

TOWNSHIP OF HILLSIDE  
CAUCUS-REGULAR MEETING OF THE TOWNSHIP COUNCIL  
MINUTES

September 25, 2025 @ 6:30pm \*Agenda subject to change\*

This Meeting was called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was sent to the Star Ledger and the Union County Local Source. In addition, copies of notice were posted on the bulletin board in the Municipal Building, on the Town Hall doors, and filed in the Office of the Township Clerk. Notices on the bulletin board have remained continuously posted. Proper notice having been given; the Acting Township Clerk is directed to include this statement in the minutes of this meeting.

DATE: September 25, 2025 Time: 8:16PM

FLAG SALUTE: Robert Rios

PRESENT: Council Member Lisa Bonanno  
Council Member David Feuerstein  
Council Member Angela Garretson (Left @ 8:22pm)  
Council Member Daryl Joyner  
Council Vice President Robert Rios  
Council President Craig Epps (On the Phone 8:30pm – Off @ 8:32pm)

ALSO PRESENT: Glynn Jones, CFO  
Hope Smith, Business Administrator  
Rayna E. Harris, Township Clerk

EXCUSED: Council Member Andrea Hyatt

ABSENT: Gracia Montilus, Township Attorney  
Brook Nieves, Deputy Township Clerk  
Alfuquan Hardy – Recreation Director  
Anthony Russomann, DPW Director

Statement of Public Notice  
Read By: Rayna E. Harris, Township Clerk

**PROCLAMATIONS- National Hispanic American Heritage Month;** read by Council Vice President Rios

**PAYMENT OF BILLS – September 25, 2025**

Motion by Council Member Joyner; Seconded by Council Member Feuerstein  
All Council Members voted with the Affirmative. **Motion Carries**

**CY 2025 BUDGET AMENDMENT INTRODUCTION**

**R-25-202 Resolution to Amend the 2025 Budget**

**Motion to OPEN Public Comments by Council Member Feuerstein; Seconded by Council Member Bonanno, All-In-Favor**  
None

**Motion to CLOSE Public Comments by Council Member Joyner; Seconded by Council Member Feuerstein, All-In-Favor**  
Motion by Council Member Joyner; Seconded by Council Member Feuerstein

All Council Members voted with the Affirmative. **Motion Carries**

**RESOLUTION**

**R-25-195 Authorizing Emergency Temporary Budget Appropriation for Total Sum of \$1,582,209.00**

(Council President on the Phone 8:30pm – Off @ 8:32pm)

**WHEREAS**, an emergent condition has arisen wherein the appropriation set forth in the calendar year of 2025 temporary budget are insufficient to meet the financial obligation as set forth below and the payroll for municipal officers and employees; and

**WHEREAS**, the permanent budget for the calendar year 2025 has not yet been adopted; and

**WHEREAS**, the total emergency temporary resolution adopted for the calendar year 2025 pursuant to the provisions of N.J.S.A. 40A:4-20 is \$1,582,209.00 within the Appropriations “CAPS” and \$0 excluded from the “CAPS” for the Current Fund and, for a Grand Total of \$1,582,209.00; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township of Hillside, by (not less than two-thirds (2/3) of all members of thereof affirmatively concurring), that, in accordance with the aforementioned statute, the CFY 2025 temporary budget be and the same is hereby amended to provide for an additional emergency temporary appropriation in the total amount of \$1,582, 209.00 and distributed as follows:

| <b>Appropriations Within “CAPS”</b> |                    |                      |
|-------------------------------------|--------------------|----------------------|
| <b><u>Department</u></b>            | <b><u>Type</u></b> | <b><u>Amount</u></b> |
| Administration and Executive        | SW                 | \$9,000.00           |
| Administration and Executive        | OE                 | \$                   |
| Economic Development                | SW                 | \$4,750.00           |
| Economic Development                | OE                 | \$                   |
| Record Retention                    | OE                 | \$                   |
| Repair and Maintenance Contracts    | OE                 | \$                   |
| Township Clerk’s Office             | SW                 | \$9,500.00           |
| Township Clerk’s Office             | OE                 | \$                   |
| Advertising                         | OE                 | \$                   |
| Election                            | OE                 | \$                   |
| Township Council                    | SW                 | \$7,209.00           |
| Township Council                    | OE                 | \$                   |
| Financial Administration            | SW                 | \$19,000.00          |
| Financial Administration            | OE                 | \$                   |
| Annual Audit                        | OE                 | \$                   |
| Assessment of Taxes                 | SW                 | \$3,250.00           |
| Assessment of Taxes                 | OE                 | \$                   |
| Computer Services                   | OE                 | \$                   |
| Collection of Taxes                 | SW                 | \$5,500.00           |
| Collection of Taxes                 | OE                 | \$                   |
| Legal Service                       | SW                 | \$5,500.00           |
| Legal Service                       | OE                 | \$                   |
| Municipal Prosecutor                | SW                 | \$                   |
| Municipal Prosecutor                | OE                 | \$                   |
| Engineering Service                 | SW                 | \$                   |
| Engineering Service                 | OE                 | \$                   |

|  |    |              |
|--|----|--------------|
| Alcohol Beverage Control Board                   | OE | \$           |
| Buildings and Grounds                            | SW | \$           |
| Buildings and Grounds                            | OE | \$           |
| Planning Board                                   | SW | \$           |
| Planning Board                                   | OE | \$           |
| Zoning Cost                                      | SW | \$           |
| Zoning Cost                                      | OE | \$           |
| Postage  | OE | \$           |
| Unemployment Compensation                        | OE | \$           |
| Workman's Compensation                           | OE |              |
| Group Insurance Plan for Employee                | OE | \$750,000.00 |
| Insurance Other                                  | OE | \$           |
| NJSTDI   | OE | \$           |
| Fire   | SW | \$290,000.00 |
| Fire   | OE | \$           |
| Fire Ambulance Service                           | OE | \$           |
| Uniform Fire Safety Act (P.L 1983)               | SW | \$           |
| Uniform Fire Safety Act (P.L 1983)               | OE | \$           |
| Police   | SW | \$350,000.00 |
| Police   | OE | \$           |
| Traffic Lights                                   | OE | \$           |
| School Crossing Guards                           | SW | \$           |
| Garage Service & Repair                          | SW | \$3,500.00   |
| Garage Service & Repair                          | OE | \$           |
| Office of Emergency Management                   | SW | \$           |
| Office of Emergency Management                   | OE | \$           |
| Roads Repairs and Maintenance                    | SW | \$70,000.00  |
| Roads Repairs and Maintenance                    | OE | \$           |
| Garbage and Trash Collection                     | OE | \$           |
| Sewer System                                     | OE | \$           |
| Sewer Pumping Station                            | OE | \$           |
| Board of Health                                  | SW | \$6,700.00   |
| Board of Health                                  | OE | \$           |
| Dog License Regulation                           | OE | \$           |
| Community Recreation Committee                   | SW | \$9,000.00   |
| Community Recreation Committee                   | OE | \$           |
| Senior Citizens Program                          | SW | \$8,500.00   |
| Senior Citizens Program                          | OE | \$0.00       |
| Celebration of Public Events- Mayor              | OE | \$           |
| Celebration of Public Events - Municipal Council | OE | \$           |
| Municipal Court                                  | SW | \$10,800.00  |
| Municipal Court                                  | OE | \$           |
| Public Defender                                  | OE | \$           |

|                                    |    |                       |
|------------------------------------|----|-----------------------|
| TV                                 | OE | \$0                   |
| Uniform Construction Code Official | SW | \$20,000.00           |
| Uniform Construction Code Official | OE | \$                    |
| Utilities                          | OE | \$                    |
| Street Lighting                    | OE | \$                    |
| Fire Hydrant                       | OE | \$                    |
| Group Insurance Waiver             | OE | \$                    |
| Salary Adjustment Account          | SW | \$                    |
| Accumulated Leave                  | OE | \$                    |
| Temporary and Summer Employees     | SW | \$                    |
| Contingent                         | OE | \$                    |
| PERS                               | OE | \$                    |
| PFRS                               | OE | \$                    |
| Social Security (FICA)             | OE | \$                    |
| Consolidated PD/FD                 | OE | \$                    |
| DCRP                               | OE | \$                    |
|                                    |    |                       |
| <b>Total</b>                       |    | <b>\$1,582,209.00</b> |

**Appropriations Excluded from “CAPS”**

| <u>Department</u>   | <u>Type</u> | <u>Amount</u> |
|---|-------------|---------------|
| Maintenance of Free Public Library                            | OE          | \$            |
| Joint Truck Sewer   | OE          | \$            |
| Reserve for Tax Appeals                                       | OE          | \$            |
| Union County Fire & EMS Dispatch Services                     | OE          | \$            |
| Matching Funds for Grants                                     | OE          | \$            |
| Union County Health Officer                                   | OE          | \$            |
| Capital Improvement Fund                                      | OE          | \$            |
| Interest on Notes   | OE          | \$            |
| Payment of Bond Principal                                     | OE          | \$            |
| Interest on Bonds   | OE          | \$            |
| NJIB Principal  | OE          | \$            |
| NJIB Interest   | OE          | \$            |
| NJDCA Demolition Loan   | OE          | \$            |
| UCIA Principal  | OE          | \$            |
| UCIA Interest   | OE          | \$            |
| Prior Year Bill Jen Electric                                  | OE          | \$            |
| <b>Total Temporary Appropriation Excluded From the “CAPS”</b> |             | <b>\$</b>     |

**Swimming Pool**

| <u>Department</u>   | <u>Type</u> | <u>Amount</u> |
|---------------------|-------------|---------------|
| Swimming Pool S & W | SW          | \$0           |

|                                     |    |                   |
|-------------------------------------|----|-------------------|
| Swimming Pool O & E                 | OE | \$0               |
| Swimming Pool Debt Services - Notes | OE | \$0               |
| Swimming Pool Debt Service Interest | OE | \$0               |
| <b>Total Swimming Pool</b>          |    | <b><u>\$0</u></b> |

Motion by Council Member Joyner; Seconded by Council Member Bonanno  
 All Council Members voted with the Affirmative. **Motion Carries**

**ORDINANCES**

**ORDINANCE: First Reading & Introduction >> O-25-16**

**AN ORDINANCE TO AMEND CHAPTER 113 OF THE CITY CODE, "ANIMALS," TO PROHIBIT THE SALE OF DOGS, CATS, AND RABBITS BY RETAIL PET STORES IN THE TOWNSHIP OF HILLSIDE**

Motioned by Council Member Bonanno; Seconded by Council Member Feuerstein

All Council Members voted with the Affirmative. **Motion Carries**

**ORDINANCE: Public Hearing & Final Adoption >> O-25-15 (TABLED)**

**AN ORDINANCE REGULATING OUTDOOR LIGHTING TO REDUCE LIGHT POLLUTION IN THE TOWNSHIP OF HILLSIDE**

Motioned to Table by Council Member Feuerstein; Seconded by Council Member Bonanno

All Council Members voted with the Affirmative. **Motion Carries**

**RESOLUTIONS**

**R-25-196 Authorizing Submission of a FY-2026 Grant Application to the NJ Department of Community Affairs for Recreational Opportunities for Individuals with Disabilities (ROID)**

**WHEREAS**, the New Jersey Department of Community Affairs provides funding for governmental entities to develop or expand recreational programs for individuals with disabilities within their communities; and

**WHEREAS**, the Township of Hillside Council desires to apply for and obtain a grant from the New Jersey Department of Community Affairs in the amount of \$15,000.00 to create recreational programs for individuals with disabilities within the Hillside Community.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council, of the Township of Hillside, County of Union, State of New Jersey, that:

- . It hereby authorizes the submission of an application for such a grant.
- !. It recognizes that a 20% match is required.
- i. It recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Hillside and the New Jersey Department of Community Affairs.
- l. The Business Administrator is authorized to sign the application, agreement and all documents required to obtain said grant.

Motion by Council Member Joyner; Seconded by Council Member Bonanno  
 All Council Members voted in the Affirmative. **Motion Carries**

**R-25-197 Awarding a Contract for Tree Inventory Consultant to Davey Resource Group Inc., (49 5<sup>th</sup> Ave. #1113, Brooklyn, New York 11217)**

**WHEREAS**, the Township of Hillside (“Township”) desires to award a contract for a Tree Inventory Consultant pursuant to *N.J.S.A. 40A:11-1 et seq.*; and

**WHEREAS**, on July 24, 2025, Davey Resource Group, Inc. (49 5th Ave. #1113, Brooklyn, New York 11217) was the lowest responsive bidder; and

**WHEREAS**, the Township has evaluated the submission and has determined that the price proposed is reasonable and in accordance with industry practices; and

**WHEREAS**, the Township desires to award the contract to Davey Resource Group, Inc., as a Tree Inventory Consultant pursuant to *N.J.S.A. 40A:11-1 et seq.*

**NOW THEREFORE BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HILLSIDE THAT:**

1. Davey Resource Group, Inc., (49 5th Ave. #1113, Brooklyn, New York 11217), is hereby awarded a contract of \$67,450.00 for a Tree Inventory Consultant.
2. Upon approval of this resolution, a contract shall be executed by the Mayor and Davey Resource Group, Inc. for said services, subject to approval ss to form and legality by the Township Attorney.
3. This resolution shall take effect immediately.

Motion by Council Member Joyner; Seconded by Council Vice President Rios

All Council Members Voted in the Affirmative. **Motion Carries**

**R-25-198 Auth. Payment of Accumulated Severance Liabilities – Kenneth J. Finzi Jr. (DPW)**

**WHEREAS**, Kenneth J. Finzi Jr. has resigned effective June 30, 2025; and

**WHEREAS**, under the applicable collective negotiated agreement between the Township of Hillside and the bargaining unit from which he is a member, he is entitled to a severance payout as indicated on the attached “Severance Pay Worksheet” in the total amount of \$67,791.36.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HILLSIDE THAT:**

1. The compensation set forth below is hereby approved for payment through Payroll, which must be funded from the appropriation Accumulated Severance Liabilities.
2. Payment in the amount of \$67,791.36 shall be made to Kenneth J. Finzi Jr. upon approval of this Resolution.
3. This resolution shall take effect immediately, and a certified copy shall be placed in the employee’s personnel file.

Motion by Council Member Joyner; Seconded by Council Member Feuerstein

All Council Members Voted in the Affirmative. **Motion Carries**

**R-25-199 Auth. Refund of Premiums for Tax Sale Certificates**

**WHEREAS**, Certificates of Sale for unpaid municipal taxes were issued and sold to the lien holders listed on the attached spreadsheet; and

**WHEREAS**, premiums were paid to acquire these Certificates of Sale; and

**WHEREAS**, these Certificates of Sale have been fully paid and satisfied.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HILLSIDE THAT:**

1. The Chief Financial Officer is authorized to issue checks, as indicated on the attached spreadsheet, to refund premiums.
2. This resolution shall take effect immediately.

Motion by Council Member Joyner; Seconded by Council Member Feuerstein  
 All Council Members Voted in the Affirmative. **Motion Carries**

**R-25-200 Auth. Tax Refund Overpayment**

**WHEREAS**, overpayment of sewer tax exists on the properties listed below.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HILLSIDE THAT:**

1. The Chief Financial Officer is authorized to issue a check, as indicated, to refund overpayment.

| Block | Lot | Owner Name         | Property Location | Year     | REFUND AMOUNT | Refund Payable:                             |
|-------|-----|--------------------|-------------------|----------|---------------|---|
| 1602  | 8   | Osoorio, Francisco | 839 Irvington Ave | 25/Sewer | \$209.00      | Pro Cap 8, LLC/Pro Cap 8 FBO Firstrust Bank |
|       |     |                    |                   | Int      | \$0.05        | PO Box 774                                  |
|       |     |                    |                   |          |               | Fort Washington, PA 19034                   |
|       |     |                    |                   | Total    | \$209.05      |   |

2. This resolution shall take effect immediately.

Motion by Council Member Joyner; Seconded by Council Member Feuerstein  
 All Council Members Voted in the Affirmative. **Motion Carries**

**R-25-201 Auth. Award of a Contract with Realauction.com LLC in the Amount of \$42,000.00 to Conduct an Electronic Tax Lien Sale**

**WHEREAS**, the Township of Hillside has been authorized to hold an electronic Tax Lien sale pursuant to Resolution R-25-008 approved on January 8, 2025; and

**WHEREAS**, the Division of Local Government Services, Department of Community Affairs (“DCA) pursuant to N.J.S.A. 54:5-19.1[c] adopted regulations under N.J.A.C. 5:33-1.1 governing electronic sales of Tax Sales Certificates, eff. January 2018 and New Regulations have been further clarified by Local Finance Notice (LFN) 2018-08 dated February 16, 2018; and

**WHEREAS**, the services to be performed are a professional service under N.J.S.A. 40A:11-1, et seq.(a)(ii) which will not exceed the procurement threshold, and the tax Collector has received a proposal and price quote from RealAuction LLC for the cost for the entity to administrate the electronic tax sale in the amount of \$42,000.00.

**NOW THEREFORE BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HILLSIDE THAT:**

1. A contract with RealAuction.com LLC, a Florida limited liability company, located at 861 SW 78<sup>th</sup> Avenue, Suite 10, Plantation, FL 33324 is hereby authorized.
2. The amount of the contract shall not exceed \$42,000.00 as set forth pursuant to the attached Certification of Funds and the Mayor is hereby authorized to execute said contract in accordance with the approval of this resolution.
3. This resolution shall take effect immediately.

Motion by Council Member Joyner; Seconded by Council Member Bonanno  
 All Council Members Voted in the Affirmative. **Motion Carries**

**PUBLIC COMMENTS**

**Motion to OPEN Public Comments by Council Member Feuerstein; Seconded by Council Member Bonanno, All-In-Favor**

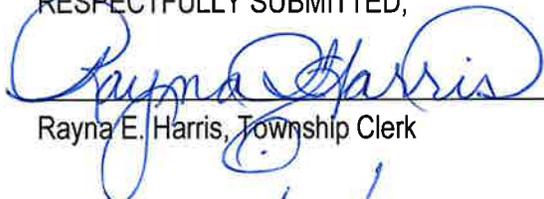
**NONE**

**Motion to CLOSE Public Comments by Council Member Joyner; Seconded by Council Member Feuerstein, All-In-Favor**

**Motion to Adjourned by Council Member Joyner; Seconded Council Member Feuerstein, All-In-Favor**

Adjourned at 8:38pm:

RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
Rayna E. Harris, Township Clerk



\_\_\_\_\_  
Robert Rios, Council Vice President

DATE: 10/17/2025