

**OFFICIAL MINUTES  
BOROUGH OF BERGENFIELD  
MAYOR & COUNCIL REGULAR MEETING  
OCTOBER 15, 2024  
8:00 P.M.**

**PRESENT:** Council President Hernando Rivera and Council members Thomas Lodato, Buddy Deauna, and Marc Pascual

**ABSENT:** Mayor Arvin Amatorio and Council members Domingo Almonte and Ora Kornbluth

**ALSO PRESENT:** Borough Administrator Corey Gallo  
Borough Attorney John Schettino  
Borough Clerk Marie Quiñones-Wilson

Councilperson Lodato called the meeting to order at 8:04 p.m. with the reading of the Open Public Meetings Act Statement, "In compliance with the Open Public Meetings Act, the notice requirements have been satisfied. Meeting dates for the year are confirmed at the Annual Meeting. The Annual Notice is sent to the Record, Star Ledger, Twin Boro News, and Cablevision, placed on a Municipal Bulletin Board and is on file in the Office of the Borough Clerk."

The Salute to the Flag was led by Councilperson Lodato.

**AGENDA CHANGES**

Motion by Councilperson Pascual to add Resolution #24-285 approving a proposal from DeSesa Engineering Company Inc. for the maintenance of HVAC units in the new municipal building to the consent agenda. Council President Rivera seconded the motion. All present voting in favor, none opposed.

**APPROVAL OF MINUTES**

Motion by Councilperson Pascual to approve minutes of the September 17, 2024 Regular Public Meeting, September 17, 2024 Closed Session Meeting (not to be released), the October 1, 2024 Work Session Meeting, and October 1, 2024 Closed Session Meeting (not to be released). Councilperson Deauna seconded the motion. All present voting in favor, none opposed.

**VERBAL COMMUNICATIONS I**

Councilperson Lodato opened the meeting and invited the public for comments on agenda items only, limited to five minutes per speaker.

No one came forward.

There being no one else who wishes to be heard, Councilperson Lodato closed Verbal Communications I.

**PRESENTATIONS**

None.

**CORRESPONDENCE**

a.) Niera/St. Joseph's WIC Program

**RE:** Request to Reserve the Conference Room  
for the WIC Program in 2025

Motion by Council President Rivera to accept Correspondence. Councilperson Pascual seconded the motion. All present voting in favor, none opposed.

## ORDINANCES

### A. Adoption of Ordinances

Councilperson Lodato read into the record:

The following ordinances published herewith were first read by title only on October 1, 2024 and posted on the bulletin board of the municipal center.

### **ORDINANCE 24-2633 – AN ORDINANCE OF THE BOROUGH OF BERGENFIELD, COUNTY OF BERGEN, TO AMEND CHAPTER 240 ENTITLED “RENT CONTROL”**

Public Comments on Ordinances 24-2633.

No one came forward.

Motion by Councilperson Pascual, second by Councilperson Deauna, to pass Ordinance 24-2633 on second and final reading and is hereby adopted and notice of same shall be published according to law.

On a roll call, the vote was recorded as follows:

Councilperson Lodato:	<i>aye</i>	Councilperson Kornbluth:	<i>absent</i>
Councilperson Deauna:	<i>aye</i>	Council President Rivera:	<i>aye</i>
Councilperson Almonte:	<i>absent</i>	Councilperson Pascual:	<i>aye</i>

### A. CONSENT AGENDA

**CONSENT RESOLUTION 24-275.** All matters listed below are considered by the Governing Body to be routine in nature. There will be no separate discussion of these items. If any discussion is desired by the Governing Body, that item will be removed from the Consent Agenda and considered separately.

- a. **24-276**/To Approve Bill List
- b. **24-277**/To Approve Indemnification and Hold Harmless Agreement – Willet Court Condominium Association located at 241 E. Main Street
- c. **24-278**/To Approve the Insertion of a Special Item of Revenue in the 2024 Budget for a Bulletproof Vest Partnership Grant
- d. **24-279**/To Approve Special Emergency Resolution – Tax Map Update
- e. **24-280**/To Approve Special Emergency Resolution for Revaluation of Real Property
- f. **24-281**/To Approve Shared Services Agreement – TV Inspection Services – Northwest Bergen County Utilities Authority
- g. **24-282**/To Approve Shared Services Agreement – Sanitary Sewer Cleaning – Northwest Bergen County Utilities Authority
- h. **24-283**/To Approve Continuation of Services Proposal for New Municipal Building Project – Anser Advisory
- i. **24-284**/To Approve Agreement – Professional Planning Services for Housing Element and Fair Share Plan
- j. **24-285**/To Approve Proposal - Maintenance Agreement for HVAC Units – DeSesa Engineering Company Inc.

Motion by Councilperson Deauna to approve the Consent Resolution. Council President Rivera seconded the motion.

On a roll call, the vote on the Consent Resolution was recorded as follows:

Councilperson Lodato:	<i>aye</i>	Councilperson Kornbluth:	<i>absent</i>
Councilperson Deauna:	<i>aye</i>	Council President Rivera:	<i>aye</i>
Councilperson Almonte:	<i>absent</i>	Councilperson Pascual:	<i>aye</i>

## B. Resolutions

### **24-286/To Approve Board Secretary Stipends**

Motion by Councilperson Pascual, seconded by Councilperson Deauna, that Resolution #24-173 be approved.

On a roll call, the vote was recorded as follows:

Councilperson Lodato:	<i>aye</i>	Councilperson Kornbluth:	<i>absent</i>
Councilperson Deauna:	<i>aye</i>	Council President Rivera:	<i>aye</i>
Councilperson Almonte:	<i>absent</i>	Councilperson Pascual:	<i>aye</i>

## UNFINISHED BUSINESS

- A. Ordinance to Prohibit On-Street Commercial Parking
- B. Ordinance to Re-Establish Parking for Commercial and Industrial Buildings

Borough Administrator Gallo stated that the ordinances will be updated and prepared for the next meeting.

### **C. Resolution #24-267/To Amend Veteran's Advisory Committee Membership (*Tabled 10-1-24*)**

Motion by Councilperson Pascual, seconded by Councilperson Deauna, and all present voting in favor, to remove Resolution #24-267 from the table.

On a roll call, the vote was recorded as follows:

Councilperson Lodato:	<i>aye</i>	Councilperson Kornbluth:	<i>absent</i>
Councilperson Deauna:	<i>aye</i>	Council President Rivera:	<i>aye</i>
Councilperson Almonte:	<i>absent</i>	Councilperson Pascual:	<i>aye</i>

Borough Administrator Gallo stated that the existing committee can have up to twenty (20) members. He clarified that the resolution amends the membership, it does not add additional seats. The council members agreed that the resolution should be held until further notice.

Motion by Council President Rivera, seconded by Councilperson Deauna, that Resolution #24-267 be removed from the agenda.

On a roll call, the vote was recorded as follows:

Councilperson Lodato:	<i>aye</i>	Councilperson Kornbluth:	<i>absent</i>
Councilperson Deauna:	<i>aye</i>	Council President Rivera:	<i>aye</i>

Councilperson Almonte: *absent*

Councilperson Pascual: *aye*

## NEW BUSINESS

### A. Best Practices Inventory

Borough Administrator Gallo stated that the borough completed the best practices survey required to meet the eligibility requirements to receive state aide. The borough received a 113 score out of 120 points, meeting the requirements and having no issues.

### Committee/Department Reports

Motion offered by Council President Rivera that the Committee/Department Reports be spread upon the minutes in full and filed. Councilperson Pascual seconded the motion. All in favor, none opposed.

## VERBAL COMMUNICATIONS II

Councilperson Lodato opened the meeting to Verbal Communications II and invited the public to comment on any subject, limited to five minutes per speaker.

No one came forward.

There being no one else who wishes to be heard, Councilperson Lodato closed Verbal Communications II.

## COUNCIL COMMENTS

The Council members thanked all for coming and wished all a good night.

## CLOSED SESSION

**RESOLUTION 24-287**/Authorizing the Governing Body to Enter into Closed Executive Session to discuss:

### A. Contract Negotiations

1. Local 108 R.W.D.S.U., UFCW Agreement
2. Bergenfield Employees Association Agreement

Minutes will be taken of the meeting and released to the public at the time that the matter is resolved. After Closed Executive Session, the Mayor and Council will reconvene in the Executive Chambers to adjourn this public meeting.

On a motion by Councilperson Pascual, seconded by Council President Rivera, and all present voting in favor, the meeting was adjourned to the Closed Session in the Executive Chambers at 8:14 p.m.

## ADJOURNMENT

There being no further business to come before the Mayor and Council, on a motion by Councilperson Pascual, seconded by Council President Rivera, and unanimously carried, the meeting was adjourned at 9:02 p.m.

---

Marie Quiñones-Wilson  
Borough Clerk