



**AMENDED AGENDA
BOROUGH OF EMERSON
MAYOR AND COUNCIL REORGANIZATION
January 6, 2026
7:30 p.m.
Emerson Borough Hall
1 Municipal Place
Council Chambers – 2nd Floor
Emerson, New Jersey 07630**



Agendas are published 48 hours in advance to the extent known. Agenda Items are subject to change.

Meetings are open to the public in person and Official Formal Action may be taken. For those members of the public who wish to view this meeting but choose not to attend in person, this meeting will be live-streamed on YouTube via a link on the homepage of the Borough website: www.emersonnj.org. The YouTube link is for viewing purposes only and is not interactive.

[Link to View the Reorganization Meeting on YouTube](#)

Please turn off your cell phone ring tones. In case of a fire, follow the Fire Exit signs above the doors to your right and left in the Council Chambers and exit calmly.

1. CALL TO ORDER

- Open Public Meeting Act Announcement
- Pledge of Allegiance
- Moment of Silence

2. ROLL CALL

3. ANNOUNCEMENT OF THE RECEIPT OF THE CERTIFICATION OF THE 2025 GENERAL ELECTION RESULTS

4. SWEARING-IN CEREMONY & ADMINISTERING OF THE OATHS OF OFFICE

**Swearing in of
COUNCILMEMBER NICOLE ARGENZIA
by Mayor Danielle DiPaola**

**Swearing in of
COUNCILMEMBER O'NEIL ELLIS
by Mayor Danielle DiPaola**

5. ROLL CALL OF 2026 MAYOR AND COUNCIL

6. RESOLUTIONS

- RESOLUTION NO. 01-26** Award Professional Service Contract for One Year Period through the ‘Fair and Open Process’ in accordance with the ‘New Jersey Local Unit Pay to Play’ Law, pursuant to N.J.S.A. 19:44A-20.4 et seq., “Fair and Open”, for the term January 1, 2026 through December 31, 2026

SERVICE	PROFESSIONAL
Borough Attorney	John J. McCann, Esq., Law Officer of John McCann
Alternate Borough Attorney	Randy T. Pearce, Esq., Pearce Law, LLC
Borough Labor Counsel	Catherine M. Elston, Esq., C. Elston & Associates, LLC
Alternate Labor Counsel	Randy T. Pearce, Esq., Pearce Law, LLC
Special Counsel Affordable Housing	Brian T. Giblin, Sr., Esq., Giblin & Gannaio, LLC
Special Counsel Redevelopment	Randy T. Pearce, Esq., Pearce Law, LLC
Borough Engineer	Michael J. Neglia, Neglia Group
Borough Auditor	Gary Higgins, PKF O’Connor Davies
Bond Counsel	Steve Rogut, Rogut McCarthy LLC
Borough Planner	Caroline Reiter, T & M Associates
Tax Appeal Expert Witness	Robert McNerney, McNerney & Associates Inc.
Tax Appeal Attorney	John A. Conte, Jr., Esq., Meyerson Fox & Conte P.A.
Risk Management Consultant	Professional Insurance Associates
Special Counsel Litigation	Randy T. Pearce, Esq., Pearce Law, LLC
Redevelopment Planner	Caroline Reiter, T & M Associates
Affordable Housing Agent	Community Grants Planning & Housing, LLC (CGP&H)
Information Technology Consultant	Coban Computer Solutions
Grant Writer	Bruno Associates

- RESOLUTION NO. 02-26** Adopt the By-Laws of the Mayor and Council of the Borough of Emerson, with Voting and Seating Order, for Calendar Year 2026
- RESOLUTION NO. 03-26** Election of Council President
- RESOLUTION NO. 04-26** Council Appointment of Class III Member of the Land Use Board
- RESOLUTION NO. 05-26** Approve Mayor and Council Meeting Dates for Calendar Year 2026

- **RESOLUTION NO. 06-26** Council Appointments for Calendar Year 2026

STANDING COMMITTEE 1A	CHAIR/MEMBER
Dept. of Public Works & Municipal Services	Ciolino/Ellis
Finance, Tax & Revenue	Timmerman/Argenzia
Auxiliary Police, Office of Emergency Management	Ellis/Ciolino
Courts	Argenzia
Construction Dept., Public Buildings, Parks, Playgrounds, Utilities	Ellis/Rice
Real Estate and Land Use	Sayers/Timmerman
Fire Department	Ciolino/Sayers
Personnel and Human Resources	Rice/Sayers
Technology/Social Media	Ellis/Ciolino
Ambulance Corps	Rice/Ciolino

STANDING COMMITTEE 1B	ADMINISTRATOR/MEMBERS
Police Appropriate Authority N.J.S.A. 40A:14-118	Argenzia/Timmerman/Administrator

OTHER BOARD/COMMISSION/COMMITTEE	LIAISON
Board of Health	Argenzia
Environmental Commission	Ciolino
Chamber of Commerce	Sayers
Library Board of Trustees	Timmerman
Board of Education	Rice
Senior Citizens	DiPaola
Recreation Commission	Rice
Insurance Fund Commissioner	Ellis
Historic Preservation Committee	Ciolino
Municipal Land Use Board	Timmerman
Shade Tree Commission	Ellis

- **RESOLUTION NO. 07-26** Annual Appointment of Officers and Employees with Council Confirmation

POSITION	TERM EXPIRES	NAME
Sewer Operator	12/31/2026	Timothy Murphy
Zoning Official	12/31/2026	Joseph Desalvo
Deputy OEM Coordinator	12/31/2026	Perry Solimando
Deputy OEM Coordinator	12/31/2026	Christopher Bova
Assessment Search Officer	12/31/2026	Triessa DeSimone
Public Agency Compliance Officer (PACO)	12/31/2026	Borough Administrator

- **RESOLUTION NO. 08-26** Adopt Temporary 2026 Municipal Budget

7. MAYOR DIPAOLO'S ADDRESS TO THE ASSEMBLAGE

8. COUNCILMEMBERS’ ADDRESS TO THE ASSEMBLAGE

9. INTRODUCTION OF 2026 EMERGENCY SERVICES OFFICERS

- **Emerson Auxiliary Police (One Year)**
Capt. Daniel Clayton, Sgt. David Kogut, Lt. Alan Bernstein
- **School Crossing Guards (One Year)**
Joseph Cannone, William Levine, Sheri Jaeger, Maria Acosta-Carpenter, Kevin Mulvenna, Kevin Felici, Leo Conwell, Amy Levine, Dennis Flynn, Alan Bernstein, John Leara
- **Emerson Volunteer Fire Department**
TBD
- **Emerson Volunteer Ambulance Corps**
President Janine Davis, Vice President Kristen Malakas, Treasurer Maureen Howlin, Secretary George Howlin, Captain Mike Davis

10. APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

Mayor’s Appointments to Boards, Commissions and Committees

- **Land Use Board**

Name	Position	Term
Megan Quigley	Class II Member	1 year, expiring 12/31/2026
Paul Hulbert	Class IV Member	4 years, expiring 12/31/2029
John Di Rado	Alternate III	2 years, expiring 12/31/2027
Eric Ciavaglia	Alternate II	2 years, expiring 12/31/2027

- **Recreation Commission**

Name	Position	Term
Jason Keller	Alternate II	Unexpired 5 years, expiring 12/31/2027

- **Environmental Commission**

Name	Position	Term
Jessica Bigos	Regular Member	3 years, expiring 12/31/2028
Jessica Timmerman	Regular Member	3 years, expiring 12/31/2028
Cecilia Zindel	Regular Member	3 years, expiring 12/31/2028
Cecilia Buffa	Alternate 1	2 years, expiring 12/31/2027

- **Shade Tree Commission**

Name	Position	Term
Jessica Fricke	Regular Member	5 years, expiring 12/31/2030

11. PUBLIC COMMENT

Members of the public are welcome to speak on any topic by coming to the table and stating your name and address for the record. In the interest of time, speakers are limited to three (3) minutes. In consideration of all who may wish to speak, please keep your comments brief and concise.

12. CONSENT AGENDA

Matters listed below are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item be removed for consideration.

- CA 09-26 Approve Cash Management Plan
- CA 10-26 Designate Official Depositories
- CA 11-26 Approve Authorized Signatories
- CA 12-26 Approve Restriction of All Borough Payments to Personal Checks, Bank Checks, Certified Checks or Money Orders Only
- CA 13-26 Ratify Public Official Bonds
- CA 14-26 Establish Rate of Interest for Delinquent Taxes
- CA 15-26 Appoint LOSAP Program Administrators for the Emerson Volunteer Fire Department and the Emerson Volunteer Ambulance Corps
- CA 16-26 Approve Fee for Returned Checks for Insufficient Funds
- CA 17-26 Approve Bond for Treasurer of the Library Board of Trustees
- CA 18-26 Re-Establish Petty Cash Funds
- CA 19-26 Approve Volunteer Tuition Credit Program
- CA 20-26 Authorize CFO to Pay Certain Obligations As-Needed
- CA 21-26 Authorize Mutual Aid – Pascack Valley Fire Departments
- CA 22-26 Authorization to Hire Finance Assistant Diane Voorhis
- CA 23-26 Approve Cancellation of Small Balances
- CA 24-26 Approve BMED Fund Commissioners
- CA 25-26 Approve JIF Fund Commissioners
- CA 26-26 Appoint Tim Murphy as Borough Certified Recycling Professional and Perry Solimando as Deputy Borough Recycling Professional
- CA 27-26 Appoint Tim Murphy as Borough Sewer System Operator
- CA 28-26 Adopt Board, Commission & Committee Secretary Responsibilities
- CA 29-26 Authorize Deputy Borough Clerk Coverage
- CA 30-26 Authorize Interlocal Services Agreement – Mutual Aid Plan & Rapid Deployment Force
- CA 31-26 Authorize A Duplicate Coverage Opt-Out Disbursement for Nonaffiliated Employees Who Voluntarily Decline to Participate in the Borough’s Medical Benefits Coverage
- CA 32-26 Appoint Borough Administrator as a Municipal Housing Liaison
- CA 33-26 Appoint Records Custodian in the Emerson Police Department, Building Department and Board of Health for the Purposes of Open Public Records Requests
- CA 34-26 Authorize the Borough of Emerson Through the Emerson Police Department to Participate in The Defense Logistics Agency, Law Enforcement Support Office 1033 Program to Enable the Emerson Police Department to Request and Acquire Excess Department of Defense Equipment
- CA 35-26 Re-Appoint Roy Riggitano as the Qualified Purchasing Agent for the term of January 1, 2026 to December 31, 2026
- CA 36-26 Authorize Mayor DiPaola to Appoint Members to Various Subcommittees with Consent of the Council

CONSENT AGENDA CONTINUED:

- CA 37-26 Designate Official Newspapers for Calendar Year 2026
- CA 38-26 Affirm the Borough of Emerson’s Civil Rights Policy with Respect to All Officials, Appointees, Employees, Prospective Employees, Volunteers, Independent Contractors, and Members of the Public that Come into Contact with Municipal Employees, Officials and Volunteers
- CA 39-26 Authorize Mutual Aid to Paramus Fire Department
- CA 40-26 Authorize Interboro Mutual Aid to Fire Departments
- CA 41-26 Authorize Shared Service Arrangement with the Borough of Ramsey for Acting Municipal Court Administrator
- CA 42-26 Authorize 2026 NJSLOM Conference Attendance/Reimbursement Policy
- CA 43-26 Reaffirm 2026-2027 Personnel Policies and Procedures Manual/Employee Handbook
- CA 44-26 Indemnify Danielle DiPaola for Any and All Actions and Allegations Which Arise Out of Complaint Filed by Emerson Redevelopers Urban Renewal, LLC
- CA 45-26 Tax Lien Redemption
- CA 46-26 Authorize Shared Service Agreement - Certified Recycling Professional (CRP) to Sign the Annual Recycling Tonnage Report – Bergen County Utilities Authority (BCUA)
- CA 47-26 Affirm Continued Membership in Somerset County Cooperative Pricing System
- CA 48-26 Affirm Continued Participation in Houston Galveston Cooperative Purchasing Program (H-GAC/HGACBuy)
- CA 49-26 Affirm Continued Membership in North Jersey Wastewater Cooperative Pricing System
- CA 50-26 Affirm Continued Membership in ESCNJ Cooperative Pricing System
- CA 51-26 Affirm Continued Participation in Sourcewell Cooperative Purchasing System
- CA 52-26 Reject Bids – Senior Center ADA Door Project
- CA 53-26 Re-Appointment of Mark Savino as Office of Emergency Management Coordinator from January 1, 2026 – December 31, 2028
- CA 54-26 Authorize Agreement for Elevator Safety Subcode Services to New Jersey technical Services, Inc. in an amount Not to Exceed \$5,000.00 for the Term January 1, 2026, through December 31, 2026
- CA 55-26 Authorize Re-issue RFQ Advertisement for Certain Professional Services
- CA 56-26 Authorization to Enter into Shared Services Agreement with Bergen County for Fiberoptic Internet
- CA 57-26 Authorize Mediation Agreement with Fair Share Housing

13. CLOSED SESSION

Resolution No. 58-26 Authorization to Enter Closed Executive Session

Personnel	N.J.S.A 10.4-12b (8)
Contract Negotiations	N.J.S.A. 10.4-12b (4)
Litigation/Redevelopment Update/Attorney Client Privilege	N.J.S.A. 10.4-12b (7)

The Borough reserves the right to return to Open Session and, if appropriate, take official action.

14. RECONVENE

15. ADJOURNMENT