

BERGEN COUNTY  
BOARD OF CHOSEN FREEHOLDERS  
HACKENSACK, NEW JERSEY  
WORK SESSION  
WEDNESDAY, JANUARY 16, 2018  
COMMENCING AT 4:44 P.M.

FREEHOLDERS PRESENT:

GERMAINE M. ORTIZ, CHAIRWOMAN

MARY J. AMOROSO, VICE-CHAIRWOMAN

DR. JOAN M. VOSS, CHAIR PRO TEMPORE

THOMAS J. SULLIVAN

DAVID L. GANZ

TRACY SILNA ZUR

STEVEN A. TANELLI

FREEHOLDERS ABSENT:

NONE

KIM O. FURBACHER, C.C.R., R.M.R.  
P.O. BOX 213  
ROCHELLE PARK, NEW JERSEY 07662-0213  
201-336-6200

1           ALSO PRESENT:

2  
3           JAMES J. TEDESCO III  
4           BERGEN COUNTY EXECUTIVE

5           LARA RODRIGUEZ  
6           DEPUTY CLERK TO THE BOARD

7           LAURIE BIANCHI  
8           DEPUTY CLERK TO THE BOARD

9           JULIEN X. NEALS, ESQUIRE  
10          ACTING COUNTY ADMINISTRATOR

11          EDWARD J. FLORIO, ESQUIRE  
12          COUNSEL TO THE BOARD

13          RAYMOND W. DRESSLER  
14          DIRECTOR OF PUBLIC WORKS

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24                   KIM O. FURBACHER, C.C.R., R.M.R.  
25                   P.O. BOX 213  
                  ROCHELLE PARK, NEW JERSEY 07662-0213  
                  201-336-6200

I N D E XPAGE NO.ROLL CALL

4

PLEDGE OF ALLEGIANCE

5

MOMENT OF SILENCE

5

PRESENTATIONS

6

ANNOUNCEMENT

7

REVIEW OF RESOLUTIONS

7

Raymond W. Dressler, Director  
Department of Public WorksREVIEW OF ORDINANCES

20

CLOSED SESSION

20

1 CHAIRWOMAN ORTIZ: The meeting is  
2 called to order at 4:44 p.m.

3 Before we begin our meeting, I ask that  
4 everyone please take a moment to silence their  
5 phones.

6 Thank you.

7 Will the clerk please read the Sen.  
8 Byron Baer Open Meetings Act.

9 MS. RODRIGUEZ: In accordance with  
10 Section 5 of the Sen. Byron Baer Open Public Meetings  
11 Act, adequate notice of this meeting has been  
12 provided in the Annual Notice Schedule, which  
13 contained the time, date and location of this  
14 meeting, copies of which Notices were forwarded to  
15 the official County newspapers, to wit: The Herald  
16 News and The Record, and a copy of which was posted  
17 on the bulletin board in the Bergen County Justice  
18 Center and Administration Building, One Bergen County  
19 Plaza, Hackensack, New Jersey, and filed with the  
20 Office of the Bergen County Clerk.

21 ROLL CALL

22 CHAIRWOMAN ORTIZ: Will the Clerk  
23 please call the roll.

24 (At this point in the proceeding roll  
25 call is taken with Freeholders Ganz, Sullivan,

1 Tanelli, Voss, Zur, Vice-Chairwoman Amoroso, and  
2 Chairwoman Ortiz present.)

3 CHAIRWOMAN ORTIZ: Evidence of a quorum  
4 is present.

5 PLEDGE OF ALLEGIANCE

6 CHAIRWOMAN ORTIZ: Will you all please  
7 rise for the Pledge of Allegiance.

8 County Executive, would you like to  
9 lead us, please?

10 COUNTY EXECUTIVE TEDESCO: On your  
11 first meeting, Chairwoman, thank you for the honor.

12 (At this point in the proceeding all  
13 rise for a recitation of the Pledge of Allegiance,  
14 led by County Executive Tedesco.)

15 MOMENT OF SILENCE

16 CHAIRWOMAN ORTIZ: Please remain  
17 standing for a moment of silence as we remember  
18 Albert Burstein, Former Assembly Majority Leader;  
19 Essex County Freeholder Lebby Jones; and the Founder  
20 of Bergen Volunteers Medical Initiative, Dr. Samuel  
21 Cassell.

22 Former Assemblyman Burstein represented  
23 the 37th District in the General Assembly from  
24 1972-1982, and served as its Assembly Majority Leader  
25 from 1977-1979. He also served as a commissioner of

1 the New Jersey Election Law Commission until he was  
2 in his eighties.

3 Freeholder Lebbby Jones of the Essex  
4 County Board of Chosen Freeholders was first elected  
5 in 2014 and reelected in 2017. She is remembered as  
6 a longtime educator and a community activist.

7 Dr. Samuel Cassell was the founder of  
8 Bergen Volunteers Medical Initiative located in  
9 Hackensack. In 2014, he received the American  
10 Medical Association's Award of Excellence in  
11 Volunteerism.

12 Our thoughts and prayers go out to  
13 their family and loved ones.

14 Do any of the Freeholders want to  
15 speak?

16 (No response.)

17 PRESENTATIONS

18 CHAIRWOMAN ORTIZ: On behalf of the  
19 Freeholder Board, I would like to present a plaque to  
20 Freeholder Sullivan for his outstanding leadership,  
21 dedication, and commitment to the people of Bergen  
22 County, and for serving with honor and distinction as  
23 the 2018 Chairman of the Bergen County Board of  
24 Chosen Freeholders.

25 FREEHOLDER SULLIVAN: Thank you.

1 CHAIRWOMAN ORTIZ: Thank you, Tom.

2 (Applause.)

3 CHAIRWOMAN ORTIZ: You are more like a  
4 big brother to me, and I really appreciate all of  
5 your advice, your guidance, and just working  
6 together. It was definitely a great experience. I  
7 thank you for all your leadership.

8 FREEHOLDER SULLIVAN: Thank you,  
9 everyone on the board, for everyone's help.

10 (At this point in the proceeding, the  
11 presentation is made.)

12 ANNOUNCEMENT

13 CHAIRWOMAN ORTIZ: The Freeholder Board  
14 would like to announce that effective February 20th  
15 our Public Meetings will start at 7:00 p.m.

16 REVIEW OF RESOLUTIONS

17 CHAIRWOMAN ORTIZ: We will now review  
18 the resolutions to be voted on tonight.

19 MS. RODRIGUEZ: Resolutions #16-19  
20 through #79-19.

21 You have the packet in front of you.

22 CHAIRWOMAN ORTIZ: Okay.

23 Page 3.

24 FREEHOLDER ZUR: Chairwoman, Freeholder  
25 Ganz.

1                   FREEHOLDER GANZ: Chairwoman, I want to  
2 make certain that all of the notices required by law  
3 for the posting and the newspaper publications are  
4 accomplished for that first meeting and thereafter.  
5 Will that be done?

6                   CHAIRWOMAN ORTIZ: Yes, it will.

7                   FREEHOLDER GANZ: Thank you.

8                   CHAIRWOMAN ORTIZ: Our Clerk is  
9 currently working on it.

10                  Correct?

11                  MS. RODRIGUEZ: Yes.

12                  FREEHOLDER GANZ: Thank you.

13                  CHAIRWOMAN ORTIZ: Thank you.

14                  Okay. Page 3.

15                  Page 4.

16                  VICE-CHAIRWOMAN AMOROSO: Chairwoman,  
17 we have a number of grants that, perhaps, we can do  
18 Body of the Whole, #24-19, #25, and #27 on this page.

19                  CHAIRWOMAN ORTIZ: Okay. We want to do  
20 Body of the Whole?

21                  VICE-CHAIRWOMAN AMOROSO: Yes.

22                  CHAIRWOMAN ORTIZ: And it continues.

23                  FREEHOLDER ZUR: And, likewise, #28 on  
24 the next page.

25                  VICE-CHAIRWOMAN AMOROSO: And #29 and





1 with that?

2 VICE-CHAIRWOMAN AMOROSO: Yes.

3 CHAIRWOMAN ORTIZ: Okay.

4 Page 10.

5 Page 11.

6 FREEHOLDER VOSS: There's quite a few  
7 grants on 12.

8 VICE-CHAIRWOMAN AMOROSO: Yes.

9 FREEHOLDER TANELLI: Chairwoman, if I  
10 could just make a comment for the record how happy I  
11 am to see all of these resolutions where projects  
12 have been completed and we're releasing the  
13 performance bonds. It means not only our job is  
14 being completed, but they're to the point where we're  
15 refunding back the money that was put on hold. So  
16 that's a positive thing for the county that we're  
17 actually getting things accomplished.

18 CHAIRWOMAN ORTIZ: Freeholder?

19 FREEHOLDER SULLIVAN: Can I sponsor  
20 #57-19?

21 FREEHOLDER TANELLI: I'll cosponsor  
22 that.

23 FREEHOLDER ZUR: On page 12, we don't  
24 typically do ones with county matches as a Body of  
25 the Whole, but I do think that #60 and #61 are ones

1       that are worthy.

2                   VICE-CHAIRWOMAN AMOROSO:   Uh-huh.

3                   FREEHOLDER TANELLI:   Chairwoman, I'd  
4       like to also sponsor #59, please.

5                   CHAIRWOMAN ORTIZ:   Wait, #60, #61,  
6       we're doing Body of a Whole.

7                   FREEHOLDER ZUR:   As a Body of the  
8       Whole.

9                   FREEHOLDER TANELLI:   And then also, I'd  
10      like to sponsor #59.

11                  CHAIRWOMAN ORTIZ:   #59?

12                  FREEHOLDER TANELLI:   Yes.

13                  VICE-CHAIRWOMAN AMOROSO:   You're being  
14      appointed, right?

15                  CHAIRWOMAN ORTIZ:   Right.   I will --

16                  FREEHOLDER TANELLI:   Julien.

17                  MS. RODRIGUEZ:   Julien is going to be  
18      appointed.

19                  CHAIRWOMAN ORTIZ:   I will co-sponsor  
20      that with you.

21                  FREEHOLDER TANELLI:   Thank you.

22                  CHAIRWOMAN ORTIZ:   #62-19, that's  
23      shared services.

24                  VICE-CHAIRWOMAN AMOROSO:   Body of a  
25      Whole?

1 FREEHOLDER ZUR: Yes.

2 CHAIRWOMAN ORTIZ: Do that as Body of a  
3 Whole?

4 FREEHOLDER ZUR: Yes.

5 I would like to sponsor #63-19. It's a  
6 grant, though, if you want to do it as a Body of a  
7 Whole, we can do that as well.

8 FREEHOLDER SULLIVAN: No objections.

9 VICE-CHAIRWOMAN AMOROSO: And then #64  
10 is shared services.

11 FREEHOLDER ZUR: Shared services.

12 CHAIRWOMAN ORTIZ: Any objection to  
13 that?

14 No?

15 (No response.)

16 CHAIRWOMAN ORTIZ: Okay.

17 FREEHOLDER ZUR: Do we want to have a  
18 little discussion regarding #66-19, because I think  
19 that's something that is pretty amazing. That's the  
20 one with Establish a Construction Code Office.

21 MR. DRESSLER: Good evening.

22 CHAIRWOMAN ORTIZ: Turn it on, please.  
23 Thank you.

24 FREEHOLDER TANELLI: Please identify  
25 yourself.

1 MR. DRESSLER: Good evening.

2 Raymond W. Dressler, for the record,  
3 Director of Public Works, County of Bergen.

4 FREEHOLDER TANELLI: Thank you.

5 CHAIRWOMAN ORTIZ: Thank you, Mr.  
6 Dressler.

7 FREEHOLDER ZUR: This is a pretty  
8 amazing move and is once again Bergen County  
9 innovating problem solving, so if you can just give  
10 us a two-minute --

11 MR. DRESSLER: Sure.

12 This gives us the ability to start a  
13 Construction Code Department, commonly referred to as  
14 a Building Department in the municipality. Right now  
15 -- well, up until a couple of weeks ago, only a  
16 municipality or the state could conduct building  
17 inspections and plan review. We had legislation go  
18 through the Assembly and the Senate unanimously, and  
19 then the Governor signed it, I believe it was on the  
20 17th of this month.

21 COUNTY EXECUTIVE TEDESCO: December.

22 MR. DRESSLER: So, moving forward, the  
23 process is to bring it to you and pass the resolution  
24 that we will send to the Department of Community  
25 Affairs that will allow us to establish a code

1 department. So we will have the ability to do our  
2 own plan review in-house and do our own inspections,  
3 and this will cut down dramatically on the time that  
4 it takes to get plans done and inspections done  
5 through municipalities, and it also will alleviate a  
6 municipality from doing our work that they don't get  
7 paid for.

8 The county is exempt from fees. So,  
9 although they come out and they do our inspections  
10 and our plan review, they receive no funding. So  
11 it's a drain on their system as well, because their  
12 employees are servicing us. So, we'll be able to do  
13 that in-house. And this is a PILOT program. The  
14 only county in the state that's been approved is  
15 Bergen.

16 CHAIRWOMAN ORTIZ: Wow, that's great!

17 FREEHOLDER VOSS: I have a question.  
18 The people who do the inspections, they have to go  
19 through a licensing procedure, from what I remember,  
20 when I was on the licensing board, and there are very  
21 few persons who have these licenses, and it's very  
22 difficult for people who want to get licenses to get  
23 work. So my bottom line is, will we be hiring some  
24 of these people?

25 MR. DRESSLER: We will be hiring some

1 of these people. It's not an easy process.

2 FREEHOLDER VOSS: I know.

3 MR. DRESSLER: I'm a licensed  
4 construction official for 25 years, so it helps. So  
5 we'll be building our department as we go.

6 FREEHOLDER GANZ: If a person in the  
7 Planning Department is performing work, labor, and  
8 services, is it possible that they could go to some  
9 other person who is working for the county and get a  
10 different result than a person who is working for or  
11 on behalf of the county versus the town?

12 MR. DRESSLER: Well, the towns would no  
13 longer be doing our projects. We'll be doing all our  
14 own projects. So there will be one, what's called a  
15 "subcode official" that will oversee each discipline,  
16 whether that's fire, building, electric, plumbing or  
17 elevator, that would be the person in charge.

18 FREEHOLDER GANZ: Would you have two  
19 people different on the --

20 MR. DRESSLER: Discipline?

21 FREEHOLDER GANZ: Various disciplines  
22 doing the same work?

23 MR. DRESSLER: It is possible. Many  
24 people are multi-licensed, yes.

25 FREEHOLDER GANZ: Thank you.

1 FREEHOLDER SULLIVAN: Chairwoman?

2 CHAIRWOMAN ORTIZ: Yes, Freeholder.

3 FREEHOLDER SULLIVAN: The benefit to  
4 the county is what? Will projects go faster?

5 MR. DRESSLER: The first benefit will  
6 be the projects will proceed faster.

7 Right now, we've had many situations  
8 where we called a municipality because they're  
9 overburdened with labor and sometimes just back  
10 loaded, especially with projects we have in  
11 Hackensack and Paramus, that we don't get inspections  
12 for two weeks. We will have our own inspectors, and  
13 when they get called, they'll be there within a day.

14 FREEHOLDER SULLIVAN: So are we going  
15 to be similar to the municipality that we're going to  
16 charge a fee to cover our inspectors now and the  
17 people that are doing the work to do this?

18 MR. DRESSLER: We will not be charging  
19 ourself a fee, no.

20 FREEHOLDER SULLIVAN: So how are we  
21 going to --

22 MR. DRESSLER: What we do have built  
23 into the laws, a provision for a shared services  
24 agreement. So that would be a revenue generating  
25 situation where if a municipality wanted to come to



1 us for inspections or plan review, we can provide  
2 that service and then there would be fees generated.

3 FREEHOLDER SULLIVAN: Okay.

4 MR. DRESSLER: So right now the benefit  
5 to the county is really time. You know, we have  
6 certain situations where we've been held up in the  
7 past and then the contractors want to hit us for  
8 claims for delays, and that runs into hundreds of  
9 thousands of dollars.

10 FREEHOLDER SULLIVAN: Now, preparing  
11 all this information, would you prepare this anyway  
12 or is it something that, you know, the information  
13 that's going to be generated for the inspections?  
14 The town used to come in and they would basically do  
15 the inspection, right?

16 MR. DRESSLER: Correct.

17 FREEHOLDER SULLIVAN: So now we're just  
18 going to do the inspection?

19 MR. DRESSLER: That's correct.

20 FREEHOLDER SULLIVAN: Is there any  
21 preparation that's, like you said, that the town had  
22 to prepare things or nothing other than the normal  
23 standard operating procedure has to be done, right?

24 MR. DRESSLER: Correct. Correct.

25 FREEHOLDER SULLIVAN: So basically the

1 way we're going to eventually pay for it is now we  
2 have the ability to assist the county and do  
3 inspections?

4 MR. DRESSLER: Well, we also have the  
5 ability to build into certain projects capital funds  
6 that would pay for inspectors' inspections.

7 VICE-CHAIRWOMAN AMOROSO: Chairwoman?

8 CHAIRWOMAN ORTIZ: Vice Chair.

9 VICE-CHAIRWOMAN AMOROSO: What do we  
10 have to do as part of this PILOT program? What do we  
11 have to send to the state?

12 MR. DRESSLER: After this meeting, if  
13 the resolution is passed, then we send a notice from  
14 County Council's office, they've already drafted a  
15 letter. It goes to the DCA, and then we just put  
16 them on notice that we're starting our department.

17 VICE-CHAIRWOMAN AMOROSO: So do we have  
18 to send a matrix?

19 MR. DRESSLER: No.

20 VICE-CHAIRWOMAN AMOROSO: Okay.

21 CHAIRWOMAN ORTIZ: This is great,  
22 especially since we're 70 municipalities. I know it  
23 can become a bit hectic in a large county.

24 MR. DRESSLER: I think it will work  
25 well.

1 CHAIRWOMAN ORTIZ: And we could  
2 alleviate some of the work to the municipalities.  
3 It's a win/win.

4 FREEHOLDER ZUR: It also makes it  
5 easier for the communities where we're part of  
6 another community that we're not a burden and a drag  
7 on them and they're able to give better service for  
8 everyone.

9 CHAIRWOMAN ORTIZ: Thank you.

10 MR. DRESSLER: You're welcome.

11 Thank you.

12 CHAIRWOMAN ORTIZ: Page 14.

13 FREEHOLDER ZUR: Page 14?

14 CHAIRWOMAN ORTIZ: 14.

15 FREEHOLDER ZUR: Can we discuss #67 in  
16 Closed?

17 ACTING COUNTY ADMINISTRATOR NEALS: Yes.

18 CHAIRWOMAN ORTIZ: Page 15.

19 FREEHOLDER ZUR: Likewise, can we  
20 discuss #71 in Closed?

21 ACTING COUNTY ADMINISTRATOR NEALS: Yes.

22 CHAIRWOMAN ORTIZ: Page 16.

23 Page 17.

24 FREEHOLDER ZUR: Can we discuss #77 in  
25 Closed?

1 CHAIRWOMAN ORTIZ: Yes.

2 VICE-CHAIRWOMAN AMOROSO: Chairwoman?

3 CHAIRWOMAN ORTIZ: #78-19.

4 VICE-CHAIRWOMAN AMOROSO: Body of the  
5 Whole?

6 CHAIRWOMAN ORTIZ: No objections?

7 (No response.)

8 FREEHOLDER TANELLI: Chairwoman, can I  
9 sponsor #79, please?

10 CHAIRWOMAN ORTIZ: Sure.

11 FREEHOLDER SULLIVAN: I would love to  
12 co-sponsor.

13 MR. FLORIO: Thank you.

14 CHAIRWOMAN ORTIZ: Okay. Page 18.

15 REVIEW OF ORDINANCES

16 CHAIRWOMAN ORTIZ: We will now review  
17 the Ordinance to be voted on tonight.

18 MS. RODRIGUEZ: You have before you  
19 First Reading and Introduction of Ordinance 19-01.

20 "AN ORDINANCE ESTABLISHING THE SALARIES  
21 OF THE CONSTITUTIONAL OFFICERS."

22 CLOSED SESSION

23 CHAIRWOMAN ORTIZ: We will now go into  
24 Closed Session for approximately 20 minutes and will  
25 return to Public Session.

1 Will the attorney briefly state the  
2 matter for which we will be discussing in Closed  
3 Session?

4 MR. FLORIO: Thank you, Chairwoman.

5 The Board will receive an update on  
6 ongoing litigation under Resolutions #67, #71, and  
7 #77. And there will also be some discussion on a  
8 public safety matter that may be related to a  
9 contract negotiation.

10 CHAIRWOMAN ORTIZ: May I have a motion  
11 to go into Closed Session?

12 FREEHOLDER VOSS: So moved.

13 FREEHOLDER ZUR: Second.

14 CHAIRWOMAN ORTIZ: All in favor?

15 (All present Freeholders respond in the  
16 affirmative.)

17 CHAIRWOMAN ORTIZ: We are going into  
18 Closed at 5:05 p.m.

19 (Whereupon, Closed Session is held.)

20 (Open session resumes at 5:43 p.m.)

21 MR. FLORIO: We're on the record,  
22 Chairwoman.

23 CHAIRWOMAN ORTIZ: We will reconvene  
24 for our Public Meeting at 7:30 p.m.

25 County Executive.

1                   COUNTY EXECUTIVE TEDESCO:   Thank you,  
2   Chairwoman.

3                   I just wanted to say that I didn't have  
4   a chance to be at the reorganization of the  
5   Freeholders, I had some personal issues to deal with,  
6   and I wanted to just say that I wanted to be here  
7   today for your first meeting and to welcome back the  
8   2019 Board of Chosen Freeholders, and, again, just  
9   reemphasize the commitment on behalf of the  
10   administration to work with this Board to accomplish  
11   all the good things that I look forward to in 2019.  
12   I didn't get a chance to say that publically at the  
13   Reorganization, so I wanted to get it on the record  
14   to congratulate you, to congratulate Freeholder  
15   Amoroso, to congratulate Dr. Joan Voss, and to,  
16   again, just give you my commitment on behalf of the  
17   administration that we want to work together to  
18   continue to move Bergen County forward, and I look  
19   forward to doing that under your leadership,  
20   Chairwoman --

21                   CHAIRWOMAN ORTIZ:   Thank you.

22                   COUNTY EXECUTIVE TEDESCO:   -- and the  
23   rest of the Freeholders.

24                   So thank you for giving me that  
25   opportunity to put it on the record publically.

1 CHAIRWOMAN ORTIZ: Thank you.

2 We will reconvene for our Public  
3 Meeting at 7:30 p.m.

4 There being nothing further to come  
5 before this meeting, may I have a motion to adjourn?

6 FREEHOLDER GANZ: So moved.

7 VICE-CHAIRWOMAN AMOROSO: Second.

8 CHAIRWOMAN ORTIZ: All in favor?

9 (All present Freeholders respond in the  
10 affirmative.)

11 CHAIRWOMAN ORTIZ: Opposed?

12 (No response.)

13 CHAIRWOMAN ORTIZ: We're done at 5:45  
14 p.m.

15 (Whereupon, the Work Session is  
16 adjourned at 5:45 p.m.)

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C E R T I F I C A T I O N

I, CANDICE CARUCCI, a Professional Court Reporter, and Notary Public of the State of New Jersey, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with Regulation 13:43-5.9 of the New Jersey Administrative Code.

My Commission Expires:

8/26/2020

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A Notary Public of the  
State of New Jersey  
License No. 2399765