WORK SESSION
NOVEMBER 5, 2026

In compliance with Chapter 231, OPEN PUBLIC MEETINGS ACT of the State of New Jersey, adequate notice has been given to all members of the Governing Body, the “Local Source” and the "Westfield Leader" the two newspapers designated to receive such notice. The notice is posted on the Borough Hall bulletin board.

Mayor Paul N. Mirabelli called the meeting to order at 7:32 P.M.

PRESENT: Mayor Mirabelli, Council President Matejek, Councilwoman Pacifico, Councilman Rinaldo, Councilman Van Deusen (by phone), Councilwoman Wass, Attorney Post and Administrator Mortimer. Also present were CFO Justyna Diaz, Senior Coordinator Kim Moriak, Recreation Director Frank Masella, Fire Official James Pisauro, Construction Official Jerry Eger, Police Chief Joseph Giannuzzi and DPW Director Matthew DeAnna. Councilman Dierkes was absent.

Discussion was held regarding amending Resolution 10-2026. The 2026 professional services contract with Post, Polak, P.A. will exceed the threshold of $275,000. The new not to exceed threshold must be increased to $350,000. The proper resolution will be prepared for the next meeting.

Discussion was held regarding department appointments. The appointments include a per diem SLEO Officer and Recreation Program Coordinator. The proper resolution for recreation will be prepared for the next meeting.

The following resolution was introduced by Councilwoman Pacifico and seconded by Councilman Matejek.

RESOLUTION 132-2026

WHEREAS, the Governing Body of the Borough of Mountainside wishes to appoint Thomas Keegan to the position of Class II Special Law Enforcement Officer.

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Mountainside that Thomas Keegan be and he hereby is appointed to the position of Class II Special Law Enforcement Officer at an hourly rate of $37.50 with an effective date of November 6, 2026 and subject to a satisfactory psychological background and physical.

Roll call: Ayes: Matejek, Pacifico, Rinaldo, Van Deusen, Wass. Nays: 0.

Discussion was held regarding a request from the Tax Collector to authorize tax refunds due to duplicate payments. The proper resolution will be prepared for the next meeting.

A motion was made to approve applications from Springfield NJ Baseball League, Inc. for a bingo and 50/50 on premise draw raffle. The Council unanimously approved the motion.

Discussion was held regarding authorization to approve a payroll services agreement with ADS. The Council approved the proposal from Action Data Services to continue providing payroll and accounting services to the Borough, effective January 1, 2027. The proper resolution will be prepared for the next meeting.

Discussion was held regarding the Governor's best practices inventory questionnaire. The inventory is designed to provide standards by which local government officials can assess how we are conducting business as compared to other towns to find cost effective ways of providing services. Municipalities need to meet an established percentage of the checklist items to receive some or all of their state aid payment. The borough received an overall score of 41 entitling Mountainside to 100% of the allotted aid.

Discussion was held regarding requirements for CCO's and CO's. The Council discussed a prior change to the Uniform Construction Code (UCC) that eliminated the automatic state mandate for fire extinguishers during Certificate of Continued Occupancy (CCO) resale inspections, leaving the requirement to the discretion of individual municipalities. Fire Official James Pisauro and Construction Official Jerry Eger both recommended that Mountainside not require fire extinguishers, noting that residents should evacuate the premises rather than attempt to fight a fire. Borough Attorney Post stated that he does not believe the Borough's current ordinance mandates fire extinguishers, but confirmed he will review the code and draft a revision to remove the requirement if necessary.

Discussion was held regarding a request from the Finance Officer for a Chapter 159 resolution to include special item of revenue into the 2026 municipal budget from the Watts Foundation for Fitness Programs ($2,700). The proper resolution will be prepared for the next meeting.

Discussion was held regarding the cancellation of unexpended and unneeded balances of capital improvement authorizations. These appropriation balances remain available from projects that have been completed or for which the remaining funds are no longer necessary and may be returned to the capital improvement fund. The proper resolution will be prepared for the next meeting.

Discussion was held regarding an emergency purchase. The Borough considered emergency authorization to restore electrical service at the Mountainside Library, which has been without power since an underground electrical failure and fire. The proposed work includes installation of a new 3-phase, 400-amp underground service and associated trenching, at an estimated total cost of $68,700.00. Authorization was requested to expedite procurement and allow work to begin. The status on the roof project is scheduled for completion by the end of the month. The proper resolution will be prepared for the next meeting.

Discussion was held regarding authorization to apply for Community Development Block Grant 53. The Senior Coordinator will apply for automatic doors for the community room and second floor entrance. The appropriate resolution will be prepared for consideration at the next meeting.

Discussion was held regarding complete disabled veteran exemption for Block 15.04, Lot 6. The disabled veteran was approved for full exemption by the state. The proper resolution will be prepared for the next meeting.

Discussion was held regarding a request from the Tax Collector for the tax sale redemption of 164 Chipmunk Hill. It is requested that the Finance Officer be authorized to issue a check to the lien holder for the redemption of this tax lien. DPW Director recommended an ordinance that addresses property maintenance. The proper resolution will be prepared for the next meeting.

Discussion was held regarding Karen Bandics final employee payout. The recreation secretary has retired and is entitled to unused comp and vacation time in the sum of $4,130.77. The resolution will be prepared for the next meeting.

The following resolution was introduced by Councilwoman Wass and seconded by Councilwoman Pacifico.

RESOLUTION 133-2026

WHEREAS, the Municipality recognizes the importance of providing safe, decent, and affordable housing opportunities for its residents; and

WHEREAS, the Municipality established an Affordable Housing Trust Fund to support the development, preservation, rehabilitation, and availability of affordable housing; and

WHEREAS, the Municipality has prepared an Affordable Housing Trust Fund Spending Plan for Fiscal Years 2025 -2034, identifying proposed programs, projects, and expenditures consistent with the purposes of the Trust Fund; and

WHEREAS, the Governing Body has reviewed the proposed Spending Plan and finds that its implementation will advance the Municipality's affordable housing goals and serve the public interest;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Municipality as follows:

1. Approval. The Affordable Housing Trust Fund Spending Plan for Fiscal Years 2025-2034, attached hereto as Exhibit A, is hereby approved.
2. Authorization. The appropriate municipal officials are authorized to administer the Spending Plan and expend Trust Fund monies in accordance with the approved allocations, applicable laws, and Trust Fund requirements.
3. Administration and Reporting. The appropriate municipal officials shall oversee implementation, maintain appropriate financial records, and provide reports to the Governing Body regarding expenditures and program activities.
4. Effective Date. This Resolution shall take effect immediately upon adoption.

Roll call: Ayes: Matejek, Pacifico, Rinaldo, Van Deusen, Wass. Nays: 0.

BILL & CLAIMS:

The following resolution was introduced by Councilwoman Pacifico and seconded by Councilman Rinaldo.

BE IT RESOLVED by the Mayor and Council of the Borough of Mountainside that the following bills of the persons named and for the amounts stated below, having been duly audited and found to be correct this 5th day of November 2026, the same be paid after Council's review, if and when funds are available and that the Mayor, Council President, Administrator and Treasurer are hereby authorized and directed to sign and deliver warrants for same in the amount of $176,690.92 (Copy of bill list attached).

Roll call: Ayes: Matejek, Pacifico, Rinaldo, Van Deusen, Wass. Nays: 0.

AUDIENCE PARTICIPATION:

Hearing no one wishing to speak, the public portion of the meeting was closed.

Upon motion by Councilman Matejek and a second by Councilwoman Pacifico, the following resolution to adjourn to closed session was unanimously adopted:

WHEREAS, the Open Public Meetings Act of the State of New Jersey permits the public to be excluded from certain matters to be discussed by the Governing Body; and

WHEREAS, the Mayor and Council desire to discuss litigation which are matters where the exclusion of the public is permitted; and

WHEREAS, public disclosure of the results of this discussion will be made as soon as the matters discussed have been resolved by the Governing Body of the Borough of Mountainside;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Mountainside that the aforesaid matters shall be discussed in closed session upon adoption of this resolution.

Meeting adjourned to closed session at 8:03 P.M.

The meeting was recalled to public session at 8:20 P.M.

Upon motion by Councilwoman Pacifico and a second by Councilwoman Wass, the meeting was unanimously adjourned.

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Martha Lopez, RMC
Borough Clerk