington Street)
- 2024:153 Resolution Authorizing Neglia Engineering Associates for the Advertisement for Receipt of Bids for Norwood Pickleball Courts
- 2024:154 Resolution Approving 2022 Road Program Change Order No. 3
- 2024:155 Resolution Authorizing the Collector of Taxes to Rebate Payment to the Listed Taxpayer Pursuant to Final Judgment by the Tax Court of New Jersey
- 2024:156 Resolution Authorizing Redemption of Tax Title Lien
- 2024:157 Resolution Awarding a Contract to Keytech Laboratories for the Walnut Street Core Testing

2024:158 Resolution Approving Block Party for Burlington Street  
2024:159 Payment of Vouchers  
2024:160 Resolution Approving the Capital Budget Amendment

It was moved by Councilman Ascolese and seconded by Councilman Brizzolara to approve the Consent Agenda, and that the July 10, 2024, 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.

### ITEMS FOR DISCUSSION

#### Affordable Housing

Mayor Barsa thanked Attorneys Andrew Fede and Bob Regan, and Borough Planner Michael Kauker for all their help with affordable housing.

Mr. Fede advised that there is a proposal to have a development of 24 units constructed in an area of the Meadowlands Conservation Easement for our affordable housing obligations. There is a small area that is suitable for affordable housing. The representatives of Fair Share Housing are in favor of this location. The Meadowlands Conversation Trust is the only response the Borough is waiting on. This area will maintain open space and satisfy a portion of the Borough's affordable housing obligation. This would be a land swap. The Borough would give other areas of land back to the conservation easement.

Councilman Brizzolara asked when the Meadowlands Conservation Trust was approached. Mr. Fede said he sent a letter on May 8th.

Councilwoman Hausmann asked for the location of the proposed construction. Mr. Neglia informed the governing body it would be on McClellan right across the street from the nursing home.

Councilman Brizzolara asked if it would meet the entire affordable housing commitment. Mr. Fede advised this would fill the round 3 obligations.

Councilwoman Hausmann asked where the proposed area would back up to. Mr. Neglia stated that the current location is on the right-hand side of McClellan. In order to develop that site there is a large amount of clearing and backs up to residential homes. The new location is at the very end of McClellan on the left, across from the nursing home. The site is currently a wooded area. There will not be much clearing due to the road already being there.

Mr. Regan advised that round 4 has numerous deadlines that municipalities are

required to meet. If you miss a deadline you will lose immunity. Round 4 calls for 84,690 affordable housing units statewide. Bergen County is in Housing Region 1, which will require 27,743 units for the region. By January 31, 2025 the municipality must adopt a binding resolution for the affordable housing obligation. The obligation numbers will be released by October 20th. A housing plan must be adopted by June of 2025. Any missed deadline results in loss of immunity. Mr. Neglia said a potential of 143 and 162 units could be the Borough's round 4 obligation.

Mr. Regan advised that the Borough of Montvale has hired a law firm to fight the affordable housing obligations in federal court. Montvale has secured commitments from other municipalities to take part in the fight. In joining the lawsuit the Borough would be required to pay \$10,000.00 this year and \$10,000.00 next year. There are 62 municipalities in the state that do not have to provide affordable housing. Mayor Barsa is fully in support of joining the suit.

Councilman Brizzolara said we have a lot of people in town who are friends and relatives that live in affordable housing to keep them in town. Why fear the future when in the past we haven't had a problem with it. Mayor Barsa said there is support and need for affordable housing but the obligation for Norwood is a burden for the infrastructure. The obligation should be the same for everyone. The 62 towns that currently do not have an affordable housing obligation should also add to affordable housing. This creates a hardship for other municipalities. This lawsuit would force all towns in the state to comply.

Councilman Foschino said he feels that every town should have affordable housing in the borough. No town should be burdened over any other borough. We have to protect our town to not have overdevelopment too fast and to try and control the issue.

Council President Condoleo said he supports affordable housing and is shocked to hear the deadlines and that it's alarming to have to plan so quickly.

Councilman Ascolese said affordable housing is necessary. He feels that the timeframes are unrealistic.

Mr. Corrison said if the Borough's number is 100 and we don't build them, a developer could come in and build 500 units to get our 100 units.

Councilwoman Hausman said she has an issue begin forced to vote on something before it can be fully researched.

Councilman Foschino said he is in favor of the suit. He feels no one is thinking of the toll on the infrastructure and sewer and utility system.

This matter will be listed for a vote on the September agenda.

#### Violations Clerk Title Change

Ms. Volpitta explained that the Court Administrator has requested the violations clerk be given a title change to Deputy Court Administrator. The hours and pay scale of the violations clerk would not change. The title change would allow the violations clerk to take the state exams for certification.

It was moved by Councilman Ascolese and seconded by Councilman Brizzolara to approve the title change of the Violations Clerk to Deputy Court Administrator. In the roll call vote, all Council Members present voted in favor of the motion.

#### Public Safety Committee Policy Updates

This matter will be tabled and listed as a discussion item on the September agenda.

#### 2024 Road Program

2024:161 Resolution Authorizing the Surveying, Engineering Design and Bidding Services Agreement with Neglia Engineering for the 2024 Road Program

Mr. Loverich advised this is for Tilden, Adams, Frasco, and Burlington.

It was moved by Council President Condoleo and seconded by Councilwoman Hausmann to approve the resolution authorizing the surveying, engineering design and bidding services agreement with Neglia Engineering for the 2024 Road Program. In the roll call vote, all Council Members present voted in favor of the motion.

#### Broad Street Bridge Replacement

2024:162 Resolution Authorizing Surveying, Engineering Design and Bidding Services Agreement with Neglia Engineering for the Broad Street Bridge Improvements

Mayor Barsa advised the Borough was told by Congressman Gotheimer's office that Norwood would be given \$800,000.00 to \$1,000,000.00 to begin the Broad Street bridge repair. Mr. Neglia said the initial project estimate is outdated since it started 6 years ago. The project would still be \$1,000,000.00 short. Due to the federal grant the design portion has to be broken into 2 phases. A construction contract has to be awarded by September 2026 or the federal grant will be lost.

It was moved by Councilman Ascolese and seconded by Councilman Brizzolara to

approve the resolution authorizing surveying, engineering design and bidding services agreement with Neglia Engineering for the Broad Street Bridge Improvements. In the roll call vote, all Council Members present voted in favor of the motion.

#### Sale of Ambulance to the Palisades Interstate Police Department

2024:163 Resolution Authorizing the Sale of the International Ambulance to the Palisades Interstate Police Department for \$1,000.00

Councilman Foschino advised that the Palisades Interstate Park Police Department would like to purchase the International ambulance for \$1,000.00. This ambulance is no longer manufactured and difficult to repair due to lack of parts.

It was moved by Councilman Ascolese and seconded by Council President Condoleo to approve the resolution authorizing the sale of the International ambulance to the Palisades Interstate Park Police Department for \$1,000.00. In the roll call vote, all Council Members present voted in favor of the motion.

#### BOROUGH ENGINEER REPORT

Mr. Loverich said the High Street improvements are out to bid. The bid opening is scheduled for September.

Demarest Street will be paved after September 1<sup>st</sup>. It has held up exceptionally well after the last two heavy rain storms.

#### BOROUGH ATTORNEY REPORT

Mr. Corrison informed the Mayor and Council that DEP has not yet responded to the tree ordinance that was submitted.

#### COMMITTEE REPORTS:

##### Councilwoman Hausmann

No report

##### Councilman Ascolese

Councilman Ascolese advised that the July police report has been received. He also noted he attended the Seniors business meeting and a Personnel Committee meeting.

##### Council President Condoleo

Council President Condoleo said the EMS call reports for January-May are in the agenda packets. EMS has had no significant unexpected costs and their spending is about 51% total of budget 7 months through year.

Councilman Brizzolara

No report

Councilman Foschino

Councilman Foschino advised the governing body that the scoreboard dedication for Tom Musial went well. It was a fantastic ceremony and he was very appreciative. The DPW is looking to reallocate capital funds to be used The two chippers are 30 years old and 15 years old. The Fire Department used capital funds for the Assistant Chief's Explorer for upgrades to the back of the SUV to make it a usable command vehicle. The Fire Department SOP requires the first due truck to have specific equipment and this may require changes to be made by the manufacture.

PUBLIC COMMENT:

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

Mike Panella 166 Somerset – Mr. Panella thanked the governing body for providing the affordable housing information. He stated that not all millenniums residents are against affordable housing. Mr. Panella feels that all facts should be had before making a decision. He also feels that the state has unrealistic expectations. Mr. Panella hopes the governing body will continue to pursue the lawsuit.

Mayor Barsa asked for a motion to close the meeting to the public. The motion was forwarded by Councilman Brizzolara and seconded by Council President Condoleo. 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 Councilwoman Hausmann. All council members present approved the motion. The meeting was adjourned at 8:22PM.

Respectfully submitted,

Jordan Padovano  
Borough Clerk



