



BOROUGH OF FAIR LAWN  
MAYOR AND COUNCIL REORG  
**MINUTES**

**REORGANIZATION MEETING OF JANUARY 4, 2022**

**TOWN CRIER**

Town Crier Tim Yuskaitis called the meeting to order at 7:02 p.m. and made the following statement: My fellow Americans, this Country of ours is for the people and by the people. The United States of America is a republic, it is a democracy and as such, we the people gather each November in the election of our officials in government. We thank these people for exercising their voting privilege. Today, January 4th in the year of our Lord 2022, the good citizens of this beautiful town of Fair Lawn celebrate this election process by the installation of their elected officials. May God grant these honorable persons the wisdom, stamina, courage and devotion to duty for surely they will carry the torch of freedom and stand guard over this community's well-being. Thank you and May God bless America.

**HONOR GUARD PRESENTED THE COLORS**

**FLAG SALUTE BY CHILDREN OF THE GOVERNING BODY**

**INVOCATION BY RABBI RACHEL SALSTON**

**RETIREMENT OF COLORS OF POLICE HONOR GUARD**

**STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT**

In accordance with the Open Public Meetings Act, adequate notice of this meeting, giving the time, date and information for accessing this public meeting, was sent to 'The Record' on December 30, 2021, was posted on the bulletin board located on the 1st floor of the Municipal Building, was filed in the Office of the Municipal Clerk, and was posted on the Borough's website.

**SWEARING IN OF COUNCILMEMBER ELECT ROTTENSTRICH**

Former Mayor and Assemblywoman Lisa Swain performed the swearing in of re-elected Councilmember Rottenstrich.

**SWEARING IN OF COUNCILMEMBER ELECT REINITZ**

Councilmember Peluso swore in re-elected Councilmember Josh Reinitz via the phone because he could not be there in person.

**PRESENT:** Councilmembers Cutrone, Krause, Rottenstrich and Peluso.

**ABSENT:** Councilmember Reinitz

**ALSO PRESENT:** Manager Van Kruijning, Acting Municipal Clerk Magarelli, Deputy Municipal Clerk Goddel and Borough Attorney Verrone.

**NOMINATION OF MAYOR**

Councilmember Rottenstrich nominated Councilmember Peluso as Mayor. Councilmember Cutrone seconded the nomination.

**ELECTION OF MAYOR**

There being no further nominations, the time for nominations was closed. Upon motion by Councilmember Krause and a second by Councilmember Rottenstrich, Councilmember Peluso was unanimously elected Mayor for the year 2022.

**NOMINATION OF DEPUTY MAYOR**

Councilmember Peluso nominated Councilmember Cutrone as Deputy Mayor. Councilmember Krause seconded the nomination.

**ELECTION OF DEPUTY MAYOR**

There being no other nominations, the time for nominations was closed. Upon motion by Councilmember Rottenstrich and a second by Councilmember Krause, Councilmember Cutrone was unanimously elected Deputy Mayor.

**NOMINATION OF DEPUTY MAYOR OF COMMUNITY AFFAIRS**

Councilmember Cutrone nominated Councilmember Krause as Deputy Mayor of Community Affairs, Councilmember Peluso seconded the nomination.

**ELECTION OF DEPUTY MAYOR OF COMMUNITY AFFAIRS**

There being no other nominations, the time for nominations was closed. Upon motion by Councilmember Rottenstrich and a second by Councilmember

Cutrone, Councilmember Krause was unanimously elected Deputy Mayor of Community Affairs

### **SWEARING IN OF MAYOR AND DEPUTY MAYORS**

Former Mayor and Assemblywoman Lisa Swain performed the swearing in of Councilmember Peluso as Mayor.

Borough Attorney Judy Verrone performed the swearing in of Councilmember Cutrone as Deputy Mayor.

Assemblyman Chris Tully performed the swearing in of Councilmember Krause as Deputy Mayor of Community Affairs.

### **NEWLY ELECTED MAYOR ASSUMES THE CHAIR**

#### **PRESENTATIONS**

Bergen County Commissioner Tracy Zur presented a WE-DO Certificate of Commendation to Councilmember Rottenstrich.

County Commissioners presented a certificate to the re-elected Councilmember Rottenstrich and Councilmember Reinitz.

Assemblywoman Lisa Swain and Assemblyman Chris Tully present a proclamation to Councilmember Rottenstrich and Councilmember Reinitz

#### **COUNCIL REMARKS**

##### **REMARKS OF COUNCILMEMBER ROTTENSTRICH:**

Councilmember Rottenstrich congratulated Mayor Peluso on his new term as Mayor. She is honored to be continuing her work with him, Deputy Mayor Cutrone and Deputy Mayor of Community Affairs Krause. She congratulated her running mate, Councilmember Reinitz, on his re-election. She is so sorry he couldn't be there that night. She thanked everyone on the dais. She thanked the residents of Fair Lawn for allowing her to continue to serve on this Council. She thanked her husband and her boys for all of their support and for understanding how important it is to her to serve her community. She thanked her wonderful friend Assemblywoman Swain for swearing her in, she has been her mentor and inspiration. She thanked all her friends who attended and those who couldn't

attend, they have been with her every step of the way for the last five years. She is also eternally grateful to the Fair Lawn Democratic Organization and its president Joan Goldstein, for all the hard work they put in to make their campaign a success. She also thanked their campaign manager, Larisa Mendez-Downes, for her service to our community and her advocacy for common sense gun laws and reproductive rights.

She stated that in the four years since she and Josh were first elected, their community has faced many difficult challenges, including the COVID pandemic, social and political divisions and damage from tropical storm Ida. In each instance, we faced the challenges head on and have come together as a community. She is sometimes accused of being overly optimistic about Fair Lawn. It's not because she doesn't see the problems we face, it is because she has confidence in our ability to recognize problems and work towards solutions, regardless of how long and difficult the process may be. The issues that we have been focusing on for the last four years and will continue to focus on are pedestrian safety, water quality, loss of our shade tree canopy, health of our environment and caring for our residents in need. She believes working together with our Borough Manager, Borough Employees, First Responders and volunteers will make Fair Lawn a stronger, healthier and more unified community.

While our mission as a Council is focusing on creating the best possible future for Fair Lawn, we can't ignore the backdrop of national issues. This Thursday marks the one year anniversary of the attack on the US Capitol. When she decided to run for office five years ago, she was motivated, at least in part, by the Women's March on January 21, 2017, when millions of women marched peacefully to express their disappointment of the outcome of the 2016 election. In contrast, on January 6, 2021 thousands of people violently assaulted the seat of our democracy and the Capitol Officers whose mission was to defend it. Over 150 officers were injured and 5 people died as a result of the attack. It was an attack against our system of democracy. We must all come together, regardless of our political party, to defend our democracy and the right of every citizen to vote in fair and free elections. After being a wife and a mother, the most important thing to her is being an American. That is why she ran for office in 2017 and ran for re-election in 2021. Because this country, which her grandparents came to as refugees still, she believes, offers the brightest hope for our future. We need to come together, take care of each other and get to the end this pandemic. For the sake of our parents, children and our front line health care workers who continue to bear the brunt of COVID. Please don't forget our Healthcare Hero's, as the emergency rooms are inundated and our ICU's are filled with patients again. Please get vaccinated, get your booster shots, and wear your masks. The most positive note she can end on and most obvious one, after everything we have been through the last few years, we are still here. Thank you for allowing us to continue to serve you.

**REMARKS OF DEPUTY MAYOR OF COMMUNITY AFFAIRS KRAUSE:**

He wished everyone a Happy New Year. He thanked everyone who was involved in making tonight's meeting special. He wished Councilmember Reinitz and his family well and thanked them for making the selfless and hard decision not to attend tonight, where they rightly deserve to be recognized. He is very grateful to start 2022 as Deputy Mayor of Community Affairs. He is hoping 2022 will be remembered as the year we started the process of reclaiming what it feels like to live in a vibrant and giving community that we call home. We were not able to hold every event we normally would have in 2021 and many of these events came with some changes but every event we were able to hold was met with record enthusiasm with our residents. These events are all special memories for me and will always hold on to them. We were able to get back to simple activities like seeing loved ones in person, going out to restaurants or picking our children up from school. He thanked the Borough Manager and Borough employees for all their hard work on making sure these events happened. He asks that everyone to continue to do all they can to prevent the spread of COVID.

He congratulated Councilmember Rottenstrich and Councilmember Reinitz for their re-election to the Council. He is proud to have voted for Mayor Peluso and Deputy Mayor Cutrone for their continued presence and the excellent work they have done and will continue to do. He thanked the Clerk and Deputy Clerk for all their hard work on the 2021 election.

He is grateful to his wife, Meredith, and their two sons, Cameron and Lucas. He is also lucky to have his Mother in-law and Father in-law to support him. It would be impossible to be giving back to their community if he didn't have special people in his life giving him so much to work for. He thanked all the families for their love and support which plays a big role in all the work that they do. He is grateful to the Council for their trust in making him the Deputy Mayor of Community Affairs and he looks forward to working with them to benefit our residents.

**REMARKS OF DEPUTY MAYOR CUTRONE:**

She thanked all her colleagues on the Council for having the faith in her to assume the role of Deputy Mayor for a second year. She thanked Attorney Verrone for swearing her in tonight.

She congratulated Councilmember Rottenstrich and Councilmember Reinitz on their resounding victories. She never had a doubt that our voters would reward their hard work and dedication to our community with another four years. Your commitment to our town is inspiring and your friendship means so much.

She thanked her family for all their continued love and support and, in particular, her husband Steve and two children, Cole and Nora. She feels incredibly lucky to have them and appreciates their faith in her. She thanked them for sharing her with their community and for always being the bright light in each of her days.

She spoke about all the challenges we all had to face this past year. Tonight the absence of two women, whom she lost this year, weighs heavy on her because they would have been to see her be sworn-in. She offered her condolences to everyone who has lost a loved one during this pandemic. We continue to combat inaccurate information about vaccines and mask use, we've seen yet again how preventable gun violence has killed more children in our schools and in their homes, and we continue to fight to protect our democracy and our constitution from those who no longer see its value.

She has found that when the feeling of giving up is greater than the push to fight she is drawn to the words of Hillary Clinton, "Do all the good you can, for all the people you can, in all the ways you can, for as long as you can." It is that mantra that immediately reminds her of all the good of 2021 and all the hope she has for 2022.

She spoke about how proud she is of the way the community came together to protect one another in the face of this pandemic. Fair Lawn currently has a 91% vaccination rate amongst its adult population which is a great symbol of how much we care about each other. She spoke about how some of our neighbors spent countless hours helping fellow residents navigate and secure vaccine appointments. She is proud of how our young people stepped up to help our special needs population and our older adults. We saw neighbors helping neighbors and our emergency service personnel go above and beyond to help families who lost so much from the flooding brought by Hurricane Ida. We saw a community rally behind families who faced a parent's worst nightmare, children being diagnosed with cancer and other serious illnesses and recovering from devastating car accidents.

And as a council, even in times of what seemed like insurmountable hurdles, we've continued to remember Clinton's mantra. We secured another year of

grant funding to expand our Age-Friendly initiative so that we continue to make Fair Lawn a place where our seniors can age-in-place. We focused on making our streets safer by working closely with our state and county partners to make vaccines accessible to anyone in our community and we utilized our food pantry and human services trust fund to help those who needed it most. We raised the Pride flag at borough hall for the first time. We passed another budget without raising taxes and through diligence and hard work, have put the borough in the best financial position it has ever been in. And we did all of this together. We did this with the help of our professionals, with robust discussions and research, and, most importantly, with the input of our residents. She looks forward, with optimism that together we can do all the good we can, for all the people we can, in all the ways we can, for as long as you can. Happy New Year, stay healthy, safe and get vaccinated and boosted.

#### **REMARKS OF MAYOR PELUSO:**

He thanked Town Crier Tim Yuskaitis and said we are very fortunate to have him here in Fair Lawn. He thanked Rabbi Rachel Salston for welcoming everyone with prayer. He knows Pastor Deric Taylor will do a phenomenal benediction, as he always does. He thanked the Honor Guard who took the time to come in and honor us with their presence.

He thanked Assemblywoman Lisa Swain for swearing him in and said that we are so fortunate to have her in Fair Lawn. He also thanked Assemblyman Chris Tully who always has time for Fair Lawn. He thanked Commissioner Tracy Zur and Commissioner Amoroso who are always here for Fair Lawn. He thanked his wife, Linda and his children for sharing him with the rest of the community. Lastly, he thanked his parents for always being there for him. He wanted to acknowledge them and let them know that he is extremely proud of them always giving him their support.

He stated that it has been an honor to serve with this Governing Body and that they are very special to him. He loves the discussions and how everyone is always so well prepared and thoughtful. He is also happy to see all the families of the Governing Body in the audience today.

Lastly, he would like to thank the Borough of Fair Lawn, it has been an honor serving as a Councilmember, Deputy Mayor and now Mayor. He is so proud of where we are right now as a community. When he was growing up in this town we were seeing an exodus, we were closing down elementary schools, middle schools and many businesses were closing. Now we are seeing the reverse

happening. We are now seeing people moving in the town in massive numbers. We are seeing people who used to leave Fair Lawn for Wyckoff and Glen Rock now staying in Fair Lawn. Instead they are building up on their houses and re-investing in this community. We are seeing our bond rating the highest it's been with an AAA bond rating for the first time. We are seeing four years of zero percent tax increases because we are re-investing in this community in a smart way. We are seeing businesses thrive in this community. That is something we should all be proud of. He is so fortunate to have so much wonderful input from our Boards and Committees, Borough Manager, Professionals, Borough Attorney, clerks and the all the residents of Fair Lawn. Fair Lawn is a community that likes to be heard and we are always listening and do what's best for the people. He looks forward to continuing to do that for the next few years.

### **MAYOR'S APPOINTMENTS**

Mayor Peluso read the following appointments:

- a. Library Trustee – Ilene Laufer (Mayor's Designee)
- b. Library Trustee – Patty Bontekoe
- c. Board of Education Shared Service Liaison – Councilmember Reinitz, Councilmember Rottenstrich
- d. Historic Preservation Commission, Class A Member – Felice Koplik
- e. Historic Preservation Commission, Class B Member – Richard Ball
- f. Planning Board Mayor's Designee – Larry Metzger
- g. Planning Board Class II Member – Grant King

### **MANAGER'S APPOINTMENTS**

Manager Van Kruijning announced the following three year appointment effective January 1, 2022 to December 31, 2024:

- a. Emergency Management Coordinator – Wendy Alvarez, CEM

Manager Van Kruijning announced the following yearly appointments effective January 1, 2022 to December 31, 2022:

- a. Municipal Prosecutor Elsbeth J. Crusius, Esq.
- b. Public Defender Navarro Gray, Esq.
- c. Alternate Public Defender Carl Spector, Esq.
- d. Second Alternate Public Defender – Eric A. Douglas, Esq.
- e. Rent Leveling Board Attorney, Steven H. Cohen, Esq.



**PUBLIC COMMENTS ON CONSENT AGENDA 1-2022, 2-2022 & 3-2022 ITEMS ONLY**

Upon motion by Deputy Mayor of Community Affairs Krause and a second by Deputy Mayor Cutrone, the time for public comments on Consent Agenda items only was opened.

There being no comments from the public, upon motion by Deputy Mayor Cutrone a second by Councilmember Rottenstrich, the time for public comments was unanimously closed.

**RESOLUTIONS BY CONSENT 1-2022 COUNCIL APPOINTMENTS:**

Upon motion by Councilmember Rottenstrich and a second by Deputy Mayor of Community Affairs Krause, Consent Agenda #1-2022 containing the following items was unanimously passed.

- a. Resol. No. 1-2022 - Professional Services – Real Estate Appraiser: McNerney & Associates, Inc.
- b. Resol. No. 2-2022 - Professional Services - Municipal Auditor: Wielkotz & Company LLC
- c. Resol. No. 3-2022 - Professional Services - Environmental Consultant: CME Associates
- d. Resol. No. 4-2022 - Professional Services – Municipal Planner of Record: CME Associates
- e. Resol. No. 5-2022 - Professional Services - Open Space /Green Acres Planner: CME Associates
- f. Resol. No. 6-2022 - Professional Services – Licensed Land Surveyor: Neglia Engineering Associates
  
- g. Resol. No. 7-2022 - Professional Services – Public Health Nursing Services: Health Awareness Regional Program, Hackensack University Medical Center, Hackensack Meridian Health
- h. Resol. No. 8-2022 - Professional Services - Loss Control Services: J.A. Montgomery Risk Control
  
- i. Resol. No. 9-2022 - Professional Services - Employee and Emergency Service Volunteer's Physicals: Valley Health System
- j. Resol. No. 10-2022 - Professional Services – Risk Manager/ Insurance Consultant Services: Professional Insurance Associates, Inc. a Division of World Insurance Associates
- k. Resol. No. 11-2022 - Professional Services – Health Benefits Coordinator & Consulting Services: P.I.A. Security Programs, Inc. a Division of World insurance Associates
- l. Resol. No. 12-2022 - Professional Services - Disciplinary Action Officer:

- Joseph L. Verruni
- m. Resol. No. 13-2022 - Professional Services - Grant Writing Services: Millennium Strategies, LLC
  - n. Resol. No. 14-2022 - Professional Services - Municipal Engineering Services: CME Associates
  - o. Resol. No. 15-2022 - Fire Officers
  - p. Resol. No. 16-2022 - Liaison to Fire Board
  - q. Resol. No. 17-2022 - Liaison to the Community Center
  - r. Resol. No. 18-2022 - Liaison to Alliance for Substance Abuse Prevention
  - s. Resol. No. 19-2022 - Liaisons to RRIC, BIC, EDC
  - t. Resol. No. 20-2022 - Environmental Commission
  - u. Resol. No. 21-2022 - Green Team Advisory Committee / Open Space Committee
  - v. Resol. No. 22-2022 - Planning Board
  - w. Resol. No. 23-2022 - Zoning Board
  - x. Resol. No. 24-2022 - Rent Leveling Board
  - y. Resol. No. 25-2022 - Property Maintenance / Facelift Committee
  - z. Resol. No. 26-2022 - Fair Lawn Borough Gardens Committee
  - aa. Resol. No. 27-2022 - Shade Tree Advisory Committee
  - bb. Resol. No. 28-2022 - Fair Lawn Arts Council
  - cc. Resol. No. 29-2022 - Holiday Celebrations Committee
  - dd. Resol. No. 30-2022 - Senior Citizen Advisory Committee
  - ee. Resol. No. 31-2022 - Public Action Compliance Officer
  - ff. Resol. No. 32-2022 - Appointment of Joint Insurance Fund Commissioner
  - gg. Resol. No. 33-2022 - Fair Lawn Recreation Facility Review Committee
  - hh. Resol. No. 34-2022 - Special Class I Law Enforcement Officers
  - ii. Resol. No. 35-2022 - Special Class III Law Enforcement Officers
  - jj. Resol. No. 36-2022 - Municipal Finance Committee
  - kk. Resol. No. 37-2022 - Appointment of Borough Historian – John Cosgrove
  - ll. Resol. No. 38-2022 - Fair Lawn Community Garden Committee
  - mm. Resol. No. 39-2022 - Community Relations Advisory Committee
  - nn. Resol. No. 40-2022 - Shared Services Agreement with the Bergen County Department of Health for Animal Control Services
  - oo. Resol. No. 41-2022 - Municipal Housing Liaison

## RESOLUTIONS BY CONSENT 2-2022

Upon motion by Deputy Mayor of Community Affairs Krause and a second by Deputy Mayor Cutrone, Consent Agenda #2-2022 containing the following items was unanimously passed.

- a. Resol. No. 42-2022 - Professional Services – Workers' Compensation Attorney: Ronald P. Mondello, Esq.
- b. Resol. No. 43-2022 - Professional Services – Comprehensive General Liability (CGL) Attorney: DeCotiis, FitzPatrick, Cole & Giblin, LLP
- c. Resol. No. 44-2022 - Professional Services - Bond Counsel: DeCotiis,

- FitzPatrick, Cole & Giblin, LLP
- d. Resol. No. 45-2022 - Professional Services - Borough Attorney: DeCotiis, FitzPatrick, Cole & Giblin, LLP
  - e. Resol. No. 46-2022 - Professional Services - Labor Counsel: Cleary Jacobbe Alfieri Jacobs, LLC
  - f. Resol. No. 47-2022 - Professional Services – Tax Appeal Attorney: Ronald P. Mondello, Esq.
  - g. Resol. No. 48-2022 - Professional Services - Alternate Prosecutor Appointment– The Law Firm of Kelly M. Reyes, Esq., LLC

### **RESOLUTIONS BY CONSENT 3-2022**

Upon motion by Deputy Mayor Cutrone and a second by Deputy Mayor of Community Affairs Krause, Consent Agenda #3-2022 containing the following items was unanimously passed.

- a. Resol. No. 49-2022 - Adopting a Form required to be used for the Filing of Notices of Tort Claims against the Borough in Accordance With the Provisions of the New Jersey Tort Claims Act, N.J.S.A.59:8-6- need updated form?
- b. Resol. No. 50-2022 – Authorizing the Purchase of Ammunition and Related Supplies from Eagle Point Gun/TJ Morris & Son Under State Contract
- c. Resol. No. 51-2022 - Cash Management Plan
- d. Resol. No. 52-2022 - Official Newspapers
- e. Resol. No. 53-2022 - Temporary Budget
- f. Resol. No. 54-2022 - Petty Cash
- g. Resol. No. 55-2022 - Tax Assessment Interest
- h. Resol. No. 56-2022 - Affirming the Borough's Civil Rights Policy
- i. Resol. No. 57-2022 - Defending Tax Appeals
- j. Resol. No. 58-2022 - Annual Sale of Delinquent Taxes
- k. Resol. No. 59-2022 - Adopting Policy and Procedures Manual
- l. Resol. No. 60-2022 – Authorizing Execution of an Agreement with Isaac D. Kremer of Civitas Dev., LLC for Economic Development and Downtown Services
- m. Resol. No. 61-2022 - Interlocal Agreement Bergen County Law Enforcement Mutual Aid
- n. Resol. No. 62-2022 - Resolution Authorizing Refund of Property Tax Overpayment
- o. Resol. No. 63-2022 - Authorizing Maintenance Hosting Contract Edmunds
- p. Resol. No. 64-2022 – Awarding Professional Services for Childhood Immunization
- q. Resol. No. 65-2022 - Ethics Board Appointments
- r. Resol. No. 66-2022 – Health Advisory Board Appointments

**PUBLIC COMMENTS**

Upon motion by Deputy Mayor of Community Affairs Krause and a second by Deputy Mayor Cutrone the time for public comments was unanimously opened.

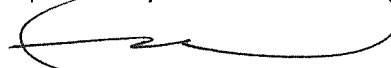
Pam Coles, 13-34 George Street, congratulated the Council for working together. She questioned if the notifications that were requested by the Council of the Borough Manager Van Kruiningen was an overreach of our government. Attorney Verrone explained that the Council requesting the Borough Manager to notify them of various events and road closures is clearly within the bounds of the Faulkner Act. Manager Van Kruiningen explained that this policy has been in place for over four years and the discussion was just to expand the type of notifications they received from him. They created their own group texting which is working very well.

There being no comments, upon motion by Councilmember Rottenstrich and a second by Deputy Mayor of Community Affairs Krause the time for public comments was unanimously closed.

**BENEDICTION BY PASTOR DERIC TAYLOR****ADJOURNMENT**

Upon motion by Councilmember Cutrone and second by Councilmember Krause, the meeting was adjourned at 8:10 p.m.

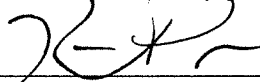
Respectfully submitted,



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Nicholas J. Magarelli  
Acting Municipal Clerk

The undersigned have read and approve the foregoing minutes.



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Mayor Kurt Peluso