

Borough of Palisades Park
275 Broad Avenue
County of Bergen
State of New Jersey

Special Meeting
of the Mayor & Council
June 20, 2022

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Mayor Christopher Chung opened the meeting.

Statement: This is a Special Meeting of the Mayor & Council, and notice was given as follows:

1. Notice was filed June 16, 2022 with The Record & Newark Star Ledger, both official newspapers of the Borough.
2. Notice was posted on the Bulletin Board.
3. Copy is preserved in the Clerk's Office.

Pledge of Allegiance Led By Councilperson: **MICHAEL VIETRI**

Moment of Silence for Our Troops

ROLL CALL:

Councilperson	Jang	Present
"	Kim	Present
"	Min	Absent
"	Park	Absent
"	Pirrera	Present
"	Vietri	Present

Motion Made By Councilperson: Kim

Seconded by Councilperson: Pirrera

To Excuse Councilman Min and Councilman Park from the Special Meeting

All Present in Favor by Voice Vote.

Borough Attorney Camelia Grymes, Esq. Present

Borough Administrator David Lorenzo Present

The Borough Administrator, David Lorenzo, stated that the mold condition started 6-7 months ago in the Police Locker room. Once that condition was observed and identified, a company was called in for testing. Upon testing, it was determined that there was a mold condition behind the walls, ceilings, and etc. Additional testing was done throughout the building, the mold condition spread. The company doing the testing was not a remediation company. There was mold in more places than not in the building. The Administrator's Office has been deemed one of the worst impacted offices. The Court Office was relocated to Fairview. The concern was that at some point, when the reports were finalized, there would be a need to possibly vacate the building for cleaning and repairs or not do anything at all and move to a different facility. The Borough could not spend money it did not have. A bond would need to be appropriated for. Mr. Lorenzo suggested that the bond amount be three million dollars. The funds did not need to be spent, but the money would be there for architects, lawyers, and cleaning companies. The Governing Body would have to make a decision regarding what they wanted to do with the facility.

Councilwoman Jang asked what the immediate remedy was upon finding out the mold situation 6-7 months ago. Mr. Lorenzo answered that as soon as the mold situation was found, the professionals were immediately called. Once the mold reports were complete for the building, there would be an evaluation and there would be a remedial action plan. That plan would have to go out to bid to a host of different companies. The Communications Manager/Police Officer Robert DeVito explained that once all the samplings were back, a remediation plan will be given for the mold. Councilwoman Pirrera said that a correction plan needed to be in place with the remediation plan. Mr. Lorenzo explained that there was a host of major improvements that should be done in order to ensure that this never happened again. This would be a decision that the Governing Body needed to make.

Councilwoman Pirrera said that she knew of people who got sick from mold. The mold could be in one area of the building, but through the air filtration system, it could spread. She wanted the Council to think about what could be done to fix the building to remediate the mold situation. She wanted to make a decision to protect the Borough employees first. Mr. Lorenzo stated that a Borough Architect and a Borough Engineer would need to be hired. Councilwoman Jang suggested hiring the professionals and wait on appropriating the bond. Mr. Lorenzo asked how the professionals would be paid without the bond.

Councilwoman Pirrera asked why the Court Office was moved to Fairview. Chris Pallotta said that the mold professional told the staff not to eat or work in the office due to the mold situation. The Borough had a Shared Service Agreement with Fairview so they were relocated.

If the mold reports came back, and they stated to vacate the building, the Borough would need temporary relocation services.

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Councilman Kim asked how long it took to receive the funds for a bond upon application. The answer was a couple weeks. The bond could only be used for specific purposes.

Councilman Vietri spoke about the Board of Health advising employees about whether or not it was safe to work in the building. Councilwoman Pirrera asked how it was determined if the building was safe to be occupied by employees. Mayor Chung suggested that the Health Official and mold professionals should be invited to speak at the next meeting to give the Governing Body an explanation as to what was going on with the condition of the building.

OFF CONSENT:

RESOLUTION 2022-174A Authorization of the Chief Financial Officer and Bond Counsel to Prepare a Bond Ordinance in the Amount of \$3,000,000.00 (Three Million Dollars and 00/100) for the Purpose of Extensive Testing of Mold and Other Contaminants of the Borough Hall located at 275 Broad Ave, Palisades Park, NJ, 07650 and Relocation of the Borough Hall and Its Employees

OFF CONSENT AGENDA:

RESOLUTION 2022-174A: Authorization of the Chief Financial Officer and Bond Counsel to Prepare a Bond Ordinance in the Amount of \$3,000,000.00 (Three Million Dollars and 00/100) for the Purpose of Extensive Testing of Mold and Other Contaminants of the Borough Hall located at 275 Broad Ave, Palisades Park, NJ, 07650 and Relocation of the Borough Hall and Its Employees:

RESOLVED, by the Mayor and Council of the Borough of Palisades Park that the Chief Financial Officer, Roy Riggitano, and Bond Counsel, Steve Rogut, is authorized to prepare a Bond Ordinance in the amount of \$3,000,000.00 (Three Million Dollars and 00/100) for the purpose of extensive testing of mold and other contaminants of the Borough Hall located at 275 Broad Ave, Palisades Park, NJ, 07650 and relocation of the Borough Hall and its employees; and

BE IT FURTHER RESOLVED, that the testing is required for the safety of the public, including the Borough's employees employed at the Borough Hall; and

BE IT FURTHER RESOLVED, the Bond Ordinance will appropriate for the initial costs for professionals to investigate the need for various services for remediation and relocation of the Borough Hall for the safety of the public and the employees; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to furnish copies of this Resolution to the following:

1. Chief Financial Officer

Motion Made By Councilperson: Vietri
Seconded By Councilperson: Pirrera
To Adopt Resolution #2022-174A

ROLL CALL:

Councilperson	Jang	No
"	Kim	Yes
"	Min	Absent
"	Park	Absent
"	Pirrera	Yes
"	Vietri	Yes

COUNCIL REPORTS:

Councilwoman Jang – Spoke about the graduation for every school.

Councilwoman Pirrera – No report.

Councilman Kim – No report.

Councilman Vietri – No report.

Motion Made By Councilperson: Pirrera
Seconded By Councilperson: Jang
To Open Meeting to Public

All Present in Favor by Voice Vote.

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PUBLIC PARTICIPATION:

Marsha Schor (50 Henry Ave) – Suggested that every member of the Governing Body should have a copy of the mold reports. Mr. Lorenzo answered that everyone was e-mailed a copy of the reports.

Youbong Won-Yoon (268 Highland Ave) – Asked about the name of the person doing the mold testing. Mr. Lorenzo stated that the names were given by the Health Department. She asked about the three million dollar bond. She wanted to know the justification for the bond. Mr. Lorenzo stated that the bond would be used for hiring professionals, possible relocation, cleaning and remediation.

Motion Made By Councilperson: Vietri

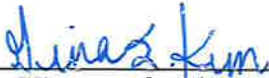
Seconded By Councilperson: Pirrera

To Close Public Portion and Adjourn the Special Meeting

All Present in Favor by Voice Vote.

Meeting adjourned.

Attest:



Gina S. Kim, RMC, CMC

Borough Clerk