TOWNSHIP OF WEST CALDWELL
PUBLIC MEETING MINUTES
August 4, 2026

A Regular Meeting of the West Caldwell Mayor and Council, in the County of Essex, New Jersey, was held in the public meeting room of the Municipal Building, 30 Clinton Road, West Caldwell, Tuesday, August 4, 2026 at 6:00 pm.

The Township Clerk announced that adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act.

PRESENT: Mayor Tempesta, Council Canale, Cecere, Wolsky, Docteroff, Crudele and Schott

OTHERS PRESENT: Nikole H. Baltycki, Township Administrator/CFO
Joann DeBlasis, Township Clerk
Paul G. Jemas, Esq., Township Attorney
Chief Dennis Capriglione, Police Department

Pledge of Allegiance led by Councilman Docteroff

Council President Canale gave the invocation.

PUBLIC HEARING ON PENDING ORDINANCES

Mayor Tempesta asked Clerk DeBlasis to read the following Ordinance by title:

Ordinance No. 1905

AN ORDINANCE AMENDING "GENERAL ORDINANCES," CHAPTER 20 ENTITLED "ZONING"; CHAPTER 18A ENTITLED "LAND USE PROCEDURES"; CHAPTER 15 ENTITLED "PROPERTY MAINTENANCE"

WHEREAS, pursuant to N.J.S.A. 40:55D-62, the governing body of a municipality may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of the buildings and structures thereon; and

NOW, THEREFORE, BE IT ORDAINED, BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST CALDWELL, as follows:

The Township of West Caldwell Municipal Code, Chapter 18A entitled "Land Use Procedures" is amended as follows [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 18A-8.6 Technical Review Fees and Escrow Deposit.

d. Payment of Technical Review Fee Deposits.
1. Prior to determination of application completeness, each applicant shall deposit the following initial technical review deposit for the professional review of an application for development pursuant to N.J.S.A. 40:55D-53.2(a). In no event, however, shall such an initial deposit exceed $10,000. The Administrative Officer may waive the initial deposit for a minor site plan on the recommendation of the Board.

	~~Subdivision~~			~~Site Plan~~		
	~~Minor (<3 lots)~~	~~Major~~		~~Minor~~	~~Major~~	
		~~Prelim~~	~~Final~~		~~Prelim~~	~~Final~~
~~Initial Deposit~~	~~$1,500~~	~~$2,000~~	~~$2,000~~	~~$500~~	~~$2,500 for the first 1,000 square feet of lot area and $50 per 100 square feet of bldg. floor area~~	~~$2,500 for the first 1,000 square feet of lot area and $50 per 100 square feet of bldg. floor area~~
~~Plus Additional Escrow~~	~~—~~	~~$150 for each additional lot in excess of 3 lots~~	~~$150 for each additional lot in excess of 3 lots~~	~~—~~	~~$150 per 1,000 square feet of lot area in excess of the initial 1,000 square feet of building floor area in excess of the initial 30,000 square feet~~	~~$150 per 1,000 square feet of lot area in excess of the initial 1,000 square feet and $25 per 100 square feet of building floor area in excess of initial 30,000 square feet~~
~~Zoning Bd. of Adj.~~	~~ZBA not involving Variance (pursuant to N.J.S.A. 40:55D-70(a) or (b) or N.J.S.A. 40:55D-68)~~			~~ZBA Residential w/One Variance (pursuant to N.J.S.A. 40:55D-70(c))~~		~~ZBA w/Use Variance~~
	~~$500~~			~~$150 for 1 variance and $50 for each additional variance~~		~~$1,500~~

		Initial Deposit	Plus Additional Escrow
a.	Minor subdivisions (<3 lots)	$2,000	--
b.	Major subdivisions:		
1.	Sketch plat	$1,000	$150 for each additional lot in excess of 3 lots
2.	Preliminary plat	$2,000	$150 for each additional lot in excess of 3 lots
3.	Final plat	$2,000	$150 for each additional lot in excess of 3 lots
c.	Minor site plans:	$2,000	
d.	Site plans:		
1.	Preliminary site plan	$2,500 for the first 1,000 square feet of lot area and $50 per 100 square feet of bldg. floor area	$150 per 1,000 square feet of lot area in excess of the initial 1,000 square feet and $25 per 100 square feet of building floor area in excess of initial 30,000 square feet
2.	Final site plan (when separate)	$2,500 for the first 1,000 square feet of lot area and $50 per 100 square feet of bldg. floor area	$150 per 1,000 square feet of lot area in excess of the initial 1,000 square feet and $25 per 100 square feet of building floor area in excess of initial 30,000 square feet
e.	Variances/appeals, per application, pursuant to:	One single-family residential lot	All others
1.	N.J.S.A. 40:55D-70a	$500	$1,000
2.	N.J.S.A. 40:55D-70b	$500	$1,000
3.	N.J.S.A. 40:55D-70c	$150	$250
3a.	Each additional N.J.S.A. 40:55D-70c	$50	$75
4.	N.J.S.A. 40:55D-70d	$1,500	$1,500
8.	N.J.S.A. 40:55D-68	$500	$1,000
f.	Conditional uses:		
1.	Residential professional offices pursuant to Chapter 20 (Site plan fees shall be waived)		$500
2.	All others		$750
g.	Informal review		$750

§ 18A-8.8 Fees.

The developer shall, at the time of filing an application for development, pay the following nonrefundable fee or fees to the Township of West Caldwell, except as such fees, in specific instances, may be reduced or waived by the applicable Township agency pursuant to Subsection 18A-8.1. Applications involving a combination of elements (e.g. subdivision and site plan and/or variances) shall pay a fee equal to the sum of the fees for each element. In addition, other specific fees shall be paid at the time the particular service is provided. Notwithstanding the foregoing, charitable, philanthropic, fraternal and religious nonprofit organizations holding a tax exempt status under the Federal Internal Revenue Code of 1954 (26 U.S.C. § 501 (c) or (d)) shall be exempt from the payment of any application fee and may be exempt from the payment of any other fee under this chapter pursuant to Subsection 18A-8.1. Further, a Board of Education shall be exempt from the payment of any fee under this chapter.

a.	Minor subdivisions	$300	
b.	Major subdivisions:		
1.	Sketch plat	$350	
2.	Preliminary plat	$550 plus $150 per lot	
3.	Final plat	$600	
c.	Minor site plans:		
1.	Unamended plan	$250	
2.	Amended plan	$200	
d.	Site plans:		
1.	Residential development:		
(a)	Preliminary site plan	$600 plus $150 per dwelling unit	
(b)	Final site plan	50% of preliminary site plan fee	
(c)	Preliminary and final site plan combined	125% of preliminary site plan fee	
2.	All others:		
(a)	Preliminary site plan	$500 plus, when applicable, $0.05 for each square foot of floor area of new construction.	
(b)	Final site plan (when separate)	50% of preliminary site plan fee.	
(c)	Preliminary and final site plan combined	125% of preliminary site plan fee.	
e.	Variances/appeals, per application, pursuant to:	One single-family residential lot	All others

1.	N.J.S.A. 40:55D-70a	$150	$250
2.	N.J.S.A. 40:55D-70b	$150	$250
3.	N.J.S.A. 40:55D-70c	$250	$350
3a.	Each additional N.J.S.A. 40:55D-70c	$50	$75
4.	N.J.S.A. 40:55D-70d	$350	$550
5.	N.J.S.A. 40:55D-17	$150	$350
6.	N.J.S.A. 40:55D-34	$150	$350
7.	N.J.S.A. 40:55D-36	$150	$350
8.	N.J.S.A. 40:55D-68	$350	$500
f.	Conditional uses:		
1.	Residential professional offices pursuant to Chapter 20 (Site plan fees shall be waived)		$250
2.	All others		$300
g.	Reproduction of records:		
1.	Duplication of recordings:		
	Per CD		$10
	Per tape		$10
2.	Notice list of property owners		$20
~~h.~~	~~Grading permit~~		~~$350 per acre or fraction thereof.~~
i.	Development permit for construction in a special flood hazard area pursuant to Chapter 21		$450
j.	Publication by Township agency in official newspaper, when applicable:		
1.	Publication of hearing notice or re-notice		$30
2.	Publication of decision		$30
k.	Copies of Revised General Ordinances:		
1.	Chapter 18A		$20
2.	Chapter 19		$15
3.	Chapter 20		$40
4.	Chapter 21		$20
5.	Items (1) through (4) and Zoning Map combined		$50
l.	Zoning Map		$10
m.	Township agency rules/regulations		$10
n.	Master plan elements		$65
o.	Registration fee for notice to public utility, cable television company or local utility		$20
p.	Zoning permit		~~$75~~ **$100**
q.	Certificate of nonconformance		$50
r.	Special meeting at applicant's request		$550
s.	Informal review		$100 shall be a credit toward a development application if filed
t.	Informal review of second or subsequent concept plan pursuant to N.J.S.A. 40:55D-10.1		An amount equivalent to applicable application fees or $300, whichever is less
u.	Cancellation or postponement of scheduled hearing at applicant's request less than 3 working days prior to hearing scheduled pursuant to public notice		$300

§ 18A-9.2 Submitted Procedure.

d. Any application for development classified as a major site plan, a major subdivision, or a use variance pursuant to N.J.S.A. 40:55D-70(d) shall, where applicable, include the following:

22. Traffic/circulation study: on-site and off-site; proposed and existing; impact analysis; sight easements required. **See §18-A-11.8 for additional requirements.**

§ 18A-11.8 Traffic Study

When reviewing a Traffic Impact Statement in conjunction with an Application for Site Plan, Subdivision, Conditional Use and/or Variance, when specific standards are included in a Township Ordinance, Resolution or Standard Detail of Construction, those standards must apply. When determining the overall adequacy of safe ingress, egress, pedestrian and vehicular safety and circulation, emergency services response, impacts on Levels of Service (LOS), (when such impact is a permitted element of review), site design, including but not limited to storm water management, snow removal and storage, business access, and ADA requirements, the Township Agency may require the Applicant to provide data from a variety of sources as well as expert testimony in support of the use of such data in the current Application.

No single source will be considered as having more testimonial weight than any other. When hearing an application, the Township Agency reserves the right to apply the weight to each element of documentation that it determines is appropriate, based on input from the Township's Professional Staff and contracted consultants, experts retained solely for Agency assistance with any particular application, the Applicant's experts, their own understanding of the reports and testimony, or similar sources.

Established guidelines include, but are not limited to the Institute of Traffic Engineers (ITE) Trip Generation Manual, current edition, NJDOT Standard Specifications for Road and Bridge Construction, as amended, Federal Highway

Administration Roadway Safety Data Program (RSDP), an on-site analysis, with methodology satisfactory to the Township Agency, and studies of similar existing uses in comparable locations, as may be suggested by the Township Agency, the Applicant, or any Township staff, consultant or retained expert, or similar sources adopted by Resolution of the Township Agency. No single particular source may be considered as dispositive in the Township Agency's determination of adequacy in their review of an Application.

When an Applicant is aware or should be aware of an existing study and/or analysis of traffic impacts at another site owned or operated under the same business entity or name as proposed for the current application, they are obligated to disclose that information as a part of the items required for completeness.

The Township of West Caldwell Municipal Code, Chapter 18A entitled "Land Use Procedures" as it pertains to definitions is amended as follows [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 18A-5 DEFINITIONS.

Definitions as set forth in the Municipal Land Use Law (N.J.S.A. 40:55D-3 et seq.) are hereby adopted and are hereby supplemented by the definitions hereinafter set forth. For the purposes of this chapter, unless the context clearly indicates a different meaning:

ACCESSORY DWELLING UNIT

A separate and complete dwelling unit that is contained on the same lot as the structure of a single-family dwelling and subordinate thereto.

GARDEN CENTER

The growing, cultivation, storage, and sale of vegetation and fertilizers, as well as the sale of garden tools and similar accessory and ancillary products.

TATTOO

The permanent coloration of the skin or mucosa by placing ink or other inert pigment into or under the skin or mucosa by the aid of needles or any other instrument used to puncture the skin. This includes all forms of permanent cosmetics.

The Township of West Caldwell Municipal Code, Chapter 15 entitled "Property Maintenance" is amended as follows [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 15-4 DEFINITIONS.

The following terms, whenever used herein or referred to in this Code, shall have the respected meanings assigned to them, unless a different meaning clearly appears from the context. All definition of the ~~2012~~ **most recent version of the** International Property Maintenance Code are hereby incorporated herein by reference.

BUFFER ZONE

A distance of at least five feet from any street, whether public or private, or from any neighboring property, subject to any other buffer restrictions under local, State or federal law.

RUNNING BAMBOO

Any monopodial (running) woody grass from the genera of bamboos, including, but not limited to, Bambusa, Phyllostachys and Pseudosasa, as well as common bamboo, golden bamboo and arrow bamboo.

§ 15-15 BAMBOO.

a. Intent. The Township seeks to prohibit any new plantings of invasive running bamboo, and to establish standards to govern existing plantings of invasive running bamboo, to better protect native species and surrounding property owners from the uncontrolled growth of invasive running bamboo which is known to threaten other vegetation and endanger existing ecosystems, as well as disrupting the general health and welfare of the community.

b. No planting of running bamboo.

1. The planting of Running Bamboo is prohibited within the Township.

2. Any existing Running Bamboo may not be replanted or replaced after any such existing Running Bamboo has died or been removed.

3. Any person who plants or replants Running Bamboo within the Township limits after the effective date of this section shall be in violation of this section and shall be subject to the penalties set forth herein, subject to the following exceptions:

(a) The root system of such Running Bamboo is entirely contained within an aboveground planter and located so as to entirely prevent the spread or growth of the plants' root system beyond the container in which it is planted; or

(b) The root system is contained within a barrier, constructed in accordance with the following specifications:

(1) The barrier itself shall be composed of a high-density polypropylene or polyethylene, with a minimum thickness of 60 mil (or 1/16 of an inch);

(2) Each portion of the barrier shall be joined together by the use of stainless-steel strips or clamps;

(3) The barrier shall be a minimum of 30 inches deep, with two to three inches of the barrier protruding above

ground level around the entire perimeter of the bamboo;

(4) When installed, the barrier shall slant outward from the bottom to top.

(c) Whether planted or growing in a container, as described herein, all bamboo plants shall be located, trimmed, and maintained so that no part of the plant shall be closer than five feet from any property line.

c. Regulation of Existing Running Bamboo.

1. Any Running Bamboo already in existence on any property within the Township limits as of the effective date of this section, may remain on such property, provided that Running Bamboo shall not be permitted within any Buffer Zone.

2. Property Owner(s) shall take all necessary measures to ensure that any Running Bamboo on their property does not exist within any Buffer Zone. Such measure shall include, but are not limited to, cutting down Running Bamboo existing in the Buffer Zone and physically removing or poisoning the rhizomes or spraying any regrowth for several years until the Running Bamboo is dead and, if Running Bamboo is permitted to remain outside the Buffer Zone, installing sheathing comprised of high density polypropylene or polyethylene and placed no less than five feet from the property line at a sufficient depth to prevent any growth of Running Bamboo within any Buffer Zone.

3. This section shall not be deemed to alter any rights at common law or otherwise that any property owner may have to recover the cost of removal of Running Bamboo on their own property from another property owner from whose property the Running Bamboo has spread.

d. Removal of Running Bamboo. If Running Bamboo on any property grows in or into any Buffer Zone, the Township shall give Notice to the Property Owner(s), as required by this section, that the said Property Owner(s) are responsible for the extermination or removal of such Running Bamboo from the Buffer Zone.

e. Inspection. All properties within the Township shall be subject to inspection by the Enforcement Officer to determine compliance with this section as provided by law.

f. Enforcement, violations and penalties.

1. Whenever Running Bamboo is found planted in the ground on any plot of land, lot or any other premises or place in contravention of the provisions of this section, a Notice shall be given to the Property Owner(s), providing 30 days to remove or abate the same.

2. The cost of the removal or abatement shall be borne by the Property Owner(s).

3. If the Property Owner(s) fail(s) to comply with such notice, the Township is hereby authorized to remove or have removed any bamboo encroaching beyond the boundaries of a property and within any Buffer Zone on the property from which the bamboo emanated, and to take all reasonable steps to eradicate the regrowth of the bamboo beyond the boundaries of the property and within any Buffer Zone on the property from which the bamboo emanated, and to restore the land to the condition in which it existed prior to such removal and eradication, all at the cost and expense of the property owner from whose property the bamboo emanated. Upon such removal, the payment and collection of the amounts charged shall immediately become due and payable to the Township. If the owner of the property fails to pay such amounts, the same shall become a lien on the property of such owner and shall bear interest in the same manner as is charged on unpaid taxes. Such unpaid amounts shall be deemed, for the purpose of collection thereof, a tax upon such real estate to be added to and become a part of the taxes next to be levied and assessed against that real estate. Such tax shall be enforced and collected with interest by the same officer and in the same manner as all other municipal taxes.

4. In the event that the Township of West Caldwell shall cause bamboo to be removed, the owner of the property from which the bamboo emanated shall indemnify and hold harmless the Township of West Caldwell and its officers and employees from and against all liability, including loss, damage, costs, attorneys' fees, causes of action, claims and/or judgments arising from said bamboo removal and restoration of the property. For the sole purpose of this section and for no other purpose, the owner or developer shall be deemed to have appointed the Township of West Caldwell as the owner's or developer's agent should the Township cause bamboo to be removed from such owner's or developer's property.

5. Any violation of the provisions of this section shall constitute a violation punishable as provided in Chapter 1, § 1-5, General Penalty, of the Code of the Township of West Caldwell.

The Township of West Caldwell Municipal Code, Chapter 20 entitled "Zoning" is amended as follows as it pertains to district regulations [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 20-5.4 Schedule of Districts Regulations.

c. The following provisions shall apply to the Schedule:

2. No part of a principal building shall extend into required or nonconforming yards except as follows: Open steps, stairways, front door, open canopies, and overhead awnings may extend not more than four feet; ~~bay windows and~~ open porches, **porticos,** balconies or terraces less than 15 feet wide may extend not more than ~~two~~ **four** feet; and **bay windows,** overhanging eaves, rainwater leaders, windowsills and other incidental, normal and customary building fixtures may extend not more than two feet. In no event shall any part of a principal building be located within five feet of any property line.

The Township of West Caldwell Municipal Code, Chapter 20 entitled "Zoning" is amended as follows as it pertains to the R-3 Single-Family Residence District [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 20-7.3 Conditional Uses.

a. Hospitals, schools, houses of worship, residential professional offices, personal communications antennas, **garden centers,** crop farms and density modification; all subject to the **conditional use** standards of § 20-17.

The Township of West Caldwell Municipal Code, Chapter 20 entitled "Zoning" is amended as follows as it pertains to Parking Requirements [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 20-9A.6 Parking Requirements.

a. **Minimum parking required** ~~Parking~~ shall be ~~provided in~~ accordance with **the maximum specified in the** Residential Site Improvement Standards.

b. Spaces shall measure nine feet wide by 18 feet long.

c. Up to 10% of the parking spaces may be compact parking spaces.

d. Parking areas shall comply with Subsections 20-23.3 and 20-23.5.

§ 20-9B.5 Parking Requirements.

e. **Minimum parking required** ~~Parking~~ shall be ~~provided in~~ accordance with **the maximum specified in the** Residential Site Improvement Standards.

f. Spaces shall measure nine feet wide by 18 feet long.

g. Parking areas shall comply with Subsections 20-23.3 and 20-23.5.

§ 20-9C.5 Parking Requirements.

h. **Minimum parking required** ~~Parking~~ shall be ~~provided in~~ accordance with **the maximum specified in the** Residential Site Improvement Standards.

i. Spaces shall measure nine feet wide by 18 feet long.

j. Parking areas shall comply with Subsections 20-23.3 and 20-23.5.

§ 20-9D.5 Parking Requirements.

a. **Minimum parking required** ~~Parking~~ shall be ~~provided in~~ accordance with **the maximum specified in the** Residential Site Improvement Standards.

b. Spaces shall measure nine feet wide by 18 feet long.

c. Parking areas shall comply with Subsections 20-23.3 and 20-23.5.

§ 20-9E.6 Parking Requirements.

a. **Minimum parking required** ~~Parking~~ shall be ~~provided in~~ accordance with **the maximum specified in the** Residential Site Improvement Standards.

b. Spaces shall measure nine feet wide by 18 feet long.

c. Parking areas shall comply with Subsections 20-23.3 and 20-23.5.

§ 20-9F.7 Parking Requirements.

a. **Minimum parking required** ~~Parking~~ shall be ~~provided in~~ accordance with **the maximum specified in the** Residential Site Improvement Standards for residential uses.

b. Spaces shall measure nine feet wide by 18 feet long.

c. Up to 10% of the parking spaces may be compact parking spaces.

d. Parking areas shall comply with Subsections 20-23.3 and 20-23.5.

The Township of West Caldwell Municipal Code, Chapter 20 entitled "Zoning" is amended as follows as it pertains to Conditional Uses and Standards [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 20-17.25 Fast-Food Restaurants.

a. Minimum dining area of at least 15 square feet shall be provided for each patron seat.

b. Off-street parking shall be provided pursuant to Subsection 20-23.4 and all other parking requirements within the applicable zone district.

c. No building or structure shall be greater than 28 feet or two stories in height.

d. Drive-up window stacking lanes shall be separate and distinct from parking lot aisles and driveways.

e. Stacking lanes shall have sufficient length for a minimum of six vehicles in total and each lane shall have a minimum width of 10 feet.

f. The entire length of the stacking lane or lanes shall be behind the front yard limit line and shall not block any parking space, aisle, driveway or loading area when the stacking lane is occupied with the maximum number of vehicles.

g. If multiple stacking lanes are provided, they shall merge into one drive-up window lane prior to reaching any window or windows.

h. The drive-up window stacking lane may end after the last window and merge with the exit driveway of the property.

i. The drive-up window lane shall not be used as an exit driveway from the property.

j. The drive-up windows and stacking lane or lanes shall be designed to prevent uncontrolled conflicting movements between any on-site vehicles and pedestrian traffic and shall also be designed to allow safe ingress and egress from the site at all times.

k. There shall be no front yard parking on any property where a drive-up window or windows are located, with the exception of properties in the B-2 Zone.

l. One or more drive-up windows may be used for payment and/or pickup of product, said window or windows shall be an integral part of the principal building and shall face the side or the rear of the parcel.

~~m. Fast-food restaurants shall have a minimum of 50 patron seats.~~

~~n. The following signs are permitted for a fast-food restaurant:~~

~~1. Wall sign.~~

~~(a) One wall sign shall be permitted per public street frontage.~~

~~(b) The maximum sign area shall be 85% of the linear business frontage, with a maximum area of 40 square feet.~~

~~(c) The top edge of the wall sign shall not be installed more than 14 feet above the sidewalk or ground.~~

~~(d) The sign may be internally or externally illuminated.~~

~~2. Freestanding identification sign.~~

~~(a) One freestanding identification sign shall be permitted per public street frontage.~~

~~(b) The sign shall be set back at least 10 feet from all property lines.~~

~~(c) The maximum sign area shall be 20 square feet for lots with a frontage less than 100 feet.~~

~~(d) The maximum sign area shall be 35 square feet for lots with a frontage 100 feet or greater.~~

~~(e) The maximum sign height, including structure and sign area, shall be 10 feet above existing grade.~~

~~(f) The sign may be internally illuminated.~~

~~3. Instructional sign.~~

~~(a) On-site instructional signs, not exceeding three square feet in area and three feet in height shall be permitted as needed.~~

~~(b) The sign may be internally illuminated.~~

~~4. Drive-up menu board.~~

~~(a) One drive-up menu board shall be permitted per stacking lane.~~

~~(b) The board shall be separated from vehicular traffic by means of curbing and shall be suitably landscaped. The board shall be located in the side or rear yard.~~

~~(c) The maximum sign area shall be 32 square feet and shall be architecturally compatible with the building.~~

~~(d) The board may be internally illuminated, but the board shall not be visible from a public street. Boards shall not be illuminated when the establishment is closed.~~

~~(e) Screening shall be provided between the board and any adjacent residential zone. Screening shall include evergreen trees installed at a minimum height of five feet.~~

~~5. Product display board.~~

~~(a) One product display board shall be permitted per parcel.~~

~~(b) The maximum sign area shall be 20 square feet.~~

~~(c) The board may be externally illuminated, but the board shall not be visible from a public street. Boards shall not be illuminated when the establishment is closed.~~

~~(d) Screening shall be provided between the board and any adjacent residential zone. Screening shall include evergreen trees installed at a minimum height of five feet.~~

§ 20-17.30 Garden Centers.

a. Minimum lot area shall be 2 acres.

b. Minimum lot depth shall be 150 feet, and minimum lot width shall be 200 feet.

c. No building or structure shall be located within 1/10 vehicular mile from the same or similar conditional use.

d. Subject to the modifications set forth in § 20-17.30, off-street parking shall be provided pursuant to Subsection 20-23.4 and all other parking requirements within the applicable zone district.

e. Special plantings and/or fencing along the side and rear property lines shall be provided to minimize visibility of parking areas from adjacent properties.

f. The lot shall abut and shall provide primary direct access to and from an arterial or collector street and not a street primarily serving as access to residential properties.

g. Modification to bulk standards that apply to garden centers in the R-3A Zone. For the avoidance of doubt, any deviation from the standards set forth in this § 20-17.30 (g) shall require a (c) bulk variance and not a (d) conditional use variance.

i. Subject to the bulk standards contained in this § 20-17.30(g)(i), each lot may have one (1) principal structure and multiple accessory structures subject to the setback and coverage limitations of this section.

a. Greenhouses and canopy buildings shall be considered to be accessory structures.

b. Subject to the requirements of this § 20-17.30, construction of accessory structures shall not require approval from the Township's Planning or Zoning Board of Adjustment if no bulk or conditional use variances are required.

ii. Height and setback requirements for Principal Structure.

a. Minimum setback 50 feet from property boundary lines.

b. Maximum height of 35 feet.

iii. Height and setback requirements for Accessory Structures.

a. Minimum setback 10 feet from property boundary lines.

b. Maximum height of 35 feet.

iv. Building coverage and impervious coverage

a. Maximum building coverage shall be a maximum of 30%.

b. Maximum impervious coverage shall be a maximum of 65%.

v. Parking shall be subject to §30-23.4.

a. Notwithstanding anything to the contrary in the Township's land use ordinances, parking spaces for garden centers do not need to be paved.

b. The provisions of § 20-23.3(c) shall not apply to garden centers.

c. Parking for garden centers may be located in the front yard setback.

The Township of West Caldwell Municipal Code, Chapter 20 entitled "Zoning" is amended as follows as it pertains to prohibited uses [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 20-20 PROHIBITED USES.

§ 20-20.1 Specific Prohibited Uses.

h. Auction establishments, private meeting halls, kiosks of all types, flea markets, tattoo parlors, massage parlors, methadone clinics, public swimming pools as commercial businesses and outdoor coin-operated vending machines, except newspaper vending machines in B-2 and B-3 Districts. **For the purposes of this section, tattoo parlor is a facility where people receive permanent decorative body tattoos from a tattoo artist. Semi-permanent makeup services limited to the face and head only (such as nano feather brows, nano-blading, and scalp pigmentation) offered as an accessory service by a beauty salon shall not constitute a tattoo parlor.**

z. Short-term rentals, including any dwelling unit, or portion thereof, rented by the property owner, for income-producing purposes, to a person or group for a period of less than 30 consecutive days.

aa. Accessory dwelling units.

The Township of West Caldwell Municipal Code, Chapter 20 entitled "Zoning" is amended as follows as it pertains to signage [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 20-24.2 General Sign Provisions.

~~p. Temporary outdoor signs shall be permitted for displaying political messages, subject to the following regulations:~~
~~1. One such sign shall be permitted on any property and shall not exceed 1/5 square feet in area per foot of sign setback from the nearest property line, except that no such sign shall be required to be less than four square feet nor permitted to be greater than eight square feet, and~~
~~2. All such signs shall be set back at least 15 feet from the nearest property line, and~~
~~3. No such sign shall be erected prior to 30 days before the date of any national, state or local election, and all such signs shall be removed from the premises no later than three days after the closing of the polls, and~~
~~4. No such sign shall be illuminated.~~

p. Reserved

…

§ 20-24.9 Signs for Multi-Family Residential Development.

The following signs shall be permitted for any Multi-Family Residential Development, subject to all provisions of Subsections 20-24.1 and 20-24.2 and the following conditions:

a. An apartment complex or multiple family building containing 10 or more dwelling units may have one identification sign, not exceeding 16 square feet, limited to identifying the name of the complex or building and/or street number. Such sign may be attached to, and shall be parallel with, but not painted on, the front wall of a principal building. In the alternative, such sign may be free-standing providing it is located in the rear half of the front yard setback required for the principal building, that it is not in any side or rear yard, and that the lower edge of such sign shall be not more than two feet above the ground surface.

§ 20-24.10 Signs for Fast-Food Restaurants

The following signs are permitted for a fast-food restaurant:

1. Wall sign.

(e) One wall sign shall be permitted per public street frontage.

(f) The maximum sign area shall be 85% of the linear business frontage, with a maximum area of 40 square feet.

(g) The top edge of the wall sign shall not be installed more than 14 feet above the sidewalk or ground.

(h) The sign may be internally or externally illuminated.

2. Freestanding identification sign.

(g) One freestanding identification sign shall be permitted per public street frontage.

(h) The sign shall be set back at least 10 feet from all property lines.

(i) The maximum sign area shall be 20 square feet for lots with a frontage less than 100 feet.

(j) The maximum sign area shall be 35 square feet for lots with a frontage 100 feet or greater.

(k) The maximum sign height, including structure and sign area, shall be 10 feet above existing grade.

(l) The sign may be internally illuminated.

3. Instructional sign.

(c) On-site instructional signs, not exceeding three square feet in area and three feet in height shall be permitted as needed.

(d) The sign may be internally illuminated.

4. Drive-up menu board.

(f) One drive-up menu board shall be permitted per stacking lane.

(g) The board shall be separated from vehicular traffic by means of curbing and shall be suitably landscaped. The board shall be located in the side or rear yard.

(h) The maximum sign area shall be 32 square feet and shall be architecturally compatible with the building.

(i) The board may be internally illuminated, but the board shall not be visible from a public street. Boards shall not be illuminated when the establishment is closed.

(j) Screening shall be provided between the board and any adjacent residential zone. Screening shall include evergreen trees installed at a minimum height of five feet.

5. Product display board.

(e) One product display board shall be permitted per parcel.

(f) The maximum sign area shall be 20 square feet.

(g) The board may be externally illuminated, but the board shall not be visible from a public street. Boards shall not be illuminated when the establishment is closed.

(h) Screening shall be provided between the board and any adjacent residential zone. Screening shall include evergreen trees installed at a minimum height of five feet.

The Township of West Caldwell Municipal Code, Chapter 20 entitled "Zoning" is amended as follows as it pertains to conditional uses [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 20-13.3 Conditional Uses.

a. Indoor recreational facilities, indoor health facilities, nonresidential professional offices, personal communications antennas and commercial communication antenna mounted on existing high-tension electric towers; all subject to the applicable standards of § 20-17.
b. Trade union apprenticeship and/or journeyman training programs sponsored by labor organizations recognized by federal and state labor laws; all subject to the applicable standards of Subsection 20-17.24.
c. Self-Storage Facilities, subject to the applicable standards of § 20-17.
d. Mixed-use inclusionary development, subject to the conditions of Subsection 20-17.29.
e. Warehouses, subject to the conditions of Subsection 20-17.29.

§ 20-14.3 Conditional Uses.

a. Nonresidential professional offices, commercial communications antennas, personal communications antennas and commercial communication antennas mounted on existing high-tension electric towers; all subject to the applicable standards of § 20-17.
b. Mixed-use inclusionary development, subject to the conditions of Subsection 20-17.29.
c. **Warehouses, subject to the conditions of Subsection 20-17.29.**

The Township of West Caldwell Municipal Code, Chapter 20 entitled "Zoning" is amended as follows as it pertains to warehouses [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 20-17.30 Warehouses.

a. Warehouses shall be permitted as a conditional use in the M-1 and M-2 Districts, subject to compliance with the following conditions:

1. All applications for warehousing uses shall be accompanied by a traffic impact and management plan, prepared by a licensed professional engineer. Such reports shall include, at a minimum:

(a) A full documentation of existing conditions on adjacent streets which provide direct site ingress/egress, including roadway pavement width, rights-of-way, parking conditions, pavement conditions, sight distances, grades and alignment of the roadway(s). Existing traffic control devices (traffic signals, speed limits, etc.) shall be described, as well as any pertinent signing or pavement markings. Existing traffic volumes for peak hour conditions shall be presented with the source of these data denoted.

(b) Projections of traffic to be generated by the proposed development for an average, daily, morning peak hour(s), an average daily, afternoon peak hour(s) and any other peak hour traffic condition deemed applicable as a result of the type and/or location of the proposed generator.

(c) A site's traffic volume contribution to the overall background traffic at each site impacted intersection and/or roadway segment shall be determined.

(d) A determination of any roadway/intersection deficiencies for existing and/or future conditions. Specific recommendations for the resolution of these deficiencies shall also be addressed in the statement. The statement shall contain a listing of any and all actions to be undertaken by the applicant to mitigate any traffic problem. The responsibility for the traffic mitigation measures will be based on a developer's fair share of the improvements.

2. Bulk requirements. The standards established for the zone shall apply, except as modified herein.

(a) Minimum side yard: 50 feet

(b) A minimum vegetative buffer of 150 feet in depth shall be provided along any property line adjoining a residential zone or use.

(c) Minimum distance from the principal building to the boundary line of any residence district: 200 feet

3. Signage

(a) Signage shall comply with municipal code §20-24.6, Signs in M-2 and M-2 Districts.

4. Lighting

(a) Height of building mounted or pole mounted lighting within a parking area shall be no greater than 30 feet or the building height, whichever is less. Height of building mounted lighting shall be measured from the finished floor of the building. Height of pole lighting shall be measured from the adjacent grade to the light source.

(b) Onsite sidewalks shall be illuminated.

(c) The minimum level of lighting in any portion of a parking lot shall be no less than 0.25 footcandle. The average level of lighting in parking lots shall be no 1.0 footcandles. Footcandles may not exceed 0.1 footcandle at any property line with the exception of areas where driveways intersect public streets.

5. Building Design

(a) Blank facades exceeding 100 feet in length shall not be permitted along right-of-way frontages.

(b) To mitigate the appearance and perception of a large monolithic building, developers may consider, but are not limited to the following: decorative patterns on exterior finishes, metal or synthetic paneling, fenestration, horizontal banding, or a combination thereof.

(c) All rooftop mechanical equipment shall be screened from view from all right-of-way vantage points with a material harmonious to that used in the facade of the structure.

(d) In accordance with State Senate Bill 3352, all new warehouses of 100,000 square feet or larger must be "solar-ready" or secure up to 40 percent of roof space for solar arrays.

(e) Green infrastructure, including but not limited to green roofs, is encouraged.

§ 20-23.4 Specific Parking Provisions

d. The minimum number of parking spaces required for a particular applicable use as hereinafter set forth, except that in no case shall there be less than four parking spaces for any nonresidential uses:
   1. Automobile laundry (Car Wash) - one per employee, plus 10 per entrance lane, plus four per exit lane, exclusive of driveways and parking aisles.
   2. Bank - four per interior walk-up teller station, plus when applicable, five stacking spaces for each exterior drive-up teller station, exclusive of driveways and parking aisles.
   3. Bowling alley - five per bowling lane.
   4. Country club - one per 1,500 square feet of floor, terrace or patio space devoted to patron use.
   5. Funeral home - 10, plus one per 40 square feet of space devoted to chapel or slumber rooms, plus one garage space for each funeral vehicle maintained on the premises.
   6. Game rooms - two for each automatic amusement device, plus one per 200 square feet of floor area.
   7. Golf course - three per tee and practice putting green.
   8. Hospital - 1.75 per bed.
   9. House of worship - one per three seats and/or, when applicable, one per 72 inches of bench seating space.
   10. Motor vehicle service station/public garage - three per bay, plus one per service vehicle, plus one per employee on the maximum shift.
   11. Nursing/convalescent home - one per two beds.
   12. Office building - one per 200 square feet of floor area or two square feet of parking area, exclusive of driveways and loading areas, per square foot of floor area, whichever is greater.
   13. Restaurant/fast-food restaurant/theater/tavern - one per 2.5 patron seats.
   14. Indoor health and recreation - one per 1.5 peak hour patrons, plus one per employee on the maximum shift.
   15. Grade/elementary school - one per teacher and employee, plus 20%.
   16. High school - 10 per classroom.
   17. College/business school - one per 1.5 students, plus one per classroom.
   18. Other school - one per 250 square feet of floor area.
   19. Single-family detached residence unit - two per dwelling unit, including a garage of at least 240 square feet.
   20. Single-family clustered residence unit - three per dwelling unit, including a garage of at least 240 square feet.
   21. Multiple family residence unit - two per dwelling unit or one per bedroom, whichever is greater, at least 30% of which shall be garage spaces.
   22. Multiple family adult community residence building unit - two per dwelling unit where at least 60% of which shall be garage spaces, with five non-garage spaces designated and reserved for visitors. No parking shall be permitted in the front yard.
   23. Warehouses - 1 space per 5,000 square feet of GFA or one per employee based on the shift with the greatest number of personnel, whichever is greater.
   24. Garden Centers - 1 space per 1,000 square feet of GFA of gross square footage of customer floor area.

The Township of West Caldwell Municipal Code, Chapter 20 entitled "Zoning" is amended as follows as it pertains to mechanicals [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 20-19.1 General Provisions.

k. Notwithstanding the provisions of this section, in the M-1 and M-2 Zone Districts, outdoor ground-mounted ancillary mechanical equipment which is determined by the Township agency to have a direct physical connection to the principal building and also is necessary for the processes conducted within the principal building shall be subject to the height and setback requirements of the principal building. Said ancillary mechanical equipment may be closer than 10 feet to the building unless prohibited by any applicable Construction and/or Fire Code requirements, and shall be located in

side and rear yards only. The appropriate Township agency may require fencing and/or screening of said ancillary mechanical equipment.

The Township of West Caldwell Municipal Code, Chapter 20 entitled "Zoning" is amended as follows as it relates to parking [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 20-23.3 General Provisions.

c. In all nonresidence zone districts, on-site outdoor overnight parking ~~shall be permitted~~ for any vehicle more than 30 feet in overall length or having more than four wheels, **shall be permitted only** ~~except vehicles parked~~ at approved loading docks **or in rear yards** in M-1 and M-2 zone districts or except as may be otherwise determined by the Township agency in particular cases. In all residence zone districts, no regular on-site outdoor parking shall be permitted for any vehicle unless such vehicle is owned or regularly used by a resident of the premises and unless all of the following conditions are satisfied:

The Township of West Caldwell Municipal Code, Chapter 20 entitled "Zoning" is amended as follows to incorporate permitted uses as required by the Municipal Land Use Law [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

§ 20-6.1 Permitted Principal Uses.

a. Single-family detached dwellings
b. Community residences for the developmentally disabled," "community shelters for victims of domestic violence," and "community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.

§ 20-6.2 Permitted Accessory Uses.

a. Private garages, storage sheds, sun decks and patios, home occupations, private residential swimming pools, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and
b. Such accessory uses, buildings or other structures which are determined by the Township agency, pursuant to Subsection 20-19.1b, to be normally and customarily incident to the permitted principal uses and conditional uses specified in this section.
c. Electric Vehicle (EV) charging stations
d. Solar Installations, roof or carport.
e. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-7.1 Permitted Principal Uses.

a. Single-family detached dwellings
b. Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.

§ 20-7.2 Permitted Accessory Uses.

a. Private garages, storage sheds, sun decks and patios, home occupations, private residential swimming pools, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and
b. Such accessory uses, buildings or other structures which are determined by the Township agency, pursuant to Subsection 20-19.1b, to be normally and customarily incident to the permitted principal uses and conditional uses specified in this section.
c. Solar Installations, roof or carport.
d. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-8.1 Permitted Principal Uses.

a. Single-family detached dwellings
b. Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.

§ 20-8.2 Permitted Accessory Uses.

a. Private garages, storage sheds, sun decks and patios, home occupations, private residential swimming pools, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and
b. Such accessory uses, buildings or other structures which are determined by the Township agency, pursuant to Subsection 20-19.1b, to be normally and customarily incident to the permitted principal uses and conditional uses specified in this section.
c. Electric Vehicle (EV) charging stations
d. Solar Installations, roof or carport.
e. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-8A.1 Permitted Principal Uses.

a. Single-family detached dwellings
b. Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.

§ 20-8A.2 Permitted Accessory Uses.

a. Private garages, storage sheds, sun decks and patios, home occupations, private residential swimming pools, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and
b. Such accessory uses, buildings or other structures which are determined by the Township agency, pursuant to Subsection 20-19.1b, to be normally and customarily incident to the permitted principal uses and conditional uses specified in this section.
c. Electric Vehicle (EV) charging stations
d. Solar Installations, roof or carport.
e. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-8B.1 Permitted Principal Uses.

a. Multiple-Family Adult Community Residential. Adult community as defined herein shall mean a residential community in which at least 80% of the dwelling units are permanently occupied by at least one person 55 years of age or over and in which no children under the age of 18 are permitted to reside on a permanent basis. Appropriate restrictive covenants shall be imposed upon the community to ensure compliance with these age restrictions and with the housing for older persons exemption of the Federal Fair Housing Act, 42 U.S.C. § 3601 et seq.
b. Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.

§ 20-8B.2 Permitted Accessory Uses.

a. Sun decks and patios (in any front, rear or side yard, despite the provisions of Subsection 20-19.5 of the Zoning Ordinance of the Township of West Caldwell), private residential swimming pool, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24.
b. Centralized communications antennas are permitted, subject to the applicable standards of Subsections 20-17.21 and 20-19.9, such that only one antenna may be installed per property for each means of communications (terrestrial and satellite radio and television). All antennas shall be roof mounted and screened, with interior cable and conduit runs provided to serve each unit, and shall be subject to prior review and approval by the Planning Board.
c. Such accessory uses, buildings or other structures which are determined by the Township agency, pursuant to Subsection 20-19.1b, to be normally and customarily incident to the permitted principal uses specified in this section.
d. Electric Vehicle (EV) charging stations
e. Solar Installations, roof or carport.
f. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-8C.1 Permitted Principal Uses.

a. Single-family detached dwellings subject to the standards of the R-3 Zone.
b. On a tract of at least four acres in area, multi-family dwellings in residential clusters, including townhouses, at a maximum density of 7.5 dwelling units per gross acre with the acreage determined prior to any right-of-way dedication for widening of existing roads. Any residential cluster project shall provide on-site dwelling units for low- and moderate-income households, consistent with the regulations of the New Jersey Council on Affordable Housing so that the project satisfies the low- and moderate-income housing need generated by the market-rate units in the project. At least 80% of all dwelling units shall be townhouses. All market rate units and the maximum of all units consistent with COAH regulations shall have no more than two bedrooms.
c. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.**

§ 20-8C.2 Permitted Accessory Uses.

a. Private garages, storage sheds, home occupations, private residential swimming pools, satellite dish antennas, off-street parking areas, signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24. Patios and decks attached to dwelling units may be located in any yard other than the required front yard of the tract.
b. Associated with a multi-family development are permitted community meeting and recreational buildings adhering to the dimensional standards of principal buildings.
c. Such accessory uses, buildings or other structures which are determined by the Township agency, pursuant to Subsection 20-19.1b, to be normally and customarily incident to the permitted principal uses and conditional uses specified in this subsection.
d. Electric Vehicle (EV) charging stations
e. Solar Installations, roof or carport.
f. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-9.1 Permitted Principal Uses.

a. Single-family detached dwellings
b. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.**

§ 20-9.2 Permitted Accessory Uses.

a. Private garages, storage sheds, sun decks and patios, home occupations, private residential swimming pools, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and
b. Such accessory uses, buildings or other structures which are determined by the Township agency, pursuant to Subsection 20-19.1b., to be normally and customarily incident to the permitted principal uses and conditional uses specified in this section.
c. Electric Vehicle (EV) charging stations
d. Solar Installations, roof or carport.
e. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-9A.1 Permitted Principal Uses.

a. Multi-family residential units
b. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.**

§ 20-9A.2 Permitted Accessory Uses.

a. First floor or ground parking incorporated into the building design and off-street parking areas.
b. Resident amenities including, but not limited to, clubrooms, lounges, game rooms, mail rooms, leasing office, and similar interior common resident amenities incorporated into a larger building design. These accessory uses shall not be in stand-alone structures.
c. Fences and walls complying with Subsection 20-21.14.
d. Signs.
e. Trash enclosures.
f. Public and private utilities.
g. Electric Vehicle (EV) charging stations
h. Solar Installations, roof or carport.
i. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-9B.1 Permitted Principal Uses.

a. Multi-family residential units, townhouses and stacked townhomes. Stacked townhomes shall be defined as a one-family unit in a row of three such units, where units are stacked on each other. Units may be multi-level; however; all units shall have common fire-resistant walls and have direct access from the outside.
b. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.**

§ 20-9B.2 Permitted Accessory Uses.

a. First floor or ground parking incorporated into the building design and off-street parking areas.
b. Resident amenities including, but not limited to, clubrooms, lounges, game rooms, mail rooms, leasing office, and similar interior common resident amenities incorporated into a larger building design. These accessory uses shall not be in stand-alone structures.
c. Fences and walls complying with Subsection 20-21.14.
d. Signs.
e. Trash enclosures.
f. Public and private utilities.
g. Electric Vehicle (EV) charging stations
h. Solar Installations, roof or carport.
i. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-9C.1 Permitted Principal Uses.

a. Multi-family residential units, townhouses and stacked townhomes. Stacked townhomes shall be defined as a one-family unit in a row of three such units, where units are stacked on each other. Units may be multi-level; however; all units shall have common fire-resistant walls and have direct access from the outside.
b. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.**

§ 20-9C.2 Permitted Accessory Uses.

a. Off-street parking areas.
b. Fences and walls complying with Subsection 20-21.14.
c. Signs.
d. Trash enclosures.
e. Public and private utilities.
f. Electric Vehicle (EV) charging stations
g. Solar Installations, roof or carport.
h. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-9D.1 Permitted Principal Uses.

a. Multi-family residential units, townhouses and stacked townhomes. Stacked townhomes shall be defined as a one-family unit in a row of three such units, where units are stacked on each other. Units may be multi-level; however; all units shall have common fire-resistant walls and have direct access from the outside.
b. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.**

§ 20-9D.2 Permitted Accessory Uses.

a. Off-street parking areas.
b. Resident amenities including, but not limited to, clubrooms, lounges, game rooms, mail rooms, leasing office, and similar interior common resident amenities incorporated into a larger building design. These accessory uses shall not be in stand-alone structures.
c. Fences and walls complying with Subsection 20-21.14.
d. Signs.
e. Trash enclosures.
f. Public and private utilities.

g. Electric Vehicle (EV) charging stations
h. Solar Installations, roof or carport.
i. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-9E.1 Permitted Principal Uses.

a. Townhouses
b. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.**

§ 20-9E.2 Permitted Accessory Uses.

a. Off-street parking areas.
b. Fences and walls complying with Subsection 20-21.14.
c. Signs.
d. Trash enclosures.
e. Public and private utilities
f. Electric Vehicle (EV) charging stations
g. Solar Installations, roof or carport.
h. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-9F.2 Permitted Principal Uses.

a. Golf courses.
b. Single-family detached homes.
c. Townhouses.
d. Multi-family residential units within 800 feet of Passaic Avenue.
e. A mixture of the above uses on one parcel or tract.
f. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, pursuant to N.J.S.A. 40:55D-66.1.**

§ 20-9F.3 Permitted Accessory Uses.

a. Private garages, storage sheds, sun decks and patios, home occupations, and private residential swimming pools related to single-family detached homes.
b. Private garages, sun decks and patios related to townhouses.
c. Clubhouse, storage buildings, and recreational amenities related to golf courses.
d. Off-street parking areas.
e. Non-commercial swimming pools, tennis courts, and other passive and active recreation facilities.
f. Resident amenities including, but not limited to, clubhouse, clubrooms, lounges, game rooms, mail rooms, leasing office, and similar interior common resident amenities incorporated into a larger building design. However, there may be one stand-alone structure containing residential amenities.
g. Fences and walls complying with Subsection 20-21.14.
h. Signs.
i. Trash enclosures.
j. Public and private utilities.
k. Electric Vehicle (EV) charging stations
l. Solar Installations, roof or carport.
m. **Family day care homes, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-10.1 Permitted Principal Uses.

a. The retail sale, display or rental on the premises of commodities or services predominantly to the ultimate consumer, and
b. Office and professional buildings.
c. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, in locations where multiple-family residences are permitted in accordance with §20-10.3 below, pursuant to N.J.S.A. 40:55D-66.1.**
d. **Child care centers, in locations where nonresidential uses are permitted, pursuant to N.J.S.A. 40:55D-66.6.**

§ 20-10.2 Permitted Accessory Uses.

a. Private garages, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and
b. Such accessory uses, buildings or other structures which are determined by the Planning Board, pursuant to Subsection 20-19.1b., to be normally and customarily incident to the permitted principal uses and conditional uses specified in this section.
c. Electric Vehicle (EV) charging stations
d. Solar Installations, roof or carport.
e. **Family day care homes, accessory to any approved multiple-family residence described in §20-10.3 below, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-11.1 Permitted Principal Uses.

a. Notwithstanding the provisions of Subsection 20-19.1, the retail sale, display or rental on the premises of commodities or services predominately to the ultimate consumer within a single structure. A second principal building is permitted provided that the total square floor area of the second structure does not exceed 5,000 square feet.

b. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, in locations where multi-family residences are permitted in accordance with §20-11.3.c below, pursuant to N.J.S.A. 40:55D-66.1.**
c. **Child care centers, in locations where nonresidential uses are permitted, pursuant to N.J.S.A. 40:55D-66.6.**

§ 20-11.2 Permitted Accessory Uses.

a. Private garages, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and
b. Such accessory uses, buildings or other structures which are determined by the Planning Board, pursuant to Subsection 20-19.1b., to be normally and customarily incident to the permitted principal uses and conditional uses specified in this section.
c. Electric Vehicle (EV) charging stations
d. Solar Installations, roof or carport.
e. **Family day care homes, accessory to any approved multiple-family residence described in §20-11.3.b below, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-12.1 Permitted Principal Uses.

a. The retail sale, display or rental on the premises of commodities or services predominantly to the ultimate consumer; and
b. Office and professional buildings.
c. Restaurants.
d. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, in locations where multi-family residences are permitted in accordance with §20-12.3.b below, pursuant to N.J.S.A. 40:55D-66.1.**
e. **Child care centers, in locations where nonresidential uses are permitted, pursuant to N.J.S.A. 40:55D-66.6.**

§ 20-12.2 Permitted Accessory Uses.

a. Private garages, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and
b. Such accessory uses, buildings or other structures which are determined by the Planning Board, pursuant to Subsection 20-19.1b., to be normally and customarily incident to the permitted principal uses and conditional uses specified in this section.
c. Electric Vehicle (EV) charging stations
d. Solar Installations, roof or carport.
e. **Family day care homes, accessory to any approved multi-family residence described in §20-12.3.b below, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-13.1 Permitted Principal Uses.

a. Light manufacturing, fabrication, processing and handling of products and/or materials; research, scientific and medical institutions and laboratories; and
b. Banks and such other financial institutions as determined by the Planning Board to be substantially similar thereto.
c. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, in locations where multi-family residences are permitted in accordance with §20-13.3.d below, pursuant to N.J.S.A. 40:55D-66.1.**
d. **Child care centers, in locations where nonresidential uses are permitted, pursuant to N.J.S.A. 40:55D-66.6.**

§ 20-13.2 Permitted Accessory Uses.

a. Storage and distribution for products owned, assembled, serviced or manufactured by, or consigned by one product owner to, the principal occupant and related office uses, private garages, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and
b. Such accessory uses, buildings or other structures which are determined by the Planning Board, pursuant to Subsection 20-19.1b., to be normally and customarily incidental to the permitted principal uses and conditional uses specified in this section.
c. Electric Vehicle (EV) charging stations
d. Solar Installations, roof or carport.
e. **Family day care homes, accessory to any approved multi-family residence described in §20-13.3.d below, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-14.1 Permitted Principal Uses.

a. Offices for executive, professional, scientific, engineering or administrative purposes; and
b. Scientific, engineering or research laboratories devoted to research, design or processing and fabricating incidental thereto; and limited industry.
c. **Community residences for the developmentally disabled, community shelters for victims of domestic violence, and community residences for persons with head injuries, in locations where multi-family residences are permitted in accordance with §20-14.3.b below, pursuant to N.J.S.A. 40:55D-66.1.**
d. **Child care centers, in locations where nonresidential uses are permitted, pursuant to N.J.S.A. 40:55D-66.6.**

§ 20-14.2 Permitted Accessory Uses.

a. Storage and distribution for products owned, assembled, serviced or manufactured by, or consigned by one product owner to, the principal occupant and related office uses, private garages, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and

b. Such accessory uses, buildings or other structures which are determined by the Planning Board, pursuant to Subsection 20-19.1b., to be normally and customarily incidental to the permitted principal uses and conditional uses specified in this section.
c. Electric Vehicle (EV) charging stations
d. Solar Installations, roof or carport.
e. **Family day care homes, accessory to any approved multi-family residence described in §20-14.3.b below, pursuant to N.J.S.A. 40:55D-66.5b**.

§ 20-15.1 Permitted Principal Uses.

a. Offices for executive or administrative purposes and other uses which do not involve the storage, handling or distribution of products, goods or merchandise on the premises and which are determined by the Planning Board to be uses normally or customarily conducted in office buildings; and
b. Banks and such other financial institutions as determined by the Planning Board to be substantially similar thereto; and
c. Offices for physicians, dentists, architects, engineers, attorneys, accountants, insurance agents and such other professional uses as determined by the Planning Board to be substantially similar thereto.
d. **Child care centers, pursuant to N.J.S.A. 40:55D-66.6.**

§ 20-15.2 Permitted Accessory Uses.

a. Private garages, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and
b. Such accessory uses, buildings or other structures which are determined by the Planning Board, pursuant to Subsection 20-19.1b., to be normally and customarily incident to the permitted principal uses and conditional uses specified in this section.
c. Electric Vehicle (EV) charging stations
d. Solar Installations, roof or carport.

All ordinances of the Township of West Caldwell which are inconsistent with the provisions of this Ordinance are hereby repealed as to the extent of such inconsistency.

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

The Township Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Essex County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of West Caldwell for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

The Township Clerk is hereby directed to publish notice of the proposed ordinance pursuant to N.J.S.A. 40:49-2.1.

This Ordinance shall take effect upon final passage, adoption, and publication in the manner prescribed by law.

Mayor Tempesta declared the Hearing open and asked if anyone wished to be heard on the Ordinance. No one wished to be heard. A motion was made by Councilman Wolsky and seconded by Councilman Cecere to close the hearing. All were in favor.

Councilman Wolsky moved that the pending Ordinance be passed and published in accordance with the law. It was seconded by Councilman Cecere. Upon the vote being polled, Council Canale, Cecere, Wolsky, Docteroff, Crudele, and Schott voted in the affirmative.

COMMUNICATIONS:

A-1 A communication from Nikole H. Baltycki, Chief Finance Officer, certifying funds are available under the 2026 Budget of Appropriations – August 4, 2026 Schedule; further certifying that there will be no over-expenditures of any line item in the Budget as a result of this schedule.

A-2 A communication from Nikole Baltycki, Chief Financial Officer, certifying funds are available for Resolution number 26-188, 26-192, and 26-194

Received and placed on file.

BILLS ORDERED PAID:

It was regularly moved by Councilman Docteroff, seconded by Councilman Schott that the Bill List as amended by the Chief Financial Officer be attached to the Minutes and be paid and that the Mayor and Treasurer be authorized to sign the necessary warrants for their payment.

Upon the vote being polled, Council Canale, Cecere, Wolsky, Docteroff, Crudele, and Schott voted in the affirmative.

SCHEDULE OF BILLS ORDERED PAID JUNE 2026

	Checks	Amount
CURRENT ACCOUNT – VALLEY NATIONAL BANK	20960-21091	$5,394,867.45
GENERAL CAPITAL	3472-3484	$474,446.89
POOL	4113-4128	$119,048.54
POOL CAPITAL	3076	$901.49
WATER CAPITAL	8477-8483	$187,482.08
WATER	12156-12169	$57,006.61
WATER WIRE ACCT	0	0
GENERAL TRUST – VALLEY NATIONAL BANK	7379-7425	$141,482.30
DOG TRUST	1190	$13.80
PUBLIC ASSISTANCE TRUST 1	0	0
LAW ENFORCEMENT TRUST	0	0
COAH-AFFORDABLE HOUSING TRUST	0	0
DEVELOPERS' TRUST	1999-2008	$7,051.76
SUB-TOTAL		**$6,382,300.92**
LIBRARY	14111-14133	$176,533.70
TOTAL		**$6,558,834.62**

APPROVAL OF MINUTES:

On the recommendation of Councilman Schott seconded by Councilman Wolsky, it was regularly moved that the minutes of the regular meeting of July 7, 2026 be approved.

Upon the vote being polled, Canale, Cecere, Wolsky, Docteroff, and Schott voted in the affirmative. Councilman Crudele abstained.

CONSENT AGENDA:

Mayor Tempesta read the following statement: "Matters listed within the Consent Agenda have been referred to members of the Township Council for reading and study, are considered to be routine and will be enacted by one motion of the Township Council with no separate discussion. If separate discussion is desired, the resolution may be removed and be subject to a separate roll call."

Administrator Baltycki reported that there was one item for closed session, *Interviews for Lieutenant in the West Caldwell Police Department.*

It was regularly moved by Council President Canale, seconded by Councilman Docteroff that the fifteen Resolutions on the Consent Agenda this evening be approved. Upon a roll call vote all were in favor. However, Councilman Cecere abstained from Resolutions 26-197.

Mayor Tempesta asked if there were any comments on the consent agenda from Council or the public.

Ms. Loretta Dremel, a West Caldwell resident, acknowledged that she was late for the

hearing on the Ordinance that was just adopted but wanted to read a statement in support of owner occupied short term rentals.

Mayor Tempesta said that he loves her unique property. He asked Ms. Baltycki to speak with Paul Jemas, the Township Attorney, Darlene Green, the Township Planner, and Dan Bloch, the Township Zoning Officer, to see if we can differentiate between owner occupied vs. true rentals.

Ms. Baltycki said she would speak with them.

The following fifteen Resolutions by Consent were made part of these Minutes:

No. 26-188
By: Councilman Cecere

SUBJECT: RESOLUTION AUTHORIZING CHANGE ORDER #1 AND FINAL PAYMENT TO CMS CONSTRUCTION INC. FOR THE PINE BROOK STABILIZATION PROJECT IN THE TOWNSHIP OF WEST CALDWELL

WHEREAS, the Governing Body of the Township of West Caldwell previously awarded the contract for the Pine Brook stabilization project to CMS Construction Inc. in the amount of $496,437.00; and

WHEREAS, it has been determined that certain changes to this Contract are necessary; and

WHEREAS, during the course of the Contract, it was discovered that the following minor modifications were required:

1. Additional fertilizing and seeding Increase of $282.00
2. Split Rail Fence Increase $5,200.00
3. Various reductions, as attached Decrease of $16,839.00

WHEREAS, the aggregate cost for these modifications is a decrease of $11,357.00 and results in a 2.29% decrease to the original Contract amount;

WHEREAS, this minor modification represents no substantial change to the quality or character of the items or work provided or the overall Contract amount;

WHEREAS, based upon the recommendations of the Township Administrator and the Township Engineer, the Governing Body wishes to approve this change order.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Caldwell, in the County of Essex as follows:

1. The above listed change order to the Contract for the project known as the Pine Brook stabilization project to CMS Construction Inc. be and hereby is approved.
2. A written amendment to the contract shall be executed covering the changes made by said change orders.
3. The appropriate municipal officials are hereby authorized to execute said change orders.
4. The change to the contract price is as follows:

Original Contract Price	$496,437.00
Amount of Change Order #1	<11,357.00>
New Contract Price with All Change Orders	$485,080.00
Percent Increase of Change Order #1	-2.29%

5. The Township Engineer's recommendation that the project is complete is accepted and the Treasurer is authorized to issue a check made payable to CMS Construction Inc. for full and final payment in the amount of $19,354.41.

No. 26-189
By: Councilwoman Canale

SUBJECT: RESOLUTION AUTHORIZING THE WAIVER OF THE CERTAIN PORTIONS OF POLICE DEPARTMENT PROMOTIONAL PROCESS IN CONNECTION WITH UPCOMING PROMOTIONS IN THE WEST CALDWELL POLICE DEPARTMENT

WHEREAS, in accordance with the ordinance of the Police Department, Section 3-8 et seq., the Mayor and Council have the discretion to waive any requirement of the Police Department promotional process upon the written recommendation of the Chief of Police; and

WHEREAS, for reasons of economy and the administrative efficiency of the Police Department, the Mayor and Council and the written recommendation of the Chief of Police, wish to waive the New Jersey State Chiefs of Police written examination requirements in connection with the promotion to be made to the position of Lieutenant; and

WHEREAS, the eligible candidates have certified, in writing to the Chief of Police, that they wish to waive the written examination portion of the promotional process for the position of Lieutenant; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Caldwell, in the County of Essex, as follow:

1. Upon written recommendation of Chief Dennis Capriglione, the Mayor and Council hereby waive the New Jersey State Chiefs of Police written examination requirement in connection with the appointment of Lieutenant.
2. The written recommendation of Chief Dennis Capriglione dated July 10, 2026 is attached hereto and made part hereof.

3. This waiver shall not affect the validity and enforceability of any other requirement of the Police Department promotional process.
4. All Township Officials are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this resolution.

No. 26-190
By: Councilman Docteroff

SUBJECT: RESOLUTION AUTHORIZING THE ANNUAL REPORT OF THE AUDIT FOR THE YEAR 2025

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the fiscal year ended December 31, 2025 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A 40A:5-6 and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations", and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five (45) days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit: R.S. 52:27BB-52: A Local Officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars ($1,000.00) or imprisoned for not more than one (1) year, or both, in addition shall forfeit his office.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of West Caldwell, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

No. 26-191
By: Councilman Docteroff

SUBJECT: RESOLUTION APPROVAL OF CORRECTIVE ACTION PLAN - 2025 AUDIT

WHEREAS, in accordance with the Single Audit Act U.S. Office of Management and Budget Circular A-128, and New Jersey Office of Management and Budget Circular letter 87-11, the Local Finance Board issued Notice No. 92-15 Corrective Action Plans - New Requirements for Local Units; and

WHEREAS, pursuant to Local Finance Notice No. 92-15, all local units must prepare and submit a Corrective Action Plan covering the recommendations in the annual audit report; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of West Caldwell have reviewed and approved the 2025 Corrective Action Plan prepared by the Chief Financial Officer and will submit a copy of the Plan to the Division of Local Government Services, in accordance with Local Finance Notice No. 92-15.

Township of West Caldwell
Corrective Action Plan
Audit Year: 2025

Recommendation #1:

Description: That lead inspection reports be filed with the State of New Jersey on a timely basis.

Analysis: Lead inspection reports were not filed with the State of New Jersey.

Corrective Action: The Construction Code Official has been made aware of the recommendation. All past due reports have been filed and reports will be filed timely moving forward.

Implementation Date: Immediately.

Recommendation #2:

Description: That certain grants be reviewed and appropriate action taken as to their disposition.

Analysis: The Audit Report identifies various grants with balances dating back several years.

Corrective Action: The CFO, along with the appropriate Department Heads, will continue to review each grant to determine the current status and proper disposition.

Implementation Date: Immediately.

Recommendation #3:

Description: That Unfunded Improvement Authorization be reviewed and action taken to include them in the next note sale or be raised in subsequent budgets.

Analysis: There are certain improvement authorizations that remain unfunded.

Corrective Action: The Chief Financial Officer has reviewed the unfunded improvement authorizations. The amounts were recovered from the Essex County Utilities Authority and other were included in the 2026 note sale.

Implementation Date: Immediately.

No. 26-192
By: Councilwoman Canale

SUBJECT: RESOLUTION AUTHORIZING THE LEASING OF A 2026 FORD F-150 POLICE RESPONDER VEHICLE BY STATE CONTRACT 26-FLEET-129161 FOR THE WEST CALDWELL POLICE DEPARTMENT

WHEREAS, the Township of West Caldwell wishes to lease a 2026 Ford F-150 Police Responder Vehicle from an authorized vendor with the State of New Jersey; and

WHEREAS, the purchase of goods and services by local contracting units is authorized by the Local Public Contract Law, N.J.S.A. 40A:11-12; and

WHEREAS, Winner Ford, 770 Cuthbert Blvd, Cherry Hill, New Jersey 08034 has been awarded New Jersey State Contract No. 26-FLEET-129161 for the lease of a 2026 Ford F-150 Police Responder Vehicle with Ford Credit Municipal Financing; and

WHEREAS, the qualified purchasing agent recommends the utilization of this contract on the grounds that it represents the best price available; and

WHEREAS, the total amount of the lease is $47,520.00 for the 2026 Ford F-150 Police Responder Vehicle and are made in three (3) one-year increments; and

WHEREAS, The Chief Financial Officer has certified the availability of funds for this contract for one year in the amount of $17,131.89.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of West Caldwell that Winner Ford be awarded a contract for the lease of a 2026 Ford F-150 Police Responder Vehicle.

No. 26-193
By: Councilman Docteroff

SUBJECT: RESOLUTION AUTHORIZING REFUNDS, OVERPAYMENTS OR CANCELLATIONS IN THE TAX OFFICE

WHEREAS, there appears on the tax records overpayments or otherwise as shown below; and

WHEREAS, the overpayments were created by the reasons indicated below, and the Collector of Taxes recommends the refund or transfers of such overpayments;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of West Caldwell that the proper officers be and they are hereby authorized and directed to transfer funds or issue checks refunding such overpayments as hereafter shown below:

CODE OF REASONS

1. Incorrect Payment-Refund
2. Duplicate Payment-Refund
3. Vets, Senior Citizen, Exempt Prop Refund/Allow
4. Apply Overpayment to Next Year
5. Cancellation of Balance of Less than $5.00
6. Assessment Changes
7. Tax Appeal
8. Overpayment-Refund
9. Tax Title Lien Redemption
10. Homestead Rebate/NJ Saver
11. Apply Overpayment to Current Year
12. Cancellation of Credit of Less than $5.00
13. Cancellation of Taxes
14. Other - Cancellation of Credit over $5.00

Block	Lot	Qual	Owner Name	Amount	Year	Reason
TTL Certificate #25-00004						
800	15		Castillo-Brito Elayne & Colon Cesar 665-669 Bloomfield Avenue	$ 874.59	2025	9

Check payable to: Pro Cap 8 FBO Firstrust Bank
P.O. Box 774
Fort Washington, PA 19034-0774

TTL Certificate #25-00006						
1002	12		Nutkis, Ian J & Carbalho, Vanessa A	$1,388.03	2025	9
			43 Fairfield Avenue	$ 600.00	2025	9
				$ 1,988.03		

Check payable to: Pro Cap 8 FBO Firstrust Bank
P.O. Box 774

Fort Washington, PA 19034-0774

TTL Certificate #25-00007					
1807	7	George, Thomas & Thomas, Mercy	$ 13,100.64	2025	9
		56 St Charles Avenue	$ 28,000.00	2025	9
			$ 41,100.64		

Check payable to: Phoenix Funding Inc.
1148 Springfield Avenue
Mountainside, NJ 07092

TTL Certificate #25-00009					
2903	10	Deutsche Bank National Trust	$ 1,174.73	2025	9
		56 Orton Road	$ 800.00	2025	9
			$ 1,974.73		

Check payable to: Pro Cap 8 FBO Firstrust Bank
P.O. Box 774
Fort Washington, PA 19034-0774

No. 26-194
By: Councilman Cecere

SUBJECT: RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH COLLIERS ENGINEERING & DESIGN FOR AN AMOUNT NOT TO EXCEED $85,500.00 FOR THE FRANCISCO PARK FIELD IMPROVEMENTS PROJECT

WHEREAS, pursuant to the requirements under the Local Public Contracts Law, the following resolution be and is hereby adopted:

WHEREAS, there exists a need to perform professional engineering services associated with the Francisco Park Field Improvements Project. The project includes construction administration services and construction inspections services. The fee for the described services is $82,500.00.

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contract for "Professional Services" without competitive bidding must be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Caldwell, in the County of Essex, as follows.

1. The Township of West Caldwell will execute an agreement with Colliers Engineering & Design, 400 Valley Road, Suite 304, Mount Arlington, NJ 07856, in accordance with the attached proposal.

2. Whereas, the contract was awarded through a fair and open process, pursuant to N.J.S.A. 19:44A-20.4 et seq., in that the vendor was awarded a professional services appointment for the year 2026.

3. All Township officials are hereby authorized and directed to take any and all action necessary and appropriate to effectuate the terms of this Resolution.

No. 26-195
By: Councilman Wolsky

SUBJECT: RESOLUTION AUTHORIZING DAUGHTERS OF ISRAEL, INC FOR ON PREMISE MERCHANDISE RAFFLE TO BE HELD ON SEPTEMBER 8, 2026 LICENSE NO. 511, ID NO. 542-4-32626

WHEREAS, Daughters of Israel, Inc. has submitted a Raffle License Application No. RA 511, ID No. 542-4-32626 for on premise merchandise raffle to be held September 8, 2026 at Mt. Ridge Country Club, 713 Passaic Avenue, West Caldwell, NJ; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of West Caldwell, hereby approves Raffle License Application No. RA 511; and,

BE IT FURTHER RESOLVED that said license shall be issued subject to all rules and regulations of the Legalized Games of Chance Control Commission of the State of New Jersey.

No. 26-196
By: Councilman Wolsky

SUBJECT: RESOLUTION APPOINTING AL AGNES AS LABORER IN THE DEPARTMENT OF PUBLIC WORKS FOR THE TOWNSHIP OF WEST CALDWELL

WHEREAS, the Township of West Caldwell desires to appoint a Water Laborer; and

WHEREAS, Al Agnes, 519 Bloomfield Avenue Apt. 2M, Caldwell, NJ 07006 is willing and able to serve as Laborer in the Department of Public Works for the Township of West Caldwell; and;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Caldwell, in the County of Essex, as follows:

1. Al Agnes is appointed as Laborer, effective July 20, 2026, at a salary of $47,000.00 in accordance with the salary ordinance.
2. All Township officials are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

No. 26-197
By: Councilman Wolsky

SUBJECT: RESOLUTION APPOINTING WILLIAM PHILLIPS JR. AS LABORER IN THE DEPARTMENT OF PUBLIC WORKS FOR THE TOWNSHIP OF WEST CALDWELL

WHEREAS, the Township of West Caldwell desires to appoint a Water Laborer; and

WHEREAS, William Phillips Jr. , 35 Dowling Parkway, Woodland Park, NJ 07424 is willing and able to serve as Laborer in the Department of Public Works for the Township of West Caldwell; and;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Caldwell, in the County of Essex, as follows:

3. William Phillips Jr. is appointed as Laborer, effective July 20, 2026, at a salary of $47,000.00 in accordance with the salary ordinance.
4. All Township officials are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

No. 26-198
By: Councilwoman Canale

SUBJECT: **RESOLUTION APPOINTING VINCENT COCOZZIELLO AS CROSSING GUARD IN THE POLICE DEPARTMENT FOR THE TOWNSHIP OF WEST CALDWELL**

WHEREAS, the Township of West Caldwell desires to appoint a Crossing Guard; and

WHEREAS, Vincent Cocozziello, 100 Vail Road Apt. E-7, Parsippany, NJ 07054 is willing and able to serve as Crossing Guard in the Police Department for the Township of West Caldwell; and;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Caldwell, in the County of Essex, as follows:

5. Vincent Cocozziello is appointed as Crossing Guard, effective September 1, 2026, at an hourly of $20.00 in accordance with the salary ordinance.
6. All Township officials are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

No. 26-199
By: Councilman Crudele

SUBJECT: RESOLUTION AUTHORIZING REFUNDS IN THE RECREATION OFFICE

WHEREAS, there is a need to issue refunds for Recreation Program Fees collected in the Recreation Office as shown below; and

WHEREAS, the Recreation Director recommends the refunds of these fees.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of West Caldwell that the proper officers be, and they are hereby authorized and directed to transfer funds or issue checks to clear the refunds as shown below:

POOL UTILITY

Name	Amount	Reason
Jane Berisso 95 Smull Avenue West Caldwell, NJ 07006	$145.00	Refund- Pool Membership
Barbara Failla 21 Martin Road West Caldwell, NJ 07006	$145.00	Refund- Pool Membership

TOTAL POOL UTILITY REFUNDS: $290.00

No. 26-200
By: Mayor Tempesta

SUBJECT: Proclamation

WHEREAS, Ovarian cancer is the 5th leading cause of cancer-related death among women in the United States and the American Cancer Society estimates that in 2026 approximately 21,010 women will be diagnosed with ovarian cancer and 12,450 individuals will die from the disease nationwide, including an estimated 650 new cases and 340 deaths in New Jersey; and

WHEREAS, a woman's lifetime risk of being diagnosed with ovarian cancer is about 1 in 91 and her lifetime risk of dying from the disease is approximately 1 in 143; and

WHEREAS, due to vague, nonspecific symptoms and the absence of a reliable early detection test the majority of women are diagnosed at Stage III or later, when the cancer has already spread beyond the ovaries; and

WHEREAS, although the five-year survival rate for Stage I ovarian cancer exceeds 90 percent, only 15 percent of cases are diagnosed at this early stage. For those diagnosed in later stages, the five-year survival rate drops below 30 percent; and

WHEREAS, while screening tools such as mammograms and pap tests exist for breast and cervical cancers, no equivalent screening test exists for ovarian cancer, making awareness of symptoms and risk factors essential for early intervention; and

WHEREAS, increased public education about ovarian cancer can help save lives by promoting earlier diagnosis, supporting access to gynecologic oncology care, and encouraging research funding for better detection and treatment options; and

WHEREAS, during the month of September, the Township of West Caldwell joins survivors, families, healthcare professionals, advocacy organizations, and all those committed to raising awareness, remembering lives lost, and offering hope for a future with better outcomes and ultimately, a cure.

NOW, THEREFORE, BE IT RESOLVED, I, Joseph Tempesta, Jr., Mayor of the Township of West Caldwell, do hereby proclaim September 2026 as OVARIAN CANCER AWARENESS MONTH in the Township of West Caldwell, New Jersey, and encourage all residents to participate in awareness activities, wear teal in support, and engage in conversations that help save lives and support the thousands of families affected by this devastating disease.

No. 26-201
By: Councilman Docteroff

SUBJECT: A RESOLUTION AUTHORIZING THE TOWNSHIP OF WEST CALDWELL TO ENTER INTO A COOPERATIVE PRICING AGREEMENT

WHEREAS, *N.J.S.A.* 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System for the provision and performance of goods and services and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, NJEdge.Net, Inc., hereinafter referred to as the "Lead Agency" has offered voluntary participation in the EdgeMarket Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on August 3, 2026, the governing body of the Township of West Caldwell duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

WHEREAS, the Township of West Caldwell within the County of Essex, State of New Jersey, desires to participate in the EdgeMarket Cooperative Pricing System; and

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as the EdgeMarket Cooperative Pricing Resolution of the Township of West Caldwell.

AUTHORITY

Pursuant to the provisions of *N.J.S.A. 40A:11-11(5)*, Nikole Baltycki, Township Administrator/CFO of the Township of West Caldwell, on behalf of the Township of West Caldwell is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.

No. 26-202
By: Councilman Wolsky

SUBJECT: **RESOLUTION AUTHORIZING AN EXECUTIVE SESSION FROM WHICH THE PUBLIC IS EXCLUDED.**

WHEREAS, The Township of West Caldwell (the "Township" or the "public body" has been duly created and is validly existing as a public body corporate and politic of the State of New Jersey pursuant to applicable laws of the State of New Jersey; and

WHEREAS, The Township constitutes a "public body" as such term is defined in the New Jersey Open Public Meetings Act, constituting Chapter 231 of the Pamphlet Laws of 1975 of the State of New Jersey, N.J.S.A. 10:4-6 et seq. and the acts amendatory thereof and supplemental thereto (the "Open Public Meetings Act"); and

WHEREAS, the Open Public Meetings Act permits a public body, as such term is defined therein, to exclude members of the public from portions of any "meeting", as such term is defined therein including N.J.S.A. 10:4-12(b) et seq., under certain limited

circumstances which include, but are not limited to, (a) a discussion of pending or anticipated litigation in which the public body is or may become a party, or (b) a discussion of any matters which fall within the attorney-client privilege, or (c) a discussion of a collective bargaining agreement including the negotiation of the terms and conditions thereof, or (d) a discussion regarding the purchase, acquisition or lease of real property with public funds or (e) a discussion of involving the employment, appointment or termination of employment of an existing or prospective public officer or employee; and

WHEREAS, the governing body of the Township has determined that and is of the opinion that such circumstances presently exist that permit the governing body of the Township to discuss the matters set forth in this Resolution in executive session; and

WHEREAS, the matters set forth in this Resolution are within the exceptions and the limited circumstances set forth in N.J.S.A. 10:4-12(b) et seq., the governing body of the Township desires to conduct a portion of the meeting in an executive session from which members of the public will be excluded.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWNSHIP OF WEST CALDWELL, in accordance with the provisions of The Open Public Meetings Act, that the governing body of the Township hereby determines to conduct a portion of the meeting in an executive session from which members of the public will be excluded in accordance with the provisions of Open Public Meetings Act; and

BE IT FURTHER RESOLVED, that the aforementioned executive session will be limited to matters relating to the following items and which matters involve, as applicable, pending, and anticipated litigation involving or expected to involve the Township, matters which fall within the attorney-client privilege, matters regarding the discussion of a collective bargaining agreement, matters relating to purchase, acquisition or lease of real property with public funds or matters relating to personnel:

INTERVIEWS FOR LIEUTENANT IN THE WEST CALDWELL POLICE DEPARTMENT

BE IT FURTHER RESOLVED, that the minutes of each executive session will be prepared and maintained by the Township and with regard to each of the matters discussed in executive session; and

BE IT FURTHER RESOLVED, that the minutes relating to a particular matter discussed will be made available to members of the public – (a) at such time as the matter no longer requires confidentiality as permitted by applicable laws, (b) upon the completion of a pending or anticipated litigation, or (c) upon such matter no longer falling within the attorney-client privilege, (d) upon the completion of a collective bargaining agreement including the negotiation of the terms and conditions thereof, or (e) upon the completion of a purchase, acquisition or lease of real property with public funds, or (f) as such disclosure may otherwise may be required by the Open Public Meetings Act.

COMMITTEE REPORTS

FINANCE:

Councilman Docteroff reported that there have been no issues at the pools. There are new applications that were approved at the Planning Board such as a physical therapist, a clothing boutique and an electronics distribution warehouse. He pointed out that people want to have their businesses in West Calwell.

PUBLIC WORKS:

Councilman Cecere welcomed the new employees in the Department of Public Works. He said that residents have been thanking the Mayor and the Governing Body for naming the new street in town Nudenberg Way after David Nudenberg who was killed in Vietnam.

PUBLIC SAFETY:

On the recommendation of Council President Canale, the reports submitted by the Court Administrator for June as received, be placed on file.

TECHNOLOGY AND SHARED SERVICES:

There was not report.

LEGAL AND PERSONNEL:

Councilman Wolsky asked Clerk DeBlasis to read the following Ordinance by title.

Ordinance 1911

AN ORDINANCE ESTABLISHING AND CREATING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE TOWNSHIP OF WEST CALDWELL, ESTABLISHING THE GRADES OF SUCH OFFICES AND EMPLOYMENTS AND FIXING THE SALARY, WAGE OR COMPENSATION TO BE PAID TO THE PERSONS HOLDING SUCH OFFICES OR POSITIONS, REPEALING PRIOR ORDINANCES.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST CALDWELL, IN THE COUNTY OF ESSEX, AND THE STATE OF NEW JERSEY, AS FOLLOWS:

SECTION 1. There is hereby created and established in the Township of West Caldwell certain offices and positions of employment, together with the salaries for such positions.

SECTION 2. There shall be paid a longevity increment to full-time employees hired prior to May 1, 1997 (excluding there from the following enumerated employees: Judge and Prosecutor of the Municipal Court and Welfare Director). No longevity will be paid to any employee covered by this ordinance hired on or after May 1, 1997.

Longevity increase shall be due and payable to the annual base salary to such eligible employees who have completed the full period of years of service hereinafter designated: to wit: 2 percent - 5 years; 4 percent - 10 years; 6 percent - 15 years; 8 percent - 20 years; 10 percent - 24 years or more. Such longevity payments shall be made on the pay period next ensuing the anniversary date of full completion of the required period of service.

SECTION 3. Holiday and Overtime Pay. Holiday and Overtime Pay shall be based on 2,080 hours per year. Overtime shall be at the rate of double time for Sundays and Official Holidays; time and one-half for Saturdays and hours worked in the excess of 40 hours per week. A minimum of 2 hours pay at the above prescribed rates will be paid for all emergency calls after regular working hours.

SECTION 4. In the event additional sessions of Court, over and above 48 per year are required, the Judge and Prosecutor shall be paid a stipend equivalent to 1.5% of their annual salary, and the Court Administrator shall be paid a stipend of $125 for each session over and above 36 per year.

SECTION 5. In the event attendance at Board of Health meetings, other than for the Township of West Caldwell, is required, the Health Officer shall be paid a stipend of $125.00 for each session attended. Any inspections or screenings attended by the Health Officer, Registrar or Registered Environmental Health Specialist, or reports prepared for same by the Health Officer, performed by 9:00 A.M. and/or after 4:30 P.M. Monday through Friday or on Saturdays, will be at a reimbursement rate equal to the hourly rate of said employees. The Health Secretary shall be paid $85.00 per meeting for minutes preparation.

SECTION 6. Advancement to Steps 2 and 3 for Fire Chief shall be awarded by Resolution of the Governing Body.

SECTION 7. Any Smoke Detector Inspections performed before 9:00 A.M. and/or after 4:30 P.M. by the Fire Official, or their designate will be at a reimbursement rate of $45.00 per inspection.

SECTION 8. Any Added Assessment Inspections performed by the Tax Assessor before 9:00 A.M. and/or after 4:30 P.M. Monday through Friday or on Saturdays by the Tax Assessor will be included in their base salary for up to 230 hours of inspection work performed. Any inspections performed over the 230 hours will be reimbursed at a rate equal to either the hourly rate of pay for the Tax Assessor or a stipend established by Resolution of the Governing Body.

SECTION 9. The prescribed salaries and increments for officers and employees, set forth on said schedule shall be effective as of January 1, 2026.

SECTION 10. Ordinance No. 1908, adopted July 7, 2026, and all other ordinances or parts of ordinances inconsistent herewith, are hereby repealed.

SECTION 11. This Ordinance shall take effect immediately upon adoption and publication according to law.

EMPLOYEE TITLE	MINIMUM	MAXIMUM
Accounts Payable Clerk	$ 35,000.00	$ 60,000.00
Acting Clerk	$ 70,000.00	$ 80,000.00
Acting Superintendent of Public Works	$ 64,159.00	$ 150,000.00
Acting Water Foreman	$ 57,220.00	$ 93,000.00
Administrative Assistant	$ 25.00	$ 35.00
Assistant Chief Financial Officer/Human Resources Coordinator	$ 45,000.00	$ 88,000.00
Assistant Mechanic	$ 46,945.00	$ 70,418.00
Assistant Prosecutor	$ 2,553.00	$ 15,000.00
Assistant Recreation Director	$ 37,684.00	$ 75,000.00
Athletic Program Supervisor	$ 25.00	$ 40.00
Building Subcode Official	$ 32.64	$ 60.00
Certified Public Works Manager License for Individual not Appointed	$ 2,000.00	$ 2,000.00
Chief Financial Officer/Township Administrator/Qualified Purchasing Agent	$ 90,000.00	$ 200,000.00
Chief Mechanic	$ 61,045.00	$ 98,000.00
Clerk/Public Agency Compliance Officer	$ 60,000.00	$ 95,000.00
Code Enforcement Officer	$ 24.00	$ 45.00
Construction Code Official/Fire Subcode Official/Fire Official	$ 80,000.00	$ 150,000.00
Council	$ 5,000.00	$ 6,000.00
Council President	$ 5,500.00	$ 6,600.00
Court Administrator	$ 42,840.00	$ 95,000.00
Court Attendant	$90.00 per session	$90.00 per session
Crossing Guard	$ 6,028.00	$ 30,000.00
Crossing Guard Per Diem	$ 20.00	$ 30.00
Part Time Deputy Court Administrator	$ 20.00	$ 30.00
Full Time Deputy Court Administrator	$ 36,400.00	$ 70,000.00
Deputy Emergency Management Coordinator	$ 1,000.00	$ 10,000.00
Deputy Fire Official/Lead Inspector	$ 35,000.00	$ 85,000.00
Dispatcher	$ 45,000.00	$ 80,000.00
Electric Subcode Official	$ 35.00	$ 55.00
Emergency Management Coordinator	$ 3,000.00	$ 15,000.00
Emergency Preparedness Coordinator	$ 40.00	$ 55.00
Fire Chief Stipend - Step 1	$ 5,000.00	$ 5,999.00
Fire Chief Stipend - Step 2	$ 6,000.00	$ 6,600.00
Fire Chief Stipend - Step 3	$ 6,500.00	$ 7,000.00
Fire Inspector	$ 28,364.00	$ 60,000.00
Fire Official License for Individual not Appointed	$ 2,000.00	$ 2,000.00
Foreman - Roads, Buildings, Grounds and Facility Maintenance	$ 64,300.00	$ 99,000.00
Foreman of Roads and Building Maintenance	$ 64,300.00	$ 108,000.00
Foreman of Fields and Grounds Maintenance	$ 64,300.00	$ 99,000.00
Full Time Outreach Coordinator	$ 50,000.00	$ 70,000.00
General Clerical	$ 15.49	$ 30.00
Health Inspector	$ 28.00	$ 42.00
Health Officer/Assistant Administrator/Safety Coordinator	$ 83,232.00	$ 168,000.00
Infectious Disease Preparedness Generalist	$ 40.00	$ 55.00
Intern	$ 15.49	$ 20.00
Judge	$ 22,032.00	$ 45,000.00
Laborer (Pools, B&G, Recreation, DPW, Water)	$ 15.49	$ 25.00
Laborer	$ 35,000.00	$ 80,000.00
Laborer/Custodian	$ 15.49	$ 25.00
Land Use Administrator/Municipal Housing Liaison	$ 32,512.00	$ 80,000.00
Lifeguard	$ 15.49	$ 20.00
Local Health Outreach Coordinator	$ 20.00	$ 52.00
Mayor	$ 6,000.00	$ 6,000.00
Mechanic	$ 46,343.00	$ 75,000.00
Payroll Clerk	$ 27,000.00	$ 60,000.00
Payroll Clerk- Interlocal Agreement	$ 2,000.00	$ 4,000.00
Planning Board Engineer	$ 13,680.00	$ 17,520.00
Playground Program Coordinator	$ 25.00	$ 40.00
Playground Assistant Coordinator	$ 20.00	$ 30.00
Playground Assistant Director	$ 15.49	$ 25.00
Playground Assistant Leader	$ 12.00	$ 20.00
Playground Site Supervisor	$ 20.00	$ 40.00
Playground Assistant Site Supervisor	$ 15.49	$ 30.00
Plumbing Subcode Official/Plumbing Inspector	$ 32.64	$ 60.00
Police Captain	$ 150,000.00	$ 200,000.00
Police Chief	$ 160,000.00	$ 220,000.00
Pool Door Attendant	$ 15.49	$ 25.00
Pool Manager	$ 4,560.00	$ 10,085.00
Pool Manager	$ 25.00	$ 40.00
Pool Assistant Manager	$ 3,600.00	$ 8,575.00
Pool Assistant Manager	$ 20.00	$ 30.00
Program Supervisor	$ 15.49	$ 40.00
Program Supervisor	$ 35,000.00	$ 60,000.00
Prosecutor	$ 15,912.00	$ 30,000.00
Preparedness Coordinator	$ 20.00	$ 55.00
Public Defender/Tax Attorney	$ 4,080.00	$ 6,120.00
Public Health Nurse	$ 20.00	$ 45.00
Public Works Specialist	$ 51,226.00	$ 90,000.00
Qualified Purchasing Agent not appointed	$ 2,500.00	$ 2,500.00
Records Clerk	$ 24,309.00	$ 75,500.00
Recreation Assistant	$ 12.00	$ 20.00
Recreation Coach	$ 15.49	$ 30.00
Recreation Director	$ 85,000.00	$ 130,000.00
Registered Environmental Health Specialist	$ 30,552.00	$ 66,300.00
Secretary	$ 20.00	$ 35.00
Secretary	$ 24,309.00	$ 80,000.00
Secretary/Registrar/Recycling Coordinator	$ 25,000.00	$ 70,000.00
Senior Cashier	$ 35,000.00	$ 50,000.00
Site Supervisor	$ 15.49	$ 30.00
Special Needs Program Coordinator	$ 20.00	$ 35.00
Special Projects Coordinator	$ 21.78	$ 40.00
Sports Official	$26.00/game	$90.00/game
Sports Scorer	$ 7.25	$ 9.00
Superintendent of Public Works	$ 64,159.00	$ 150,000.00
Supervising Laborer/Specialist	$ 52,800.00	$ 100,000.00
Swim Team Coach	$1,000 per season	$4,000 per season
Swim Team Assistant Coach	$600 per season	$2,000 per season
Tax Assessor	$ 37,650.00	$ 69,400.00
Tax Cashier	$ 29,845.00	$ 55,000.00
Tax Collector	$ 11,920.00	$ 95,000.00
Technical Assistant to the Construction Official	$ 44,000.00	$ 70,000.00
Tot Lot Site Director	$ 20.00	$ 40.00
Tot Lot Assistant Site Director	$ 20.00	$ 30.00
Part Time Violations Clerk	$ 20.00	$ 32.00
Full Time Violations Clerk	$ 37,345.00	$ 56,500.00
Vulnerable Population Outreach Coordinator	$ 20.00	$ 52.00
Water Cashier	$ 28,364.00	$ 65,000.00
Water Foreman	$ 57,220.00	$ 93,000.00
Water License Stipend - C-1/W-1 License - 2% of Salary	$ 800.00	$ 1,800.00
Water License Stipend - C-2/W-2 License - 4% of Salary	$ 1,500.00	$ 4,000.00
Water Operator- Standby W-2 License - 6% of Salary	$ 1,500.00	$ 4,000.00
Water Appointed Operator with C-2/W-2 License - 8% of Salary	$ 3,000.00	$ 13,000.00
Water Operator- Interlocal Agreement	$ 1,000.00	$ 6,000.00
Water Laborer	$ 40,000.00	$ 80,000.00
Zoning Officer	$ 24.00	$ 33.00

Councilman Wolsky asked that the Ordinance be moved, published and posted as a pending Ordinance and the public hearing be set for September 1, 2026. This was seconded by Councilman Cecere. By a roll call vote all were in favor.

PARKS AND RECREATION:

Councilman Crudele reported that there were five successful concerts. There is one more this week called Soul Seduction. The last concert will be on Labor Day and it will feature Suite and Mai Tai.

Mayor Tempesta asked if we had firm plans for 9/11. Ms. Baltycki will follow up tomorrow so the families can be notified.

ADVISORS' REPORT:

Ms. Baltycki gave a report on the Audit and Corrective Action Plan. She spoke about three recommendations. Two have been rectified and one is ongoing. A lead report needed to be sent to the State, a note sale needed to take place, and grant money needed to be spent.

MAYOR'S REPORT:

There was no report.

INVITATION FOR PUBLIC COMMENT

Mayor Tempesta asked if anyone wished to be heard.

Melissa Bini, a West Caldwell resident, spoke about security cameras and how they can be abused by neighbors. She said that cameras have zones and should not be facing a neighbor's property. She asked if the Ordinances could have clearer standards.

Mayor Tempesta asked Paul Jemas to look into this.

Mr. Steven Maginnis, a West Caldwell resident, spoke about different areas of town and suggested making a "downtown area".

Mayor Tempesta explained that all of the sites that he was speaking about have already been decided. The State has mandated that vacant land must have low and moderate housing built on them. He explained that we are still a suburban town with 70% single family housing and 30% industrial.

Mr. Maginnis said that architecture should be considered when they are building the apartments. Mayor Tempesta said that the Planning Board considers things like that. He pointed out that there will be no more housing developments required until 2035.

ADJOURNMENT TO CLOSED SESSION:

There being no further business before the Council a motion from Councilman Cecere and a second from Council President Canale, the meeting adjourned to closed session at 6:42 pm. All were in favor. Mayor Tempesta said that the Council reserves the right to come out of closed session and vote on any matter. On a motion of Councilman Cecere, seconded by Councilman Docteroff, the meeting reconvened to open session at 8:20 pm. Upon a voice vote, all were in favor. There was no one from the public in attendance.

Mayor Tempesta asked Clerk DeBlasis to read the title of the following Resolution:

No. 26-203
By: Councilwoman Canale

SUBJECT: RESOLUTION AUTHORIZING THE PROMOTION OF STEVEN R. HUSTER TO THE RANK OF SERGEANT IN THE WEST CALDWELL POLICE DEPARTMENT

RESOLVED, on the recommendation of the Public Safety Committee and the West Caldwell Council that the nomination by Mayor Joseph Tempesta, Jr. of Steven R. Huster to the rank of Sergeant of the West Caldwell Police Department be confirmed, effective August 6, 2026 at a salary of $159,910.

It was regularly moved by Council President Canale, seconded by Councilman Docteroff that the Resolution be approved. Upon a roll call vote all were in favor except Councilman Crudele abstained.

ADJOURNMENT:

There being no further business before the Council on a motion from Councilman Cecere and a second by Councilman Wolsky, the meeting adjourned at 8:21 pm. All were in favor.

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Joann DeBlasis, Township Clerk