

# **BOROUGH OF GLEN ROCK**

## **Executive Meeting Minutes**

**Monday, August 24, 2015 7:30 pm**

This meeting is called pursuant to the provisions of the Open Public Meeting Law. This Meeting was included in a list of meeting notices sent to the Bergen Record and advertised in said newspaper, posted on the bulletin board in the Municipal Building, and has remained continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

### **ROLL CALL:**

**Council Member O'Hagan - present**  
**Council Member Orseck – present**  
**Council Member Nogara - absent**

**Council Member Pazan - present**  
**Council Member Surrago - absent**  
**Council Member Martin – present**

**Mayor van Keuren – present**  
**Robert Garibaldi, Borough Attorney – present**  
**Lenora Benjamin, Borough Administrator – present**  
**Jacqueline Scalia, Borough Clerk – present**

Mayor – introduced Paul Sharar – Municipal Building Energy Audit

Paul Sharar, 457 Rock Rd. - gave a one page document environmental commission successful in getting a number of projects approved. One thing that will help us now and in the future is a total municipal building energy audit total of 8 buildings Glen Rock to get 50 point to recertification. Two things in terms of action from the council permission to develop a contract with CHA engineering which won the bid for the energy audits. #2 approval of the council to sign the fuel release authorization form. When sent to PSE&G will return the usage to us for the 24 months.

Mayor –asked what are the 8 buildings

Paul – Borough hall, dpw garage, dpw, recycling center ambulance bldg., fire dept. and Library.

**Motion by Surrago to develop a contract with CHA subject to review by the attorney and authorize PSE&G to release the usage.**

**Orseck second**

Council Member Pazan asked how many points

Paul -50 but good for 5 years, we are trying to build up for next recertification process

Council Member Nogara – any cost saving

Paul – yes was in the paper LED lights. Last a lot longer

**All are in favor.**

Paul – introduced Sylvia the chair person of the Environmental Commission.

Council Member Surrago – Paul, Sylvia and Andy are really the back bones of the environmental commission.

### **Senior Section of Borough Website**

Pam Biggs, 123 Hamilton Ave. – unfinished piece of work. We heard a number of times comments made not enough services for senior. Well we have it but not all in one place. We have federal, state and county programs and when at we offer, we offer a complement to a lot of these programs, transportation, discounted coupons, dpw backyard pickup, file of life flu shots, blood pressure, discounted swim badges, shovel 4 seniors. Make this into a brochure and area on the website. Number of people have already reviewed this pretty comprehensive set of services, half the time it's a family member or health care person looking for these services for the seniors. Should take about 2 weeks to get up and brochure out. Looking for seniors to remain very independent.

Mayor – extremely impressive, through and very detailed.

Council Member Orseck – thanked Pam for a great job well done.

Pam – would like everyone to review and please give input back as soon as possible.

### **Bradford St**

Mayor – we have spoken at serval meeting about a developmentally delayed housing.

Tom – feedback and research, deed restrictions and reverters, thought the last area of concern was the esthetic so had a rendering done, we came to the conclusion that the house is too far gone and would need to be demolished. Showed a rendering of the proposed house, bungalow style house. Would be at grade. Any questions please let me know.

Council Member Orseck – how many residents know that you have the concept rendering.

Tom – I have said between 4 and 10. Pretty sizeable lot. We are trying to balance. We currently have 8,000 people in NJ that need housing. Pressing demand for housing solution. Think 4 is too small for the site, possibly 6 or 8 individuals. Not resolved if 24/7 or more independent service.

Mayor – I'm sure you will be back to give update,

Tom- yes – we are on track for Sept 15 closing. Talk about the population, once we have a modern survey.

Irene Brown, 675 Lincoln Ave. – I thought this building was to be all one level

Tom- it is.

Diane Herrlett, 5 Franklin Pl. – asked about the square footage

Tom – probably 3,000 square feet.

Council Member O'Hagan – thanked Tom for his professionalism and patients. Had lunch at Moe's on Rt. 17 and one of the employees would be a resident so much pride and happiness, kind of brought it back to me what Glen Rock is all about.

Mayor – think it's time for us to make a formal commitment money from our COAH fund

### **Motion made by Council Member O'Hagan to move forward**

#### **Second by Council Member Martin**

Robert Garibaldi – thinks the amount is

Council Member Nogara – the money in that fund is collected from construction projects but is not the borough money it's to go toward a borough project such as this, we stand to lose that at some point and I hate to see that money go to Trento.

Tom – Closter is being sued by the attorney general for \$700,000

#### **All in favor.**

Mayor – presentation on Wednesday night to talk about Ridgewood water the new head of Ridgewood water the mayor and village manager will be here to talk about the quality of water and the billing process. I am extremely appreciative of the mayor willingness to come and talk about this.

### **Council Reports**

Council Member Pazan – chair yoga on Sept 8, 7pm, teen writer sept 2, traveling farm, library closed Sept 5-7 Labor day

Glen Rock couple that wrote a book together that's not mine, sept 12 3pm they will sign books.

Council Member O'Hagan – closed items

Mayor – fire siren was a residential home, fire doctor that was defective.

Council Member O'Hagan – Tom will be putting information together to put on the website and the paper.

Council Member Martin – Emerson road did a survey consensus of majority rules, turns out the majority more than half responded just on side of the street parking. Spoke with Mac Crickler with bring in people into downtown one idea being a car show, had some questions on what it entailed, once a week. Both need a similar space. Was think more main street parking lot, encouraged him just in the summer farmers market, very interested in moving ahead on for next year. Meet with a senior in high school very into politics youth council maybe bring youth council back on board great idea to have two or three to represent their demographics. Would like to propose that for as early next month. Business first light would like to come in and talk about the future of Glen Courts.

Council Member Nogara – shade tree with the trees PSE&G are taking down, they plan to reimburse us \$300 per tree. Looks like \$4,800 in reimbursement from them and the borough will replace 1 for 1 basis, and the shade tree is looking at type of trees.

Lenora Benjamin – we should look at accelerating this plan, starting earlier with the planting, would like more control over our planting work with shade tree and Bobby. Possible start emailing the information to the dpw to respond, by website posting. We have a pilot program on Harristown.

Mayor – I think planting new trees are great but if you look at the new trees on Harristown they are struggling, we need to figure out a way to keep them watered. Would like to see kind of arrangement that they get watered.

Council Member Nogara- we have a pamphlet out and asked the resident to care for them. We planted where people have asked for them. We should look into some type of maintenance for them.

Council Member Orseck – parks and rec next meeting 9/15, movie under the stars was successful, hoping to have a report on the lap swim next meeting. Public safety possible a short meeting to come up with something on skateboarding, you don't see them in the dark. Three other things. I have. Dog park – committee that has asked us for a dog park 804 registered dogs, 44 responds on Facebook, I visited all location in town, nothing will happened unless the committee raises the money and plan to set up rules, whole lot of questions, *asking the council for a yes or no to move forward and then I will make a recommendation.*

Council Member Pazan – no

Council Member O'Hagan – yes just be careful with saying no taxpayer money behind this. I would the committee to come back with information on cost and how to raise the money for maintenance.

Council Member Surrago – what if irrigation will be needed.

Council Member Martin – think they want to set up a non for profit and irrigation would be attached to that. Yes.

Council Member Nogara – yes Orseck – yes. Surrago – have liability issues been addressed.

Lenora Benjamin – no liability need to be added just part of the park.

Council Member Orseck – lower Doremus or Brookside. Buffered with trees, parking etc.

Council Member Surrago – yes. Would like to hear more about the location, what is the criteria, parking, acreage, irrigation.

Council Member Orseck – vet park was a no for the council, lower Doremus has parking wouldn't impact kids playing, main street – community garden and a lot of sport event. Wilde Memorial – safety issue, games surrounded by homes Demarest park – parking issue, homes

across the street and much too busy for a dog park – Diamond brook – land uneven – sycamore park – Arboretum wasn't even considered.

Eileen Hillock, 355 Dunham Pl. – I added one more location of the county park we are looking for additional volunteers, the county would have to pay for that. Asked everyone to keep an open mind would like to go through the process of the at least. Potentially three donors.

Lenora Benjamin – Open space opportunity very small and tight window application due Sept 3<sup>rd</sup>. I apply on behalf of the borough. I could probably get \$25,000 if the cost of project is \$100,000. We as a borough can apply for this grant.

Council Member Orseck – I don't want us to forget Faber Field even if we look at irrigation, it has helped Wilde I know there is grant money. I don't want to get lower Faber off our docket.

Lenora Benjamin – I don't think we would use open space for irrigation of lower Faber. Based on the suggestions of the committee we need to make a project decision first. Not close enough for lower Faber for this grant. Engineer started to look at upper Faber.

Council Member Nogara – is this matching

Lenora Benjamin – funds are minimal.

Council Member Orseck – wants the grant for Faber.

Council Member O'Hagan – isn't that going against with a matching for a dog park. Would rather see it for upper Faber.

Mayor – is the amount of money sufficient for Faber either upper or lower.

Council Member Orseck – find the engineer report,

Lenora Benjamin – we just aren't there yet to get a cost from the new engineer, he just started to look up there.

Council Member O'Hagan - what about the basketball or tennis court for Wilde park what we can do for \$50,000

Council Member Orseck - is it a matching grant.

Lenora Benjamin –we would need to do a resolution for Wednesday night for a project.

Council Member Orseck – I would like it for upper Faber

Council Member Martin - support Joan for Faber to stay on the table

Council Member O'Hagan – for Faber.

Mayor – so you're going to the county with a project in mind with no

Eileen Hillock – that is one of the grants we were looking at and the committee will put up the other \$25,000.

Council Member O'Hagan – there may be people who don't want a dog park as well.

Lenora Benjamin – the last time we used it was for the upper Faber path.

Mayor - what about for the building in the arboretum

Carol Thielke, 1 Glen Court – can be for the pathway at the arboretum.

Council Member Orseck – that was the third thing on my agenda. Would like to fund something the arboretum could use that money for. But they still don't have any answer from us.

Council Member Pazan – full faith Joan will make the right decision.

Council Member O'Hagan – I support the building in the arboretum 100%,

Carol Thielke – the ADA ramp we could use the grant money for that.

Council Member Martin – agree for the money to go to the arboretum

Council Member Nogara – Arboretum

Council Member Orseck – can we do that without a yes or no for the building?

Mayor – ideal way would be finish the dog park then get back to the arboretum.

Jim Seaton, 73 Ferndale Ave. – dog park in Ridgewood you will see 10 -15 dogs in the winter they need to maintain that so who will pay for that.

Mayor – you have to respect the entire community you have to give some credence, and we have to listen to them.

Council Member Nogara – we have a number of projects that need to be addressed, asked if the

Eileen – it would be set up for a non for profit using existing park space. Ongoing organization to look to make sure that is maintained.

Council Member Orseck – you have a yes to start to look for funding but the location will come.

Eileen – will come back with the details on funding.

Ron D'Argenio, 12 Keith Pl. – you need to look at the particular, you are taking park space away from children, ongoing maintenance is relevant. How about prioritize things. You have to give greater consideration and Mr. Seaton comments should be given greater consideration.

Council Member Pazan – I don't know how many dog are unregistered, would consider a dog census first.

Ron – people like to have different areas to walk their dogs, something that needs to be thought about a larger number of dogs in area, relevant points.

Doris Ciaramella, 15 Austin Pl. – my neighbors are not for the dog park. Some dogs don't socialize.

Eileen – don't think that it is for everyone but 25%, multi generation, people have different opinions it starts conversation.

Council Member Nogara – maybe we are putting the cart before the horse. I'm in favor of the project where it won't affect the taxpayer.

Council Member O'Hagan – when we start talking about taxes, this body works very hard for \$.20 of your dollar we provide a lot of services. Just like to remind everyone how hard this body works for 20 cents of your tax dollar. We look through every line item in the budget everything that comes across this table will be scrutinized. We do the best that we can.

Council Member Orseck – where are with the Arboretum?

Mayor – we looked at this proposal on many angles and I think it's time to make a decision.

Council Member Surrago – has the proposal been revised?

Council Member Orseck – thought that Lenora was going to put something together.

Lenora Benjamin – Gary met with the committee and it comes down to \$250,000 it's a \$650,000 project.

Council Member Surrago – what's on the table for the council to consider?

Council Member Orseck – 20 yr. loan

Council Member Surrago – no

Council Member Martin – is it 20 yrs. or nothing? Is there any flexibility?

Council Member Nogara – waiting for the revisions.

Tom Vielbig, 21 Hillview Terr. – think the 20 yr. was an email from Tom I believe that the people have raised make a pretty unrest effort to raise and maintain the funds. We raised \$420,000 in two years.

Council Member Martin – is ten years realistic

Tom – I don't think 10 yrs. is unrealistic, but I think 5 years might be.

Council Member O'Hagan – I would like to see us get number to the arboretum what would the number be for a 10 yr. loan and what the expectation of the committee would be. I would like to see 7 – 8 yrs. as a max.

Council Member Surrago – a 5yr payback would be \$50,000 per year.

Council Member Martin - \$25,000 per year for 10 year seems workable.

Council Member Nogara – this is a tuff one. There a number of project that I voted no on that we had matching grant funds, we would be putting up \$250,000 for a \$650,000 project think it would be a nice additional to town, would like to see some type of financial plan.

Tom – can based the further on what we have done in the past. I think 10 yrs. is very reasonable and doable, but 5 yrs. might be tough.

Council Member Nogara – my argument is 2/3 of the fund have already been raised, very good change we will be getting that all back, certainly a big factor.

Council Member O'Hagan – there needs to be some type of push, a lot of this money is already raised.

Council Member Surrago – many other capital requests, bathroom, funding of a fire truck, a lot of groups that we haven't said yes to.

Council Member Pazan – big ticket item, would rather see this in the budget rather mid-year. Why not wait and raise the money.

Carol Thielke – we can withdraw and the town can take over the property, this is maintained with all volunteers, Prevailing wage cost is what the big issue is.

Tom – you're getting a \$650,000 building for \$250,000.

Council Member Pazan – why not wait to you raised the money.

Council Member O'Hagan – disagree with Art we have a group of people that are willing to pay us back and have a great track record and we are getting a building worth 650,000 for 250,000 that we put up but will be paid back. We need to continue to improve the town. We can't continue to tell people that are working hard, sometimes we need to look at where we are. Eight yr. bring at %31, 00 per yr., I think they are worth the risk.

Council Member Orseck – how did the set up for the library would?

Robert Garibaldi - they pledged the pledges.

Council Member Orseck – so we are would be doing the same thing? Except that was a larger amount of money.

Council Member Nogara – maintenance cost

Tom – heating approx. \$500, ac unit 10 yrs. down the road they are all in the plan.

Council Member Martin – I stand by I think the arboretum is a unique place for glen rock, and they have been raising this money for a long time and I am all for it.

Mayor – to some this is a financial matter, is it a priority in our capital budget and to some it a matter of making a necessary improvement to a unique asset to the borough and is overdue, and to some of us it's a question of growing a community and improving it and making the necessary improvements and trying to accommodate residents and future residents as well. And you have to decide where your \$complicate things this is something that goes after the process and debate of the budget, cost involved. So you have to decide on your own. Each have a different point of view, all make well thought out presentations of your view.

Council Member Orseck – think we set precedence with the library

Council Member Surrago – so what's on the table?

Council Member Nogara – I would consider a 7 yr. and \$238,000. Average annual payback \$34,000 per year. Under \$3,000 per month. I would not be opposed to that with a bridge loan, the bulk of funds have been raised.

Council Member O'Hagan – would like to go 8 yr.

Lenora Benjamin – would like to do the \$250,000 if we don't use we can cancel it

Council Member Martin – don't want to set them up to fail.

Mayor - \$250,000 eight years.

Council Member O'Hagan – no sure as far as where we are when we bid, the 238,000 might be more realistic. But also back Lenora with the \$250,000 and if we get 8 yr. \$250,000 for 8 yrs., being paid back to the borough.

Lenora Benjamin – does this include interest or no interest?

Council Member Nogara – I'm comfortable with \$34,000 per yr.

Council Member Martin – would second O'Hagan 8 yrs. at 250,000

Council Member Pazan – what would be the fee for this ban?

Lenora Benjamin – cost to develop the ordinance and cost to sell the note.

Vote 250 8 yrs.

Council Member O'Hagan – yes Pazan – no Surrago – no Orseck – yes Nogara - no Martin – yes

**Nogara – motion extend 7 yrs. \$238,000**

**Orseck – second**

**Oh – yes Pazan – no Surrago – no Orseck – yes Nogara - yes Martin – yes**

Council Member Surrago – wait to Wednesday night

Mayor – driving around town I see a number of borough trees that are dead and I think the borough should have them taken down and replaced with appropriate trees.

Brief comment on drones there are FAA regulations, clubs, and I am finding out more information, they create or present a potential risk if that potential probably wouldn't be here but I don't like the idea of the intrusion they create.

**Admin Report –**

Milling Ackermann ave to begin tomorrow, delays for the week for milling and paving.

Harristown rd. handicapped ramps project should be done Friday. Some issues that are still pending, tree and pole replacement, unfortunately Harristown rd. will not be paved this year, can't be done during the school yr., looking to schedule for spring break of next year. All the ramps needs to be ada.

Mayor – if pse& g didn't do the pole work would it be safe to say Harristown rd. would be paved this year.

Lenora Benjamin – spoke with the county have some concerns with paving Ackerman the county will hold pseg liable for replacement.

### **Public Comment**

Irene Brown – lap swimming in 2011 one member died and we planted a holy tree in her honor since then two other people died,

Bruce Packer – did Judge Carver make his report and if so when will we hear about it.

Robert Garibaldi – early part of September is should be ready, was held up by the prosecutor about

Tom Verblig – spoke with his wife and will be making the first years payment on the loan.

**Motion made by Council member Nogara to close the work session**

**Seconded by Council Member Orseck**

**All in favor.**

**Meeting Adjourned 9:55 pm**

