

BOROUGH OF RAMSEY
COUNCIL MEETING MINUTES
September 10, 2008

Mayor Botta called the regular meeting of the Mayor and Council to order. Acting Sergeants Lyman and Novakowski led the Pledge of Allegiance. Mayor read the Open Public Meetings Law notice.

I. ROLL CALL

Present: Mayor Botta, Councilmembers Dillon, Jachzel, Jones, Nalbandian, Siemsen, Vozech, Borough Attorney Peter Scandariato, Borough Administrator Nicholas Saros, and Borough Clerk Meredith Bendian.

Absent: None

II. APPROVAL OF MINUTES – None

III. COMMUNICATIONS -

Motion by Jachzel, seconded by Jones, to receive and file the following Communications. Carried.

1. [Ramsey Senior Center Incorporated, 33 N. Central Avenue, Ramsey, NJ](#)
letter dated September 3, 2008, requesting permission to hold a 50/50 raffle on Friday, October 10, 2008, at their Columbus Day luncheon.
2. [St. John's Church, E. Main St. & Franklin Turnpike, Ramsey, NJ](#)
letter dated September 2, 2008, regarding the installation of the Memorial Garden on the Arch Street side of the church.
3. [Northwest Bergen County Utilities Authority, 30 Wyckoff Avenue, Waldwick, NJ 07463](#)
letter dated September 5, 2008, regarding the flow meter calibration and verification.
4. [Ramsey Senior Citizen Transportation Fund, Rudolph Iorio](#)
letter dated September 5, 2008, requesting additional funds for support of the Senior Bus Program.
5. [Marilyn Morello, Founder, Family Reach Organization](#)
e-mail dated September 9, 2008, requesting permission to post a banner promoting their annual 5K and Family Run on October 12, 2008.

6. [Patrolman Brett Rothenburger, Ramsey Police Department](#)
letter received September 6, 2008, resigning from the Ramsey Police
Department regretfully, effective September 8, 2008.

IV. APPOINTMENTS –

Mayor Botta made the following appointments:

[Robert Novakowski](#), Sergeant, Ramsey Police Department
[Brian Lyman](#), Sergeant, Ramsey Police Department
[Leslie Beylon](#), Ramsey Fire Department

V. CONSENT RESOLUTION

Introduced by Siemsen , seconded by Dillon

BE IT RESOLVED that the following resolutions herewith listed having been considered by the governing body of the Borough of Ramsey be and are hereby passed and approved:

176-2008 Resolution: [Payment of Vouchers](#)

177-2008 Resolution: [Authorizing Block 5002 Lot 12 tax lien being sold to](#) Robert Rothman

178-2008 Resolution: [Release of escrow in the amount of \\$1,350.75 to](#) Given/Scarfi,
Block1701, Lots 3 and 8.

179-2008 Resolution: [Appointing Robert Novakowski to Sergeant of](#) the Ramsey Police
Department

180-2008 Resolution: [Appointing Leslie C. Beylon to the Ramsey Volunteer](#)
Fire Department

181-2008 Resolution: [Awarding Myrtle Avenue Water Main Improvements](#) project to
Reivax Contracting in an amount not to exceed \$13,267.20.

182-2008 Resolution: [Appointing Brian Lyman to Sergeant of the](#) Police Department

183-2008 Resolution: [Accepting the resignation of Patrolman Brett](#) Rothenburger
with regret

BE IT FURTHER RESOLVED that the following applications and/or recommendations hereby be approved:

A. SPECIAL PERMITS:

[CROP WALK is requesting permission to walk through the borough on Sunday, October 19, 2008. They will walk from the Presbyterian Church down Woodland to Jean Street and back to the Presbyterian Church.](#)

B. BLOCK PARTY REQUESTS:

[Patti Gurney of Elm Place is requesting permission to hold a block party on Saturday, September 13, 2008 between the hours of 6:00 pm – 10:00 pm.](#)

[Joan Murphy of Davidson Avenue is requesting permission to hold a block party on Sunday, September 28, 2008 between the hours of 2:30 pm – 5:30 pm.](#)

AYES: Dillon, Jachzel, Jones, Nalbandian, Siemsen, Vozeh NAYS: None

VI. SPECIAL PRESENTATIONS

Councilman Jones joined the Mayor and Chief Gurney to administer the oath of office to the new sergeants; Brian Lyman and Robert Novakowski. Mayor congratulated the new sergeants. Councilman Jones added that the process involved a lot of good people, and stated that the Ramsey Police Department has a lot of talent. Decisions to promote are never easy and both of these individuals distinguished themselves during interviews and with their peers. Chief Gurney added his comments and best wishes for the new sergeants. Both men are true professionals. Chief Gurney thanked the members of the Council for the hiring process. Both men expressed their appreciation for their promotions. Chief Gurney stated that we have a very high level of personnel and it is a very difficult task to select new sergeants.

VII. COMMITTEE AND LIAISON REPORTS

- A. FINANCE AND ADMINISTRATION -Councilman Andrew Siemsen
Congratulations to the new sergeants. Thanks to the new volunteers and my thanks to Brett Rothenburger for his service to the Police Department. I would like to thank all of the employees and volunteers for another successful Ramsey Day.
- B. PUBLIC SAFETY – Councilman William Jones
Congratulations to the new sergeants. Thanks to the new volunteers. Officer Brett Rothenburger will be missed on the Police Dept. He is going to work for the County as a detective. I thank him for his years of service. Ramsey Day was tremendous. We had several meetings regarding the weather and everyone was prepared for the worst. Members of the Fine Arts Council were a great help with the entertainers. The Parade Committee put in a lot of time for the parade which had to be rescheduled. I wish to thank everyone in the community.

- C. BUILDING PLANNING & ZONING – Councilman Arthur M. Nalbandian
I too would like to congratulate the new sergeants. It was a difficult decision because there were a large number of good candidates. I wish Brett Rothenburger well in his new endeavors with the Bergen County Prosecutor’s Office. I would like to thank everyone involved with Ramsey Day. It was a lot of hard work. The raindate turned out to be one of the nicest days we had all year. Judging from the attendance, it was a great day. Much of the credit goes to Nick Saros. I would like to thank the employees, volunteers, non-profit groups and the sponsors, especially Ramsey Auto Group for the donation of a car.
- D. UTILITIES, BUILDINGS & GROUNDS – Councilwoman Deirdre A. Dillon
Congratulations to the new volunteers and the new sergeants. My best wishes to Officer Rothenburger. Ramsey Day was a tremendous success and I would especially like to thank Nick Saros, the DPW, and Meredith Bendian. I look forward to the parade at a later date. The 9/11 memorial service will take place tomorrow evening at Ramsey High School at 7:30 p.m.
- E. PUBLIC & GOVERNMENTAL RELATIONS – Council President Bruce Vozeh
My congratulations to the new sergeants and my thanks to the Public Safety Committee for their time going through the interview process. My thanks to the new volunteers. My thanks to Nick Saros, the DPW, and Meredith for their hard work on Ramsey Day. My thanks also to Ramsey Auto Group for donating the car. Congratulations to the Van Gelder Family for their distinction as the oldest family in Ramsey. Congratulations also to the people on New England Drive, who had the oldest tree in the Borough.
- F. HEALTH, EDUCATION & SOCIAL SERVICES – Councilwoman Vanessa Jachzel
I would echo everyone’s remarks about Ramsey Day; it is massive event and takes a lot of planning. Everyone enjoyed the day. I wish Patrolman Rothenburger much success in the Prosecutor’s office. Congratulations to the new sergeants and my thanks to the new volunteer. Sunday is the “Taste of Ramsey” at the Rescue Squad complex.
- G. MAYOR CHRISTOPHER C. BOTTA
Ramsey Day was quite a success and from all reports, our volunteer groups did very well. It was a great day; the entertainment was excellent. Unfortunately, the parade had to be cancelled. In the interests of safety, we did not want people on the streets when they were predicting 40 to 60 mph winds and rain. If there is an emergency, we want to have people off the streets. We could not take the chance. We had a great day on Sunday and we will have a great parade in October. Again, my thanks to Nick Saros for all of his work on the scheduling and planning. Tomorrow we will have the 9/11 memorial ceremony at the High School auditorium. “Taste of Ramsey” will be held on Sunday. It is a great way to highlight Ramsey’s culinary establishments. My thanks to Councilwoman Jachzel for a great job of organizing this event. Also, Tyler Buysse will be receiving his Eagle Scout award on Sunday. Tyler did the project to put house numbers on the sidewalks in front of houses in Ramsey. Also, St. Paul’s is dedicating the new gymnasium at their school, which will include a visit from the Archbishop of Newark. Yesterday, I participated in a conference with the Mahwah

Chamber of Commerce on shared services. There were some very good points raised about shared services, which was started by local municipalities, not Trenton.

H. BOROUGH ATTORNEY – Peter A. Scandariato, Esq. No comments.

I. BOROUGH ADMINISTRATOR – Nicholas C. Saros

I would like to thank all of those who were involved with Ramsey Day, especially all of the non-profit groups who spent so much time organizing their booths and attending the meetings. The DPW did a great job and my thanks to the staff here at Borough Hall, and especially to Rennie Pincus and Helene Cohen. The businesses gave out all of their information, as well.

J. BOROUGH CLERK – Meredith Bendian No comments.

VIII. PUBLIC COMMENT

Not seeing anyone who wished to speak, Mayor closed the public comment.

IX. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION OF ORDINANCES

[Ordinance 12-2008 An ordinance amending and supplementing the code of the](#) Borough of Ramsey, Bergen County, New Jersey and more specifically Chapter XIII therefore entitled Building and Housing so as to establish Section 13-16 entitled, R-1, R-2, R-3 and R-4 residential zone district rental property as well as B1 and B1A business zone districts

Resolution by Nalbandian, seconded by Jachzel

BE IT RESOLVED that an ordinance entitled: AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF RAMSEY, COUNTY OF BERGEN, AND STATE OF NEW JERSEY, AND MORE SPECIFICALLY CHAPTER XIII THEREOF ENTITLED BUILDING AND HOUSING SO AS TO ESTABLISH SECTION 13-16 ENTITLED, R-1, R-2, R-3, AND R-4 RESIDENTIAL ZONE DISTRICT RENTAL PROPERTY AS WELL AS B1A BUSINESS ZONE DISTRICTS having been brought up for public hearing and all persons interested having been given an opportunity to be heard, pass final reading by title, and that said ordinance be adopted as an ordinance of the Borough of Ramsey; and

BE IT FURTHER RESOLVED that the Borough Clerk be, and she hereby is, directed to cause a copy of the title of said ordinance to be published in an official newspaper of the Borough in the manner provided by law, together with a notice of the date of introduction and adoption of said ordinance.

Mrs. Hildebrand, 331 Joshua Drive, Wyckoff, N.J. stated that she and her brother own the property at 62 Darlington Avenue. We didn't find out about this ordinance until this evening when a tenant telephoned her. Councilman Nalbandian stated that this is essentially a registration ordinance as well as an inspection ordinance regarding

residential properties. The general purpose of the ordinance is to maintain the integrity of our zoning as well as enhance public safety and health. Basically, people are taking single-family homes and turning them into boarding houses. It creates a health and safety issue. A lot of municipalities are adopting similar ordinances. Homeowners will be required to register with the Borough and there will be a nominal fee. It will be on an annual basis. Mayor stated that this ordinance will not impact the existing zoning to allow a two-family house. This will allow us to do inspections to make sure that there are not more than two families living in a two-family house. Mrs. Hildebrand asked about two couples living in the same unit. Mayor stated that that would have to be addressed by the Zoning Officer. Borough Attorney stated that it would depend on specific circumstances.

Not seeing anyone else who wished to speak, Mayor closed the public hearing. Councilman Nalbandian stated that minor modifications had been made, based on the review by the Planning Board. Mayor expressed his appreciation to Councilman Nalbandian for his work on this ordinance. Councilman Jones stated that this ordinance encompasses many variables from every department in the Borough and our Attorney has done a tremendous job in compiling the information that was presented to him. I think it is all encompassing and it will be a very welcome change for the town.

AYES: Dillon, Jachzel, Jones, Nalbandian, Siemsen, Vozeh NAYS: None

[Ordinance 13-2008 An ordinance amending ordinance 28-2007 so as to increase the sum appropriated to \\$280,000.00 for various improvements at the Borough of Ramsey Municipal Building \(Carried to the next meeting\).](#) Mayor stated that the hearing notice was not published in the newspaper.

X. INTRODUCTION OF ORDINANCES - None

XI. UNFINISHED BUSINESS - None

XII. NEW BUSINESS

Resolution by Vozeh, seconded by Siemsen

184-2008 Resolution: Authorizing B & G to do removal of asbestos on the existing boiler in the basement of Borough Hall

185-2008 Resolution: Authorizing PMK Group to monitor the work of B & G
for the removal of asbestos from the boiler in the basement
of Borough Hall

AYES: Dillon, Jachzel, Jones, Nalbandian, Siemsen, Vozech NAYS: None

XIII. ADJOURNMENT

Motion by Nalbandian to adjourn to executive session, seconded by Jones. Motion carried.

Meredith Bendian
Borough Clerk