



Borough of Leonia

Municipal Center
229 Fort Lee Road
Leon, NJ 07605

Jonathan Mandel

Borough Clerk

www.leonianj.gov

Meeting: 12/01/25 7:30 PM

**Mayor and Council
Meeting - Regular**

1 FLAG SALUTE

2 OPEN MEETING STATEMENT - *Conditions of the Open Meetings Act have been met by Notice placed on the Bulletin Board at Borough Hall and notice sent to the Official Newspaper.*

3 ROLL CALL

4 PROCLAMATION

4.1 2025 Borough Proclamation Honoring Jon Abouaf for his Dedication and Service to the Leonia Recreation Commission

5 COMMENTS FROM THE PUBLIC - "AGENDA ITEMS ONLY" TWO (2) MINUTES PER SPEAKER

6 APPOINTMENT

6.1 RES. 2025-261 Appoint Acting Electrical Inspector/Electrical Subcode Officer
[2025-261_Appoint Acting Electrical Inspector-Electrical Subcode Officer_12.1.25.pdf](#)

7 APPROVAL OF MINUTES

8 REPORTS

A. Council Reports

B. Mayor's Report

C. Borough Administrator's Report

Borough Administrators Report

D. Borough Attorney's Report

E. Borough Engineer's Report

9 ADOPTION OF ORDINANCES

9.1 ORD. 2025-23 Short-Term Rentals

[ORD. 2025-23 Short-Term Rentals.pdf](#)

9.2 ORD. 2025-24 Amending Chapter 190 - Parking Permit Fees
[ORD. 2025-24 Amending Chapter 190 - Parking Permit Fees.pdf](#)

9.3 ORD. 2025-25 Amending Chapter 194 Angle Parking
[ORD. 2025-25 Amending Chapter 194 Angle Parking.pdf](#)

10 INTRODUCTION OF ORDINANCES

11 CONSENT RESOLUTIONS

11.1 RES. 2025-262 Authorize Bill List
[2025-262_Authorize Bill List_12.1.25.pdf](#)
[2025-262_Bill List Backup_12.1.25.pdf](#)

11.2 RES. 2025-263 Accept Architect's Contract for Architectural Design Services for the Improvements to the Leonia Swim Club Restrooms
[2025-263_Authorize Execution of Agreement with Arcari Iovino for Services related to Leonia Swim Club Restrooms Improvement Project_12.1.25.pdf](#)

11.3 RES. 2025-264 Accept Pennoni Proposal for Professional Services - Pickleball Court Construction
[2025-264_Accept Proposal from Pennoni Associates - Sylvan Park Pickleball Court Construction_12.1.25.pdf](#)

11.4 RES. 2025-265 Authorize Right-of-Way Agreement - 94 Palisade Avenue, Block 1205, Lot 21
[2025-265_Authorize Right-of-Way Agreement with 94 Palisade Avenue - Block 1205 Lot 21_12.1.25.pdf](#)

11.5 RES. 2025-266 Authorize Consumption of Alcohol in Senior Center - Borough Holiday Party
[2025-266_Authorize Consumption of Alcohol - Borough Holiday Party_12.1.25.pdf](#)

11.6 RES. 2025-267 Resolution Confirming the Elimination of the Tree Expert Title
[2025-267_Resolution Eliminating Tree Expert Title and Position_12.1.25.pdf](#)

12 UNFINISHED BUSINESS

13 NEW BUSINESS

14 COMMENTS FROM THE PUBLIC "AGENDA AND NON-AGENDA ITEMS ONLY" THREE (3) MINUTES PER SPEAKER

15 CORRESPONDENCE

16 CLOSED SESSION - *Whereas the Borough of Leonia desires to meet in private and/or Executive Session to discuss matters that are permitted by the exceptions to the Open Public Meetings Act as indicated herein:*

17 ADJOURNMENT

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 1, 2025

RESOLUTION NO. 2025-261

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

APPOINT ACTING ELECTRICAL INSPECTOR/ELECTRICAL SUBCODE OFFICER

WHEREAS, the title of electrical inspector/electrical subcode official is temporarily vacant due to an extended absence of the current official; and

WHEREAS, the Borough of Leonia seeks to invoke N.J.A.C. 5:23-4.4 (a) 6; which affords a municipality the ability to appoint an acting subcode official any time the absence of such official would impede orderly administration of the UCC and other duties mandated by the Borough; and

WHEREAS, the Borough hereby seeks to appoint an acting electrical inspector/electrical subcode official due to the extended absence of the current official; and

WHEREAS, the Mayor hereby nominates Michael A. Heflich as acting electrical inspector/electrical subcode, subject to the consent of the Borough Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that Michael A. Heflich is hereby appointed the acting electrical inspector/electrical subcode due to the absence of the current official for up to (60) calendar days effective November 19, 2025.

BE IT FURTHER RESOLVED, should the acting appointment require more than sixty (60) calendar days, the Construction Official is hereby directed to seek approval of same in writing with the Department of Community Affairs in accordance with N.J.A.C. 5:23-4.4(a) 6.

BE IT FURTHER RESOLVED that the Construction Official is hereby directed to notify the Department of Community Affairs of this acting appointment.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 1, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
ORDINANCE # 2025-23**

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE
BOROUGH OF LEONIA TO ADD A NEW CHAPTER 229 TO REGULATE
SHORT-TERM RENTAL PROPERTIES WITHIN THE BOROUGH**

WHEREAS, the Borough of Leonia has determined that it is in the best interest of the Borough that Short-term Rental Properties within the Borough be regulated; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Leonia as follows:

Section 1. Chapter 229 of the Code of the Borough of Leonia shall be added as follows:

229-1. DEFINITIONS

OWNER

An individual or entity that has the legal or equitable title to the short-term rental property.

PRINCIPAL RESIDENCE

The address: 1) where at least one of the property owners spends the majority of his or her non-working time not less than 150 days in a calendar year; 2) which is most clearly the center of his or her domestic life; and 3) which is identified on his or her driver's license or state identification card as being his or her legal address. All the above requirements must be met in order for an address to constitute a principal residence for purposes of this section.

RENTER

The lessee or tenant of the short-term rental property.

SHORT-TERM RENTAL

The entire dwelling unit where short-term rental is provided for compensation for stays of between one and 30 consecutive nights, and where the dwelling unit would normally be considered a residential living unit not associated with regulated commercial activities such as a hotel, motel or bed-and-breakfast.

229-2. Eligible Properties

A. Short-term rentals for an entire dwelling unit shall only be permitted in zoning districts wherein they are permitted as residential uses, and in the following classifications of property:

- (1) Dwelling units located in a condominium association, homeowners association or cooperative association, where the association's bylaws, master deed, or other relevant governing document permits short-term rentals and where the owner of the unit legally identifies an address within the association as his or her principal residence;
- (2) Individually or collectively owned single-family residences;
- (3) Legally approved and permitted accessory dwelling units where a property owner resides in the primary residence;
- (4) Individually or collectively owned two-family residential dwellings, where both units are under common ownership and one unit is owner-occupied.

B. Short-term rentals shall be in compliance with Chapter 212, Property Maintenance, Article X, Occupancy in One-Family and Multiple-Family Dwellings. Section 212-27 through 212-31 of the Code of the Borough of Leonia.

C. Short-term rentals shall not be permitted on illegally nonconforming properties. Properties must either 1) comply with existing zoning, 2) have been granted variances for their noncompliance, or 3) demonstrate preexisting nonconforming conditions as certified by the Planning Board in accordance with N.J.S.A. 40:55D-58.

D. Short-term rentals shall not be permitted in multifamily dwellings in which rent is set by HUD, a State agency, rent controlled pursuant to Chapter 220 of the Code of the Borough of Leonia, or an agreement with the owner of the multi-family dwelling.

E. The following shall not be permitted to operate as short-term rentals: hotel, motel, rooming house, dormitory, convalescent home, assisted living facilities, community residences for developmentally disabled person, community shelters for victims of domestic violence, senior housing, housing deed restricted as an affordable housing unit, nursing homes, housing owned or controlled by an educational institution to house students or

faculty, or housing operated or used exclusively for religious, charitable or educational purposes.

F. Ownership.

- (1) The person offering a dwelling unit for short-term rental use must be the owner of the dwelling unit. A tenant of a property may not apply for a short-term rental permit.

G. No short-term rentals shall be permitted for a portion of dwelling unit.

229-3. License Application.

A. The owner/agent of a short-term property shall obtain a short-term rental license from the Zoning Officer of the Borough of Leonia, or his/her designee, before renting or advertising for rent any short-term rental.

B. The application for a short-term rental permit must meet the following initial requirements to be considered:

- (1) A short-term rental license application provided by the Borough.
- (2) An initial registration fee of \$500. Said fee shall be non-refundable, including in the event that the application is denied.
- (3) Proof of the owner's current ownership of the short-term rental unit.
- (4) Proof of general liability insurance in a minimum amount of \$500,000.
- (5) Every initial application for a short-term rental permit shall require documentation indicating that the property has been inspected for compliance with the Borough's fire code and Property Maintenance Code within the past six months. Thereafter, upon renewal, the applicant must present documentation that the property has been inspected annually for compliance with the Borough's Fire Code and Property Maintenance Code.
- (6) Proof of all Borough taxes paid to date.

229- 4. Issuance of License.

- A. Once an application is submitted, complete with all required information, documentation, and fees, the Zoning Officer or his/her designee, following any necessary investigation for compliance with this section, shall either issue the short-term rental license or issue a written denial of the permit application, with the reasons for such denial being stated therein within 30 days, provided access to the short-term rental is provided by the owner or owner's agent.
- B. The Zoning Officer shall refer the application to the Construction Official, Fire Official and Property Maintenance Officer for inspection. No license shall be issued until the short-term rental is inspected and approved by each official.
- C. The applicant shall comply with the change of use requirements under the Uniform Construction Code (UCC) (if applicable).
- D. The short-term rental license if granted, shall not commence prior to 20 days from the receipt of Notice of Approval provided that no appeal has been filed and shall be valid for a period of one year from the date of issuance.
- E. Notice of the approval or denial will be mailed to the applicant and adjoining property owners. An aggrieved party may appeal a decision granting or denying an administrative permit to the Planning Board within 20 days of the issuance of the decision in accordance with N.J.S.A. 40:55D-72. The Planning Board may affirm, reverse or modify the decision appealed.
- F. Within 30 days thereafter, the Planning Board shall hear and decide the appeal.
- G. A short-term rental license shall be renewed on an annual basis, based upon the anniversary of the original permit issuance, by submitting to the Zoning Officer a short-term rental license application and a renewal registration fee of \$250.
- H. A short-term rental license shall expire automatically when the property changes ownership, and a new initial application and registration fee will be required in the event that the new owner intends to use the property as a short-term rental. A new application shall also be required for any short-term rental that had its short-term rental license lapse for more than three months, revoked or suspended.

229-5. Operational Requirements.

- A. A dwelling unit shall be limited to one short-term rental contract at a time.
- B. Short-term rentals are permitted for a maximum of 15 separate rentals per year or a maximum of 90 nights per year, whichever occurs first.
- C. The owner of the short-term rental shall post the following information in a prominent location in the dwelling unit rented in the short-term rental:
(A sample of approved signage is available in the Building Department)
 - (1) Owner name; if owner is an entity, the name of a principal in the entity, email address and phone number for the principal;
 - (2) The maximum number of parking spaces available for short-term rental;
 - (3) Trash and recycling pick-up day, and all applicable rules and regulations regarding trash disposal and recycling;
 - (4) Notification that a guest or short-term rental owner may be cited or fined by the Borough of violations of any applicable ordinance(s) of the Borough.
 - (5) Fire safety egress routes.
 - (6) Telephone numbers for the Borough of Leonia emergency services (Police, Fire and Ambulance) and Building Department.
 - (7) Location of the functional fire extinguisher.
- D. The following must be in place at all times within the rental:
 - (1) Working smoke/CO detectors must be installed in areas defined by the Building and Fire Codes. Further, such smoke/CO detectors must be interconnected either hardwired or battery powered.
 - (2) A functional fire extinguisher shall be visibly installed in any kitchen area.
- E. During the entire contract period that a short-term rental is rented, the owner shall be available 24 hours per day, seven days per week for the purpose of responding within two hours to complaints regarding the

condition of the premises, maintenance of the premises, operation of the premises, or conduct of the guests at the premises, or nuisance complaints arising by virtue of the short-term rental of the property.

F. Advertising.

- (1) The owner of a short-term rental shall not install any advertising or identifying mechanisms, such as signage identifying the property for rent as a short-term rental.
- (2) The short-term rental owner shall publish the short-term rental license number issued by the Borough in every print, digital or internet advertisement and/or in MLS or other real estate listing.

G. The short-term rental owner shall maintain an up-to-date log of all short-term rental occupants including the occupants' names and dates of commencement and expiration of each short-term rental period. This log shall be available for inspection by the Borough's Zoning Officer and the Police Department in case of emergency.

H. In no event shall a short-term rental be rented to anyone younger than 21 years of age. The primary occupant of all short-term rentals executing the agreement between the owner and the occupant must be over the age of 21, and must be the party who will actually occupy the property during the term of the short-term rental. The primary occupant may have guests under the age of 21 who will share and occupy the property with them.

I. Short-term rental occupants shall comply with all ordinances of the Borough including, but not limited to, those ordinances regulating noise and nuisance conduct. Failure of short-term rental occupants to comply shall subject the short-term rental occupants and owner to the issuance of fines and/or penalties, and the possibility of the revocation of the short-term rental license.

J. Approved Signage. The short-term rental unit shall have posted a floor plan of the housing showing all exits.

229-6. Violations, License Revocation, Penalties

A. Unlicensed rentals.

- (1) Advertising without a license. Failure to make application for, and to obtain the issuance of, a short-term rental license prior to advertising the rental shall be equivalent to operation of the short-term rental without a license, and shall constitute a

violation, and will result in enforcement action and the issuance of fines and/or penalties as described below.

- (2) Renting without a license. Using a dwelling unit for short-term rental without a license, or after a previous license has expired or was revoked, will subject the property owner to fines and penalties outlined in below.

B. Revocation of license.

- (1) If the short term rental property is the subject of three or more substantiated complaints, the Zoning Officer or his/her designee or the Borough Administrator or his/her designee shall revoke the short-term rental license issued.
- (2) If revoked, the short-term rental will be ineligible for a new license for one year following the date of revocation of the license.
- (3) In the event a short-term rental license is revoked a second time, the short-term rental property shall be ineligible for licensing.
- (4) The Zoning Officer or his/her designee or the Borough Administrator or his/her designee shall retain the discretion to revoke a short-term rental license in the event of a single substantiated complaint if, in his/her sole discretion, the interests of the Borough and its residents justify immediate revocation.
- (5) In the event that a short-term rental is the subject of a civil and/or criminal complaint and/or code violation that involves a condition that creates a substantial risk of injury to live or property, the Zoning Officer or his/her designee or the Borough Administrator or his/her designee may, at their sole discretion, suspend the short-term rental license pending substantiation.
- (6) In the event that the Borough receives two substantiated complaints concerning excessive vehicles belonging to the short-term rental occupants of a short-term rental, the short-term rental license for the property is subject to revocation by the Zoning Officer or his/her designee or the Borough Administrator or his/her designee.
- (7) Upon the revocation or suspension of a license, the Zoning Officer or his/her designee or the Office of the Borough Administrator shall issue a written notice of revocation or suspension, as

applicable, of the short-term rental permit with the reasons for such revocation or suspension being stated therein within 10 days.

- (8) Appeals of license revocation and suspension are subject to the jurisdiction of the Borough Administrator. An applicant shall have 10 business days to appeal the revocation or suspension, in writing, to the Office of the Borough Administrator.
- (9) Within 30 days thereafter, the Borough Administrator or his/her designee shall hear and decide the appeal.

C. Penalties.

- (1) Approvals may be revoked for failure to comply with this Chapter or with any conditions of approval imposed as part of the license approval.
- (2) The first and second violation of a requirement will result in a penalty as described in Subsection C(3) and (4) below; and the third in a revocation of the approval. If a revocation occurs, the owner may not apply for reinstatement for a period of one year.
- (3) Any person violating or failure to comply with any provision of this Chapter shall, upon conviction thereof, be punishable by a fine of no more than \$1,000 for the first violation; no more than \$2,000 for the second violation, by imprisonment not to exceed 90 days, or by community service of not more than 90 days, or any combination of fine, imprisonment and community service as determined in the discretion of the Municipal Court Judge. If a short-term rental license has been revoked, the minimum fine shall be \$2,000.
- (4) The continuation of such violation for each successive day shall constitute a separate offense, and the person or persons allowing or permitting the continuation of the violation shall be punished as provided in C.(3) above for each separate offense.
- (5) Repeat violations. Any person who is convicted of violating this Chapter within one year of the date of a previous violation of the same provision, and who was fined for that previous violation, shall be sentenced by the court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall be the maximum fine fixed for a violation of the provision, but shall be in addition to but calculated separately from the fine imposed for the current violation of the provision.

Section 2. If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.

Section 3. All ordinances or parts of ordinances of the Borough heretofore adopted that are inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall terminate automatically on August 31, 2026 unless extended by the Mayor and Council.

Section 5. This Ordinance shall take effect twenty (20) days after final passage and adoption.

RECORD OF VOTE													
ORD. 2025-23													
	First Reading						Second Reading						
	November 5, 2025						December 1, 2025						
Council	M	S	Y	N	A	AB	M	S	Y	N	A	AB	
Zeigler		✓	✓										
Fisher						✓							
Grandelis			✓										
Hesterbrink			✓										
Scarangella			✓										
Terrell	✓		✓										
Mayor Ziegler													
M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent													

Bill Ziegler, Mayor

ATTEST:

Jonathan Mandel, Borough Clerk

**BOROUGH OF LEONIA
ORDINANCE NO. 2025-24**

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 190 OF THE
ORDINANCE OF THE BOROUGH OF LEONIA ENTITLED “PARKING,
OFF-STREET”**

BE IT ORDAINED by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey, as follows:

Section 1.

Chapter 190 of the Code of the Borough of Leonia, “Parking, Off-Street”, Article I “Borough-Owned Property”, Section 190-9 “Parking Permits and Stickers”, Subsection C, be and is hereby amended as follows:

§190-9 Parking Permits and Stickers.

- C. Permits and Stickers for the Elm Place and Beechwood Place parking areas shall be issued following application to the Borough Administrator or the Administrator’s designee, on forms provided therefor, which forms shall request the name and address of the applicant, vehicle description and license plate number. The fee for such permit and sticker shall be as follows:
- (1) Noncommercial vehicles, annual fee: \$500
 - (a) For permits requested between January 1 and June 30: \$500
 - (b) For permits requested between July 1 and September 30: \$375
 - (c) For permits requested between October 1 and December 31: \$250
 - (2) Commercial vehicles, annual fee: \$3,000. No proration of the annual fee is permitted.
 - (3) No change.

Section 2.

All other provisions of Chapter 190, “Parking, Off Street” of the Code of the Borough of Leonia are hereby ratified and confirmed.

Section 3. Severability

If any article, section, sub-section, sentence, clause or phrase of this Ordinance is, for any reason, deemed to be unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 4. Effect

This Ordinance will take effect upon publication as required by law.

RECORD OF VOTE												
ORD. 2025-24												
	First Reading						Second Reading					
	November 5, 2025						December 1, 2025					
Council	M	S	Y	N	A	AB	M	S	Y	N	A	AB
Zeigler		✓	✓									
Fisher						✓						
Grandelis			✓									
Hesterbrink	✓		✓									
Scarangella			✓									
Terrell			✓									
Mayor Ziegler												
M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent												

Bill Ziegler, Mayor

ATTEST:

Jonathan Mandel, Borough Clerk

BOROUGH OF LEONIA

ORDINANCE NO. 2025-25

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 194 “VEHICLES AND TRAFFIC” OF THE CODE OF THE BOROUGH OF LEONIA

WHEREAS, the Mayor and Council of the Borough of Leonia has determined that there is a need to amend Chapter 194 “Vehicles and Traffic” of the Code of the Borough of Leonia.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Leonia, as follows:

Section 1.

Chapter 194 “Vehicles and Traffic” Article II “Standing, Stopping and Parking” Section 194-10.1 “Angle Parking” of the Code of the Borough of Leonia is amended and supplemented, as follows (deletions indicated by “---“, additions indicated by **bold**):

§ 194-10.1. Angle parking.

No person shall park a vehicle upon the following streets, portions of streets or designated points, except at angle provided and only within the painted white lines:

Name of Street	Side	Angle (degrees)	Location
Broad Avenue	East	Reverse Angle 45	From a point 110 feet south of the easterly curblane of Fort Lee Road to Crescent Avenue
Broad Avenue	West	Reverse Angle 45	From a point 110 feet north of the westerly curblane of Fort Lee Road to Magnolia Place
Broad Avenue	West	Reverse Angle 45	From a point 218 feet north of the easterly curblane of Borough Place to Woodridge Place
Broad Avenue	East	Reverse Angle 45	From a point 38 feet north of the easterly curblane of Beechwood Place to Woodland Place
Broad Avenue	West	Reverse Angle 45	From a point 21 feet north of the westerly curblane of Woodridge Place to Hillside Avenue
Broad Avenue	West	Front Reverse Angle 45	From a point 83 feet north of the westerly curblane of Hillside Avenue to Harrison Street

The remainder of Section 194-10.1 remains unchanged.

Section 2.

Should any section, part or provision of this ordinance be held unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any other part thereof.

Section 3.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 4.

This ordinance shall take effect immediately upon publication and final passage according to law.

RECORD OF VOTE													
ORD. 2025-25													
	First Reading						Second Reading						
	November 5, 2025						December 1, 2025						
Council	M	S	Y	N	A	AB	M	S	Y	N	A	AB	
Zeigler	✓		✓										
Fisher						✓							
Grandelis			✓										
Hesterbrink		✓	✓										
Scarangella			✓										
Terrell			✓										
Mayor Ziegler													
M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent													

Bill Ziegler, Mayor

ATTEST:

Jonathan Mandel, Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 1, 2025

RESOLUTION NO. 2025-262

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

AUTHORIZE BILL LIST

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby authorize the Treasurer to pay the following claims and charge the 2025 Adopted Budget.

2025

Current	01	154,149.03
Pool Operating	05	1,402.22
Payroll Agency	12	430.76
Developers Escrow	13	1,038.00
Rec Activities Trust	20	53,878.29
Year Total:		\$ 210,898.30
Capital	C-04	111,434.11
Grant Fund	G-02	7,987.80
Total of All Funds:		\$ 330,320.21

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 1, 2025.

Jonathan Mandel, RMC
Borough Clerk

Ranges		Item Status		Purchase Types		Misc	
Range: First to Last Rcvd Batch Id Range: First to Last		Open: N Void: N Paid: N Held: Y Aprv: N Rcvd: Y		Bid: Y State: Y Other: Y Exempt: Y		P.O. Type: All Yes Include Project Line Items: Format: Condensed Include Non-Budgeted: Y Vendors: All	
Po #	Po Date	Vendor	Po Description	Status	Amount	Void Amount	Po Type
25-00239	01/30/25	TRUEG005	TRUGREEN PROCESSING CENT 2025 LANDSCAPING SYLVAN PARK	Open	\$796.71	\$0.00	B
25-01642	08/27/25	NEWJE120	NEW JERSEY FIRE EQUIPMENT THERMAL IMAGING CAMERAS	Open	\$2,598.00	\$0.00	
25-02020	10/20/25	AMAZO010	AMAZON CAPITAL SERVICES, IN LPD AMAZON OFFICE SUPP	Open	\$763.35	\$0.00	
25-02071	10/22/25	AUTOM020	AUTOMOTIVE BRAKE CO LPD VEH BRAKES	Open	\$420.35	\$0.00	
25-02098	10/22/25	GENER035	GENERAL CODE CODE SUPPLEMENT NO. 21	Open	\$5,589.00	\$0.00	
25-02109	10/30/25	UNITE070	UNITED FEDERATED SYSTEMS I KERI DOORS SYSTEM UPGRADE	Open	\$5,120.00	\$0.00	
25-02144	10/30/25	BERGE420	BERGEN INSTANT PRINTING INC DPW SOLID WASTE & BULK POSTE	Open	\$65.00	\$0.00	
25-02165	10/30/25	ULINE005	ULINE SAFETY SUPPLIES	Open	\$863.04	\$0.00	
25-02171	10/31/25	PACIF005	PACIFICA T-SHIRTS, INC TURKEY TROT RACE TEE SHIRTS	Open	\$2,015.20	\$0.00	
25-02175	10/31/25	NEWJE100	NEW JERSEY SAFETY CENTER CONTRACTUAL UNIFORMS	Open	\$7,285.00	\$0.00	
25-02185	11/05/25	VCS00005	VCS LPD ONLINE SCHEDULE SOFTWARE	Open	\$3,640.72	\$0.00	
25-02220	11/05/25	GANNE005	GANNETT MEDI CORP TAX SALE AD WEEK 1	Open	\$47.52	\$0.00	
25-02234	11/17/25	VERME010	VERMEAL PLUMBING LLC SNAKE WOMAN'S BATHROOM	Open	\$300.00	\$0.00	
25-02236	11/17/25	BIGBE005	BIG BELLY SOLAR, LLC TRASH RECEPTACLE	Open	\$782.80	\$0.00	
25-02237	11/17/25	GREEN065	CERBO'S PARSIPPANY TREE PLANING SPRING 2025	Open	\$9,085.00	\$0.00	
25-02238	11/17/25	MATHI005	MATH IMAGINED LLC FALL INSTRUCTOR PAY BALANCE	Open	\$492.00	\$0.00	
25-02242	11/17/25	PGAUT010	P & G AUTO INC AUTOMOTIVE REPAIRS TRUCK 11	Open	\$1,296.10	\$0.00	
25-02243	11/17/25	MCMAS010	MCMAS MASTER-CARR SUPPLY CO., SHIPPING FEE	Open	\$29.67	\$0.00	
25-02244	11/17/25	METRO100	METROPOLITIAN RUBBER INC. HOSE FITTING	Open	\$105.91	\$0.00	
25-02245	11/17/25	PARKJ040	PARK, JASON BACKGROUND CHECK	Open	\$44.75	\$0.00	
25-02246	11/17/25	ULBRI020	ULBRICH, JULIE BACKGROUND CHECK	Open	\$44.75	\$0.00	
25-02247	11/17/25	VERME010	VERMEAL PLUMBING LLC CHANGE 2 BATHROOM FAUCETS-P	Open	\$974.31	\$0.00	
25-02248	11/17/25	VERME010	VERMEAL PLUMBING LLC UNCLOG KITCHEN FAUCET-POOL	Open	\$150.00	\$0.00	
25-02249	11/17/25	REMOT005	REMOTELOCK MEN'S BATHROOM LATCH-WOOD P	Open	\$33.38	\$0.00	
25-02250	11/17/25	EVERB005	EVERBRIDGE, INC ADDITIONAL PURCHASE OF CREDI	Open	\$1,000.00	\$0.00	
25-02251	11/17/25	GRANI015	GRANICUS PEAK AGENDA MANAGEMENT	Open	\$11,167.86	\$0.00	
25-02252	11/17/25	VEOLI005	VEOLIA WATER NEW JERSEY WATER SERVICES VAR LOCALS	Open	\$788.17	\$0.00	
25-02254	11/17/25	GANNE005	GANNETT MEDI CORP CLERK - PUBLICATIONS	Open	\$91.52	\$0.00	
25-02255	11/17/25	MCNER005	MCNERNEY & ASSOCIATES, INC APPRAISAL FEE	Open	\$3,500.00	\$0.00	
25-02257	11/17/25	AMAZO010	AMAZON CAPITAL SERVICES, IN DPW SUPPLIES	Open	\$36.98	\$0.00	
25-02258	11/17/25	WMREC005	WM RECYCLE AMERICA NET BALANCE DUE FOR RECYCLIN	Open	\$4,102.96	\$0.00	
25-02259	11/17/25	PENNO005	PENNONI ASSOCIATES INC. SOIL REM REVW LTR - 147 CRSCNT	Open	\$188.00	\$0.00	
25-02260	11/17/25	VERME010	VERMEAL PLUMBING LLC PLUMBING - BH	Open	\$156.98	\$0.00	
25-02269	11/17/25	HUDSO025	HUDSON TIRE EXCHANGE TIRE TRUCK #6	Open	\$180.52	\$0.00	
25-02270	11/17/25	MOORE035	MOORE'S HARDWARE KEYS	Open	\$16.74	\$0.00	
25-02271	11/17/25	WELLS015	WELLS FARGO FINANCIAL DECEMBER SAVIN COPIER LEASE	Open	\$249.26	\$0.00	
25-02272	11/17/25	METRO030	METROPOLITAN PLANT EXCHAN FLOWERS	Open	\$314.99	\$0.00	
25-02274	11/17/25	MARXK005	MARX, KAREN REIMBURSEMENT - ENVIRONMENT	Open	\$50.65	\$0.00	
25-02276	11/17/25	CHOES005	CHOE, SOL BACKGROUND CHECK	Open	\$44.75	\$0.00	
25-02278	11/17/25	JACOB025	CLEARY GIACOBBE ALFIERI JAC LABOR - OCT 2025	Open	\$2,765.00	\$0.00	
25-02279	11/17/25	PRIMO005	PRIMO BRANDS WATER DELIVERIES - VAR LOCALS	Open	\$372.35	\$0.00	
25-02280	11/17/25	NJADV005	NJ ADVANCE MEDIA PB PUBLICATION	Open	\$36.49	\$0.00	
25-02282	11/17/25	SUNG0030	SUNG, JULIE CARDIO DRUMMING INSTRUCTOR	Open	\$250.00	\$0.00	
25-02283	11/17/25	SUNG0030	SUNG, JULIE CARDIO DRUMMING INSTRUCTOR	Open	\$250.00	\$0.00	

Po #	Po Date	Vendor	Po Description	Status	Amount	Void Amount	Po Type
25-02284	11/17/25	ENGIN010	STONEFIELD ENGINEERING	PB25-05 SERVICES RENDERED	Open	\$850.00	\$0.00
25-02286	11/17/25	SPIEG005	SPIEGEL, MARK	REIMURSEMENT	Open	\$39.99	\$0.00
25-02287	11/17/25	VEOLI005	VEOLIA WATER NEW JERSEY	WATER SVCE - GRAND AVE FIELD	Open	\$132.92	\$0.00
25-02288	11/17/25	MOORE035	MOORE'S HARDWARE	HOME TOWN HERO BANNER HARD	Open	\$38.97	\$0.00
25-02289	11/17/25	WMCOR005	WM CORPORATE SERVICES, INC	TIPPING FEES - OCT 2025	Open	\$23,047.55	\$0.00
25-02290	11/17/25	RACHL010	RACHLES/MICHELE'S OIL CO	GASOLINE	Open	\$1,483.28	\$0.00
25-02291	11/17/25	TREAS040	TREASURER - STATE OF NJ	AIR QUALITY PERMIT	Open	\$1,090.00	\$0.00
25-02292	11/17/25	AUTOM020	AUTOMOTIVE BRAKE CO	AUTOMOTIVE PARTS	Open	\$198.68	\$0.00
25-02294	11/17/25	HACKE010	HACKENSACK AUTO SPRING & \	AUTOMOTIVE REPAIR TRUCK 6	Open	\$1,234.00	\$0.00
25-02295	11/17/25	HUDSO025	HUDSON TIRE EXCHANGE	TORES #2	Open	\$830.44	\$0.00
25-02296	11/17/25	PGAUT010	P & G AUTO INC	AUTOMOTIVE REPAIRS	Open	\$189.62	\$0.00
25-02297	11/17/25	FOLEY010	FOLEY INC.	PARTS FOR LOADER	Open	\$725.90	\$0.00
25-02299	11/17/25	VEOLI005	VEOLIA WATER NEW JERSEY	WATER SERVICES	Open	\$437.21	\$0.00
25-02300	11/18/25	BSNSP005	BSN SPORTS LLC	BASKETBALL INDOOR SCOREBOAF	Open	\$450.00	\$0.00
25-02301	11/18/25	KCSIG005	KC SIGN & AWNINGS	ADDITIONAL WORK FOR ELEC SIG	Open	\$4,710.00	\$0.00
25-02302	11/19/25	DEUNI010	D & E UNIFORMS LLC	UNIFORMS	Open	\$725.00	\$0.00
25-02307	11/20/25	MONTC005	MONTCLAIR STATE COLLEGE	AGE FRIENDLY ASSESSMENT	Open	\$5,955.00	\$0.00
25-02309	11/20/25	VERIZ050	VERIZON	FAXES/PD TELEPHONES	Open	\$1,109.43	\$0.00
25-02310	11/20/25	MGLPR005	MGL PRINTING SOLUTIONS	DOG/CAT LICENSES	Open	\$708.00	\$0.00
25-02311	11/20/25	JACOB025	CLEARY GIACOBBE ALFIERI JAC	TAX APPEALS OCT 2025	Open	\$577.50	\$0.00
25-02312	11/20/25	JACOB025	CLEARY GIACOBBE ALFIERI JAC	LITIGATION OCT 2025	Open	\$612.50	\$0.00
25-02313	11/20/25	JACOB025	CI EARY GIACOBBE ALFIERI JAC	APPRAISAL - 701/1	Open	\$490.00	\$0.00
25-02314	11/20/25	VERIZ050	VERIZON	SWIM CLUB - NOVEMBER BILL	Open	\$277.91	\$0.00
25-02315	11/20/25	FENWI005	FENWICK, PAMELA	FALL WATERCOLOR SESSIONS 1&2	Open	\$680.00	\$0.00
25-02316	11/20/25	WANGC005	WANG, CUI	FALL CHAIR YOGA INSTRUCTOR PA	Open	\$480.00	\$0.00
25-02317	11/20/25	VEOLI005	VEOLIA WATER NEW JERSEY	WATER SERVICE - VAR LOCALS	Open	\$569.91	\$0.00
25-02318	11/20/25	CKASE005	CKA SERVICES LLC	NOVEMBER PUBLIC CPR COURSE	Open	\$128.00	\$0.00
25-02319	11/20/25	GANNE005	GANNETT MEDI CORP	TAX SALE AD WEEK 2 & 3	Open	\$78.76	\$0.00
25-02320	11/20/25	CROWN020	CROWN TROPHY	TURKEY TROT TROPHIES/MEDALS	Open	\$1,742.90	\$0.00
25-02321	11/20/25	CROWN020	CROWN TROPHY	REC COMMISSION PLAQUE	Open	\$62.00	\$0.00
25-02322	11/20/25	RZEPK010	RZEPKA, JOSEPH R.	BACKGROUND CHECK	Open	\$44.75	\$0.00
25-02323	11/20/25	LEONI055	LEONIA BOARD OF EDUCATION	MECHANIC OCT 2025	Open	\$1,140.27	\$0.00
25-02324	11/20/25	LEONI055	LEONIA BOARD OF EDUCATION	TURF FIELD LIGHTING	Open	\$322.14	\$0.00
25-02325	11/20/25	LEONI055	LEONIA BOARD OF EDUCATION	TURF FIELD TOILETS NOV 2025	Open	\$149.00	\$0.00
25-02327	11/20/25	RIZAJ005	RIZA, JASPER	MILEAGE REIMBURSEMENT	Open	\$1,029.00	\$0.00
25-02329	11/20/25	GREEN065	CERBO'S PARSIPPANY	FALL 2025 PLANTING	Open	\$5,045.00	\$0.00
25-02330	11/20/25	LEEHY010	LEE, HYUN	BACKGROUND CHECK	Open	\$44.75	\$0.00
25-02332	11/20/25	AKKAY005	AKKAYA, ZAFER	BACKGROUND CHECK	Open	\$44.75	\$0.00
25-02333	11/20/25	BSNSP005	BSN SPORTS LLC	REC COMM APPRECIATION SWEAT	Open	\$65.98	\$0.00
25-02334	11/20/25	BOGIN005	BOGIN, EDWARD	NOVEMBER PICKLEBALL LESSONS	Open	\$960.00	\$0.00
25-02335	11/20/25	JANG0025	JANG, JINWOO	2025 FALL KUMDO INSTRUCTOR PA	Open	\$1,680.00	\$0.00
25-02336	11/20/25	MAROT005	MAROTTA, LYNN	FALL CALLANETICS SATURDAYS	Open	\$204.00	\$0.00
25-02337	11/20/25	CORNS005	CORN, STEVEN	FALL VALLEYBALL CLINIC W/HS	Open	\$4,416.00	\$0.00
25-02338	11/20/25	KIRBY015	KIRBY, JARED	FALL BEGIN. CLASSICAL FENCING	Open	\$448.00	\$0.00
25-02339	11/21/25	PGAUT010	P & G AUTO INC	AUTOMOTIVE REPAIRS	Open	\$267.93	\$0.00
25-02340	11/21/25	MOORE035	MOORE'S HARDWARE	FUSES	Open	\$17.25	\$0.00
25-02341	11/21/25	SUREN005	SURENIAN, EDWARDS, BUZAK, &	AFFORDABLE HSE AUG/SEPT 2025	Open	\$5,897.00	\$0.00
25-02342	11/21/25	BERGE325	BERGEN TRAVEL BB LEAGUE	ALL-GIRLS BB TRAVEL LEAGUE	Open	\$8,875.00	\$0.00

Po #	Po Date	Vendor	Po Description	Status	Amount	Void Amount	Po Type
25-02343	11/21/25	MINDS010	MINDS IN MOTION LLC	2025 FALL-AI SMARTCORE 4 ROBO	Open	\$1,280.00	\$0.00
25-02344	11/21/25	SU000015	SU, GENH	FALL 2025 PROJECT SEWING	Open	\$1,056.00	\$0.00
25-02345	11/21/25	SU000015	SU, GENH	2025 FALL TODDLER GYM	Open	\$1,264.00	\$0.00
25-02346	11/21/25	SU000015	SU, GENH	FALL 2025 TODDLER ART	Open	\$480.00	\$0.00
25-02347	11/21/25	SUNG0030	SUNG, JULIE	FALL JULIES MUSIC APPRECIATION	Open	\$840.00	\$0.00
25-02348	11/21/25	VALEN015	VAN VALEN, SUSAN	FALL SR. EXERCISE MINI HOLIDAY	Open	\$680.00	\$0.00
25-02349	11/21/25	VERIZ050	VERIZON	LPD TELEPHONE/ANALOG	Open	\$487.60	\$0.00
25-02350	11/21/25	VERIZ060	VERIZON - FIOS	LPD FIOS	Open	\$395.03	\$0.00
25-02351	11/21/25	ALLPR010	ALL PRO TENNIS	FALL 2025 TENNIS SESSION 2	Open	\$5,635.00	\$0.00
25-02352	11/21/25	AJTER010	AJ TERRELL CONSULTING, LLC	AFTER SCHOOL ART - NOVEMBER	Open	\$4,320.00	\$0.00
25-02353	11/21/25	AJTER010	AJ TERRELL CONSULTING, LLC	ROCK-N-ROLL ACADEMY - NOVEME	Open	\$780.00	\$0.00
25-02354	11/21/25	SPORT055	SPORTS TIME	ALL-GIRLS TRAVEL BB UNIFORMS	Open	\$3,149.00	\$0.00

Total Purchase Orders: 104 Total P.O. Line Items: 0 Total List Amount: \$168,778.70 Total Void Amount: \$0.00

Totals by Year-Fund

Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Project Total
CURRENT	5-01	\$103,516.09	\$0.00	\$103,516.09	\$0.00	\$0.00	\$0.00
POOL OPERATING	5-05	\$1,402.22	\$0.00	\$1,402.22	\$0.00	\$0.00	\$0.00
DEVELOPERS ESCROW	5-13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,038.00
REC ACTIVITIES TRUS	5-20	\$53,878.29	\$0.00	\$53,878.29	\$0.00	\$0.00	\$0.00
	Year Total:	\$158,796.60	\$0.00	\$158,796.60	\$0.00	\$0.00	\$1,038.00
CAPITAL	C-04	\$2,206.30	\$0.00	\$2,206.30	\$0.00	\$0.00	\$0.00
GRANT FUND	G-02	\$6,737.80	\$0.00	\$6,737.80	\$0.00	\$0.00	\$0.00
Total Of All Funds:		\$167,740.70	\$0.00	\$167,740.70	\$0.00	\$0.00	\$1,038.00

Project Description	Project No.	Rcvd Total
20190006 - 150 GRAND AVE	20190006	\$850.00
SOIL 147 CRESCENT	20250021	\$188.00
Total Of All Projects:		<u>\$1,038.00</u>

Range of Checking Accts: First to Last Range of Check Dates: 11/18/25 to 12/31/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01-CHECKING CURRENT CHECKING					
161706	11/18/25	APDFI005 APD FINANCIAL CONSULTING, LLC	1,450.00		1308
161707	11/18/25	ATONC005 ATON COMPUTING INC	2,528.60		1308
161708	11/18/25	BERGE285 BERGEN BROOKSIDE INC.	11,766.31		1308
161710	11/18/25	APPRA005 APPRAISAL SYSTEMS INC	27,000.00		1311
161711	11/20/25	CONKL005 CONKLIN AND KRAFT AGENCY	4,646.00		1313
161712	11/20/25	NORTH150 NORTH JERSEY HOME MAINTENANCE	1,250.00		1313
161713	11/20/25	PRIME005 PRIMEPOINT LLC	2,473.35		1313
161714	11/20/25	VSPIN005 VSP INSURANCE CO	768.68		1314

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	8	0	51,882.94	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	8	0	51,882.94	0.00

04-CHECKING GENERAL CAPITAL FUND					
4594	11/18/25	AXONE010 AXON ENTERPRISE, INC	25,681.68		1309
4595	11/18/25	CIFEL010 CIFELLI & SON CONTRACTING INC	80,350.78		1309
4596	11/18/25	AXONE010 AXON ENTERPRISE, INC	631.60		1312
4597	11/20/25	GZAGE005 GZA GEOENVIRONMENTAL, INC.	2,563.75		1315

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	0	109,227.81	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	109,227.81	0.00

12-CHECKING PAYROLL ACCOUNT					
86	11/24/25	LOCAL020 LOCAL 108	345.76		1316
87	11/24/25	LOCAL010 LEONIA PBA LOCAL 381	85.00		1317

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	2	0	430.76	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	430.76	0.00

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	14	0	161,541.51	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	14	0	161,541.51	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	5-01	50,632.94	0.00	0.00	50,632.94
PAYROLL AGENCY	5-12	430.76	0.00	0.00	430.76
Year Total:		51,063.70	0.00	0.00	51,063.70
CAPITAL	C-04	109,227.81	0.00	0.00	109,227.81
GRANT FUND	G-02	1,250.00	0.00	0.00	1,250.00
Total of All Funds:		161,541.51	0.00	0.00	161,541.51

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 1, 2025

RESOLUTION NO. 2025-263

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

**AUTHORIZE ACCEPTANCE OF ARCHITECT AGREEMENT FOR LEONIA SWIM
CLUB RESTROOM IMPROVEMENTS PROJECT**

WHEREAS, the Leonia Swim Club has a need to perform improvements to its facilities restrooms; and

WHEREAS, the Borough of Leonia is in receipt of a FY25 NJ Local Recreation Improvement Grant (LRIG) from the New Jersey Department of Community affairs for this project in the amount of \$74,000.00; and

WHEREAS, the Borough of Leonia received and accepted a proposal from Borough Architect, Arcari + Iovino for their services in the not-to-exceed amount of \$12,000.00 through Resolution 2025-230; and

WHEREAS, Borough Architect, Arcari + Iovino has provided an agreement for signature for these services, which has been reviewed and approved by the Borough Attorney's Office.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that authorization is hereby given to the Mayor to sign and execute an agreement with Arcari + Iovino for their services in the not-to-exceed amount of \$12,000.00 for services relating to the Leonia Swim Club Restroom Improvements Project.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 1, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 1, 2025

RESOLUTION NO. 2025-264

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

**ACCEPT PROPOSAL FROM PENNONI ASSOCIATES INC. FOR PROFESSIONAL
SERVICES RELATED TO THE SYLVAN PARK – PICKLEBALL COURT
CONSTRUCTION PROJECT**

WHEREAS, the Borough of Leonia seeks to construct four (4) pickleball courts within Sylvan Park; and

WHEREAS, this project is to be funded by the 2023 Funding Round of the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund; and

WHEREAS, to ensure the success of the project, the Borough of Leonia requires engineering and surveying services from Pennoni Associates Inc.; and

WHEREAS, the fee schedule for the services is as follows:

I.	Survey	\$ 7,500.00
II.	Engineering Services	\$ 10,000.00
III.	Bid Support Services	\$ 2,000.00
IV.	Construction Support Services	\$ 8,000.00
TOTAL FEE		\$ 27,500.00 Lump Sum

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey, that the proposal from Pennoni Associates, Inc., in the not-to-exceed amount of \$27,500.00 for services related to the Sylvan Park – Pickleball Court Construction Project is hereby accepted.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 1, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 1, 2025

RESOLUTION NO. 2025-265

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

**AUTHORIZE RIGHT-OF-WAY AGREEMENT – 94 PALISADE AVENUE –
BLOCK 1205, LOT 21**

WHEREAS, the Borough of Leonia is the owner of a municipal right-of-way located on Grand Avenue and Palisade Avenue adjacent to Block 1205, Lot 21, commonly known as 94 Palisade Avenue, Leonia, New Jersey; and

WHEREAS, Ioannis Stamatopoulos and Sherlie Mahabir are the owners of the property located 94 Palisade Avenue, Block 1205, Lot 21, Leonia, New Jersey; and

WHEREAS, Ioannis Stamatopoulos and Sherlie Mahabir submitted a survey delineating encroachments into the Borough’s right-of-way on Grand Avenue and Palisade Avenue, consisting of three brick walls and brick columns and a three-foot PVC, or vinyl, fence; and

WHEREAS, Ioannis Stamatopoulos and Sherlie Mahabir desire to enter into a Right-of-Way License Agreement with the Borough of Leonia for use of a portion of the Grand Avenue and Palisade Avenue right-of-way at the location where the three brick walls and brick columns and three-foot PVC fence encroach into the public right-of-way; and

WHEREAS, the Mayor and Council of the Borough of Leonia has determined that it is in the best interests of the Borough to accept this License Agreement and to authorize the execution of the Right-of-Way License Agreement.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey as follows:

1. The Mayor and Borough Clerk are authorized to execute the Right-of-Way License Agreement in the form annexed to this Resolution.
2. The Borough Attorney, Brian M. Chewcaskie, in his discretion, may cause the original Right-of-Way License Agreement to be recorded in the Office of the Bergen County Clerk.

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 1, 2025

RESOLUTION NO. 2025-265

3. Certified copies of this Resolution shall be provided to the following:
Ioannis Stamatopoulus and Sherlie Mahabir, the property owners; Brian
Chewcaskie, Borough Attorney; and Marisa Mesropian, Borough
Administrator.

I hereby certify that the above resolution was duly adopted by the Mayor and Council
of the Borough of Leonia at a meeting of said Borough Council on December 1, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 1, 2025

RESOLUTION NO. 2025-266

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

**RESOLUTION AUTHORIZING ALCOHOLIC BEVERAGES FOR CONSUMPTION IN
LEONIA SENIOR CENTER FOR BOROUGH HOLIDAY PARTY**

WHEREAS, the Borough of Leonia will be having its annual Borough Holiday Party in the Leonia Senior Center, on December 9, 2025 at 5:30 PM; and

WHEREAS, the Borough Administrator's Office has requested permission to allow for BYOB and for consumption of alcoholic beverages during the closed event on Borough-owned property; and

WHEREAS, Borough Ordinance 80-5 entitled "Consumption in Public Prohibited" forbids the consumption of alcoholic beverages in Borough facilities; and

WHEREAS, Borough Ordinance 80-5 specifically prohibits and anticipates that exceptions to the prohibition may be in the public interest when it refers to the exception codified as Borough Ordinance 80-7; and

WHEREAS, the Borough believes the request submitted by the Administrator's Office is consistent with the important public policy served by the above-referenced exception provision; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey hereby approve the request to permit the consumption of alcohol for the Borough Holiday Party on December 9, 2025, starting at 5:30 PM in the Leonia Senior Center.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 1, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 1, 2025

RESOLUTION NO. 2025-267

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

**RESOLUTION OF THE BOROUGH OF LEONIA, COUNTY OF BERGEN, STATE OF
NEW JERSEY, CONFIRMING THE ELIMINATION OF THE TREE EXPERT TITLE
AND LAYOFF OF C.M.**

WHEREAS, there exists the employment title of Tree Expert within the Borough of Leonia's Department of Public Works; and

WHEREAS, C.M. is currently employed as the Borough of Leonia's Tree Expert; and

WHEREAS, for reasons of economy and efficiency, the Borough Administrator is recommending the elimination of the Tree Expert title and the layoff of C.M. from the position of Tree Expert.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey, as follows:

1. The Governing Body hereby approves the elimination of the Tree Expert Title effective January 1, 2026.
2. The Governing Body hereby approves the layoff of C.M. from the title of Tree Expert effective January 1, 2026.
3. January 1, 2026, shall be the last day of employment for C.M. in the title of Tree Expert.
4. The Borough Administrator shall give the affected employee(s) with a minimum of thirty (30) calendar days' notice of the layoff effective date.
5. That this resolution shall take effect immediately.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 1, 2025.

Jonathan Mandel, RMC
Borough Clerk