

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

August 19, 2025 @ 6:30pm *Agenda subject to change*

The Caucus-Regular Meeting of the Township of Hillside Township Council was held on August 19, 2025 in the Municipal Building, 1409 Liberty Avenue Hillside, New Jersey 07205 at 6:30pm.

CALL TO ORDER

Craig Epps, Council President called the meeting to order.

STATEMENT OF PUBLIC NOTICE

Rayna E. Harris, Township Clerk read the following statement: This Meeting was called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was sent to the Star Ledger on January 3, 2025. In addition, copies of notice were posted on the bulletin board in the Municipal Building, posted on the Town Hall doors, and field in the Office of the Township Clerk. Notices on the bulletin board have remained continuously posted. Proper notice having been given; the Township Clerk is directed to include this statement in the minutes of this meeting.

ROLL CALL

Rayna E. Harris, Township Clerk, read the roll call.

PRESENT

Council Member Lisa Bonanno, Council Member Craig Epps, Council Member David Feuerstein, Council Member Angela Garretson (**Joined the Meeting @ 6:36pm**), Council Member Andrea Hyatt, Council Member Daryl Joyner, Council Member Robert Rios

ALSO PRESENT

Glynn Jones, CFO; Gracia Montilus, Township Attorney; Brook L. Nieves, Deputy Clerk and Rayna E. Harris, Township Clerk

ABSENT

Matthew Cove – Officer in Charge, Rashawn Carey – Fire Chief, Alfuquan Hardy – Recreation Director, & Anthony Russomanno – DPW Director

EXCUSED

Hope Smith, BA

PAYMENT OF BILLS August 19, 2025

Motion to amend bills list to pull all Borgata Hotel Casino & Spa Bills and to be paid all in one by Council Member Bonanno; Seconded by Council Vice President Rios

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

Motion to Adopt Amendment by Council Member Joyner; Seconded by Council Vice President Rios,

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

RESOLUTIONS

R-25-170 Awarding a Contract for the Purchase of a Broom Street Sweeper with Belt Conveyor to W.E. Timmerman Co. Inc., 3554 Route 22 West, Whitehouse, NJ 08888) (TABLED: August 19, 2025)

WHEREAS, the Township of Hillside (“Township”) desires to award a contract for the purchase of a broom sweeper with belt conveyor pursuant to *N.J.S.A. 40A:11-1 et seq.*; and

WHEREAS, on May 23, 2025, W.E. Timmerman Co. Inc., (3554 Route 22 West, Whitehouse, NJ 08888) 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 W.E. Timmerman Co. Inc., for the purchase of a broom sweeper with belt conveyor 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. W.E. Timmerman Co. Inc., (3554 Route 22 West, Whitehouse, NJ 08888), is hereby awarded a contract of \$345,914.00 for the purchase of a broom sweeper with belt conveyor.
2. Upon approval of this resolution, a contract shall be executed by the Mayor and W.E. Timmerman Co. Inc., for said services, subject to approval ss to form and legality by the Township Attorney.
3. This resolution shall take effect immediately.

Motion to Un-Table by Council Vice President Rios; Seconded by Council Member Joyner

All Council Members voted in the Affirmative with the exception of Council Member Hyatt who Voted Nay. **Motion Carries**

Motion to Table by Council Member Bonanno; Seconded by Council Member Garretson

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

R-25-177 Auth. Emergency Temporary Budget Appropriation for Total Sum of \$2,416,476.50

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 \$2,416,476.50 within the Appropriations “CAPS” and \$0 excluded from the “CAPS” for the Current Fund and, for a Grand Total of \$2,416,476.50; 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 \$2,416,476.50 and distributed as follows:

Appropriations Within “CAPS”		
<u>Department</u>	<u>Type</u>	<u>Amount</u>
Administration and Executive	SW	\$18,000.00
Administration and Executive	OE	\$
Economic Development	SW	\$9,500.00
Economic Development	OE	\$
Record Retention	OE	\$
Repair and Maintenance Contracts	OE	\$
Township Clerk’s Office	SW	\$19,000.00
Township Clerk’s Office	OE	\$
Advertising	OE	\$
Election	OE	\$
Township Council	SW	\$7,209.00
Township Council	OE	\$
Financial Administration	SW	\$38,000.00
Financial Administration	OE	\$
Annual Audit	OE	\$

Assessment of Taxes	SW	\$6,500.00
Assessment of Taxes	OE	\$
Computer Services	OE	\$
Collection of Taxes	SW	\$11,000.00
Collection of Taxes	OE	\$
Legal Service	SW	\$11,000.00
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	\$218.75
Planning Board	OE	\$
Zoning Cost	SW	\$218.75
Zoning Cost	OE	\$830.00
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	\$580,000.00
Fire	OE	\$
Fire Ambulance Service	OE	\$
Uniform Fire Safety Act (P.L 1983)	SW	\$
Uniform Fire Safety Act (P.L 1983)	OE	\$
Police	SW	\$700,000.00
Police	OE	\$
Traffic Lights	OE	\$
School Crossing Guards	SW	\$
Garage Service & Repair	SW	\$7,000.00
Garage Service & Repair	OE	\$8,000.00
Office of Emergency Management	SW	\$
Office of Emergency Management	OE	\$
Roads Repairs and Maintenance	SW	\$140,000.00
Roads Repairs and Maintenance	OE	\$
Garbage and Trash Collection	OE	\$
Sewer System	OE	\$
Sewer Pumping Station	OE	\$
Board of Health	SW	\$13,400.00
Board of Health	OE	\$

Dog License Regulation	OE	\$
Community Recreation Committee	SW	\$18,000.00
Community Recreation Committee	OE	\$
Senior Citizens Program	SW	\$17,000.00
Senior Citizens Program	OE	\$0.00
Celebration of Public Events- Mayor	OE	\$
Celebration of Public Events - Municipal Council	OE	\$
Municipal Court	SW	\$21,600.00
Municipal Court	OE	\$
Public Defender	OE	\$
TV	OE	\$0
Uniform Construction Code Official	SW	\$40,000.00
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	\$
Total		\$2,416,476.50

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	\$
NJEIT Principal	OE	\$
NJEIT Interest	OE	\$
NJDCA Demolition Loan	OE	\$

UCIA Principal	OE	\$
UCIA Interest	OE	\$
Prior Year Bill Jen Electric	OE	\$
Total Temporary Appropriation Excluded From the "CAPS"		\$

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
Total Swimming Pool		<u>\$0</u>

Motion to Approve by Council Member Joyner; Seconded by Council Vice President Rios
 All Council Members voted in the Affirmative. **Motion Carries**

R-25-178 Auth. Payment of Accumulated Severance Liabilities – Carlos Brito (Police Department)

WHEREAS, Carlos Brito has resigned effective August 1, 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 \$61,272.68.

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 \$61,272.68 shall be made to Carlos Brito 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 Hyatt; Seconded by Council Member Joyner
 All Council Members voted in the Affirmative. **Motion Carries**

R-25-179 Tax: Auth. Credit of Senior Citizen Deduction

WHEREAS, a senior citizen deduction was granted by the Tax Assessor on the listed properties for tax year 2024.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Hillside that:

1. The Tax Collector is authorized to credit the accounts as indicated.

Block	Lot	Owner Name	Property Location	Year	Credit AMOUNT	Credit Payable:
1215	15	Alba, Rafael, Jose Alonso & Jorge	339 Conant St	2025	\$250.00	Rafael Alba 1449 Munn Ave Hillside, NJ 07205
Total					\$250.00	

2. This resolution shall take effect immediately.

Motion by Council Member Hyatt; Seconded by Council Vice President Rios
 All Council members Voted in the Affirmative. **Motion Carries**

R-25-180 Tax: 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 Hyatt; Seconded by Council Member Bonanno

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

R-25-181 Appointing a Member to the Recreation Advisory Council

WHEREAS, the Township of Hillside in Chapter 88 of the Township Code created a Recreation Advisory Council which was adopted by O-266-87 and amended via O-19-09; and

WHEREAS, the Township Council has an interest in ensuring that the Township residents are being appropriately served with regard to their recreational needs; and

WHEREAS, the recreational advisory Council represents a cross section of the community in terms of age, neighborhood and recreational interest; and

WHEREAS, it is the goal of the Township of Hillside to both inform its constituency regarding Township business and to have transparency in government; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Hillside that the following resident be hereby appointed to five (5) year term pursuant to Chapter 88 of the Township Code:

Lorraine Gardner

Motion by Council Member Hyatt; Seconded by Council Member Feuerstein

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

R-25-182 Auth. an Event Application for a Block Party – Long Avenue (AS AMENDED)

WHEREAS, Tanky's Bar & Grill Inc. has submitted an Event Application for a Block Party being held on September 6, 2025 (rain date: September 20, 2025), from 2:00 p.m. ending at 9:00 p.m. at 330 Long Avenue, Hillside, New Jersey (Yale Avenue / parking lot); and

WHEREAS, said application has been presented to the Police, Fire, Building, Recreation, and Health Departments for findings and recommendations; and

WHEREAS, the Township Clerk has reported that the requisite fee has been paid; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Hillside, County of Union, State of New Jersey that Tanky's Bar & Grill Inc. is issued an Event / Street Closure License in accordance with the Event Application provided the non-refundable application fee.

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

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

R-25-183 Auth. an Event Application for a Block Party – Williamson Avenue (AS AMENDED)

WHEREAS, Phillip Wilson has submitted an Event Application for a Block Party being held on September 6, 2025 (rain date: September 13, 2025), from 9:00 a.m. ending at 10:00 p.m. at **Williamson Avenue**, Hillside, New Jersey between Maple Avenue and Compton Place; and

WHEREAS, said application has been presented to the Police, Fire, Building, Recreation, and Health Departments for findings and recommendations; and

WHEREAS, the Township Clerk has reported that the requisite fee has been paid; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Hillside, County of Union, State of New Jersey that **Phillip Wilson** be issued an Event / Street Closure License in accordance with the Event Application provided the non-refundable application fee.

Motion by Council Member Hyatt; Seconded by Council Member Feuerstein

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

PUBLIC COMMENTS

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

Rosa Seara 581 Conant St.

- There is constant concern about the ongoing parties at 605 Conant St. This has been happening for the past 2 to 3 years. Over 100 people, mainly young adults, attend these gatherings. The parties usually start around 1 p.m. and go on until 9 p.m. or until someone calls the police. They park illegally, leave garbage behind, and the music is always extremely loud. It's not fair to the neighbors.

Manuel Almerring 578 Conant St.

- Every weekend, he picks up bottles, cups, and plates from the grass and streets. One day, while walking with his grandson, he saw two individuals having sex, which is unacceptable. They can have parties, but it's not okay to make noise or leave a mess after hours.

Annie Davis – 1544 Morris Pl.

- It's time we took Hillside back to what used to be a town for families. There are three contractors, plus two rooming houses. The houses are in poor condition, and they leave garbage everywhere. Next to her home, there are two trucks, two vans, and a car parked. She can't even sit in front of her house and look down the street. The people on the block don't respect and don't care about no one that lives on the block. How are the houses on her block being taxed?

Dona Jones - 560 Tillman St.

- The neighbors purchased the home two years ago, and soon after, they converted their two-car garage into rooms with air conditioners. Another issue is that they moved in with four people, but now there are six or seven people living there, with seven or eight vehicles and two vans. Many times, they don't use their driveway and park on the street, leaving no parking available for others

Eleina DeJesus – 545 Harvard Ave.

- There is a serious speeding issue on her block. Her son was almost hit by a car, a dog was killed, and her cat was also killed. This block urgently needs a speed bump. Residents have been asking for a long time, and it's becoming very scary.

Faith Fryerson – 72 Hillside Ave.

- To add to all the concerns happening in Hillside — including the Airbnb problem, lack of street cleaning, and ongoing parking issues — it's clear that Hillside needs change. One of her concerns is whether there's a set schedule for when street cleaners are coming. As a resident, she has a neighbor with six or seven people in the household, and they all have cars. When she returns from her walk, she often can't find any parking because the street is already full. Last, how are they going to enforce the ordinance for the Airbnb.

Phillip Willson – 217 Williamson Ave.

- Thank you for approving his block party. His neighbor had an issue with the storm drain in front of his house — the water wasn't going down properly, and it was pooling above the drain. This may have been due to the street cleaner not coming by that day or the next. Also, everyone is welcome to attend the block party!"

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

R-25- 184 Authorizing the Execution of an Escrow Agreement With 1202-1218 N Broad Street LLC (To Be Amended To 1202-1218 N Broad Street Urban Renewal LLC) For the Redevelopment Area Known as Block 1417, Lots 46, 47 And 48 (Motion from the Floor)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, pursuant to the requirements of the LRHL and by Resolution No. 09-353, the Township Council directed the Township of Hillside Planning Board (the “Planning Board”) to conduct a preliminary investigation in order to investigate the real property designated on the Township Tax Maps as Block 1417, Lots 46, 47, 48 and 49 (the “Study Area”), to determine if the Study Area should be determined to be an area in need of redevelopment; and

WHEREAS, the Planning Board, as part of its investigation of the Study Area, considered a professionally prepared study of the Study Area, the documents submitted into the record and the testimony and comments provided by all witnesses at the public hearing which was held on June 16, 2010; and

WHEREAS, per Resolution R-10-266 adopted on August 24, 2010, the Township Council designated Lots 46, 47 and 48 (excluding Lot 49) of the Study Area as an area in need of redevelopment in accordance with N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Area”); and

WHEREAS, 1202-1218 N Broad Street LLC, a New Jersey Limited Liability Company (to be amended to 1202-1218 N Broad Street Urban Renewal LLC) (the “Corporation”) is the owner of the Redevelopment Area, wishes to redevelop the Redevelopment Area, and seeks Township consideration for designation as redeveloper as property owner of the Redevelopment Area; and

WHEREAS the Redevelopment Law, N.J.S.A. 40A:12A-8(f) authorizes the Township to arrange or contract with a redeveloper for the planning, construction or undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment.

WHEREAS, in order to effectuate the redevelopment of the Redevelopment Area, the Township has determined to enter into an Escrow Agreement (“Agreement”) with the Corporation, substantially in the form attached hereto as Exhibit A, which Agreement specifies the respective rights and responsibilities of the parties for the Redevelopment Area and to further refine the details for negotiating a redevelopment agreement for the Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP OF HILLSIDE COUNCIL AS FOLLOWS:

1. **Generally.** The foregoing recitals are incorporated herein as if fully set forth at length.

2. **Execution of Escrow Agreement.** The Mayor is hereby authorized to execute the Escrow Agreement in substantially the form attached hereto as Exhibit A.

3. **Severability.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

4. **Availability of the Resolution.** A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.

1. **Effective Date.** This Resolution shall take effect immediately.

Motion from the Floor by Council Vice President Rios; Seconded by Council Member Joyner

All Council Members Voted in the Affirmative with exception with Council Members Feuerstein, Garretson, & Council President Epps who voted Nay. **Motion Carries**

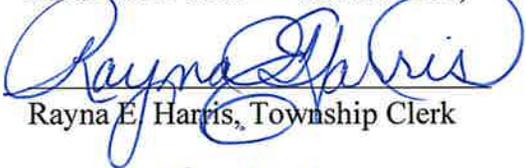
Motion to Adopted by Council Member Bonanno; Seconded by Council Member Hyatt

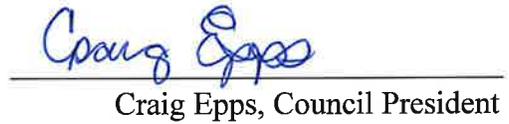
All Council Members Voted in the Affirmative with exception with Council Members Feuerstein, Garretson, & Council President Epps who voted Nay. **Motion Carries**

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

Adjourned at 7:47pm:

RESPECTFULLY SUBMITTED,


Rayna E. Harris, Township Clerk


Craig Epps, Council President

DATE: October 17, 2025