

PUBLIC MEETING – Monday, September 22, 2014 at 8:00 p.m.

There will be a Public Meeting of the Mayor and Council of the Borough of Glen Rock on Monday, September 22, 2014, at 8:00 p.m. in the Council Chambers of the Municipal Building.

Agenda: (May be subject to change)

1. CALL TO ORDER /ROLL CALL

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 in January, posted on the bulletin board in the Municipal Building, and has remained continuously posted as the required notices under the Statue. 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.

In accordance with the New Jersey State Fire & Safety Code I call your attention to the lighted exit signs. In the event the alarm sounds, move in an orderly manner toward the exit nearest you and leave the building.

Council Member O’Hagan – absent
Council Member Orseck – present
Council Member Biggs – present

Council Member Pazan – present
Council Member Surrago – present
Council Member Nogara – present

2. FLAG SALUTE/ANNOUNCEMENTS

Council member Pazan led the Council and audience in the flag salute.

3. CONSENT AGENDA

All items listed are considered to be routine and non-controversial by the Borough Council and will be approved by one motion. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item(s) will be removed from the Consent Agenda and considered in its normal sequence on the agenda. The one motion signifies adoption of all resolutions, received and filed letters, correspondence, reports and approval of applications and minutes.

Correspondence:

Resolutions:

1. Resolution for Approval of Minutes

Resolution No. 188-14

Offered by Council Member Biggs

Seconded by Council Member Orseck

BE IT RESOLVED, that the Minutes of:

Public Meetings – July 30, August 20 & September 10, 2014

Be accepted as submitted.

ROLL CALL:

Council Member O’Hagan – absent	Council Member Pazan - yes
Council Member Orseck – yes	Council Member Surrago - yes
Council Member Biggs – yes	Council Member Nogara – yes

2. Resolution for Payment of Bills

Resolution No. 189-14

Offered by Council Member Biggs

Seconded by Council Member Orseck

BE IT RESOLVED, that the following bills of the Borough of Glen Rock be paid in the amount of \$ 2,457,826.07.

GR BOE	\$	1,770,224.00
GR Payroll		291,857.38
GRVAC		77,550.00
NJSHBP		188,595.61
BCUA		21,452.44
Garibaldi		10,144.75
PSE&G		17,601.61
SUBTOTAL	\$	2,377,425.79
Miscellaneous		48,948.62
Total Current Fund	\$	2,426,374.41
General Capital	\$	26,904.60
D.D.E.F.		2,167.36
Dog Trust		2,380.00
Total Payment of Bills	\$	2,457,826.07

ROLL CALL:

Council Member O’Hagan – absent	Council Member Pazan - yes
Council Member Orseck – yes	Council Member Surrago - yes
Council Member Biggs – yes	Council Member Nogara – yes

3. Resolution for Change Order #1 D & L Paving

Resolution No. 190-14

Offered by Council Member Biggs

Seconded by Council Member Orseck

**RESOLUTION AUTHORIZING CHANGE ORDER #1 FOR
2014 STREET PAVING-NW BERGEN COOPERATIVE**

WHEREAS, the Borough of Ramsey awarded a contract to D & L Paving Contractors, for the 2014

ROLL CALL:

Council Member O’Hagan – absent
Council Member Orseck – yes
Council Member Biggs – yes

Council Member Pazan - yes
Council Member Surrago - yes
Council Member Nogara – yes

5. Resolution for Change Order #1 Ken’s Tree Service

Resolution No. 192-14

Offered by Council Member

Seconded by Council Member

**RESOLUTION AUTHORIZING CHANGE ORDER #1 FOR
HAZARDOUS TREE AND LIMB REMOVAL
TO KEN’S TREE CARE, INC.**

WHEREAS, the Borough of Glen Rock awarded a contract to Ken’s Tree Care, Inc., on June 25, 2014, for the tree and hazardous limb removal, in the amount of \$26,475, and;

WHEREAS, during the course of the project it was determined that there were additional hazardous conditions based upon field inspection, creating an increase in the amount trees and limbs that were removed and/or trimmed, creating Change Order #1 in the amount of \$10,045.75.

WHEREAS, the Chief Financial Officer has certified that funds are available for Change Order #1 for additional tree and hazardous limb removal.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Glen Rock that Change Order #1 be approved in the amount of \$10,045.75 for the additional hazardous tree and hazardous limb removal.

ROLL CALL:

Council Member O’Hagan – absent
Council Member Orseck – yes
Council Member Biggs – yes

Council Member Pazan - yes
Council Member Surrago - yes
Council Member Nogara – yes

6. Resolution for Surplus Policy

Resolution No. 193-14

Offered by Council Member Biggs

Seconded by Council Member Orseck

**RESOLUTION AUTHORIZING SURPLUS POLICY FOR THE
BOROUGH OF GLEN ROCK**

WHEREAS, it is of sound financial practice that the Borough of Glen Rock adopt a formalized policy regarding the level surplus that is maintained as a basis for decisions concerning future financial solvency; and

WHEREAS, the goal of the Borough of Glen Rock is to maintain a level of at least 3% of the total adopted budget of the previous year as a balance in surplus available in support of municipal operations; and

WHEREAS, such policy will be analyzed annually by the Governing Body,

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Glen Rock, County of Bergen, State of New Jersey, to implement such surplus policy with a review on an annual basis.

ROLL CALL:

**Council Member O’Hagan – absent
Council Member Orseck – yes
Council Member Biggs – yes**

**Council Member Pazan - yes
Council Member Surrago - yes
Council Member Nogara – yes**

7. Resolution for Three Year Cooperative Agreement with Bergen County

Resolution No. 194-14

Offered by Council Member Biggs

Seconded by Council Member Orseck

**A RESOLUTION AUTHORIZING THE BOROUGH OF GLEN ROCK
TO EXECUTE AN AGREEMENT WITH THE COUNTY OF BERGEN TO SUPERCEDE
THE COOPERATIVE AGREEMENT DATED JULY 1, 2000 AND AMENDMENTS
THERE TO ESTABLISHING THE COMMUNITY DEVELOPMENT PROGRAM**

WHEREAS, certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended and HOME Investment Partnership Act of 1990, as amended; and Emergency Solutions Grant Act of 2012, and

WHEREAS, it is necessary to supersede an existing interlocal services cooperative agreement for the County and its people to benefit from this program; and

WHEREAS, an agreement has been proposed under which the Borough of Glen Rock and the County of Bergen in cooperation with other municipalities, will modify an Interlocal Services Program pursuant to N.J.S.A. 40:8A-1 et.seq.; and

WHEREAS, it is in the best interest of the Borough of Glen Rock to enter into such an agreement,

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Glen Rock that the agreement entitled “Three Year Cooperative Agreement”: An Agreement Superseding the Cooperative Agreement dated July 1, 2000 – June 30, 2003, to clarify the planning and implementation procedures, and to enable the Municipality to make a Three Year irrevocable commitment to participate in the Community Development Program, the HOME Investment Partnership Act Program and the Emergency Solutions Grant program for the Program Years: 2015, 2016, 2017 (July 1, 2015 – June 30, 2018) to be executed by the Mayor and Municipal Clerk in accordance with the provisions of law; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately in accordance

with law.

ROLL CALL:

Council Member O’Hagan – absent
Council Member Orseck – yes
Council Member Biggs – yes

Council Member Pazan - yes
Council Member Surrago - yes
Council Member Nogara – yes

8. Resolution for Note Sale

Resolution No. 195-14

Offered by Council Member Biggs

Seconded by Council Member Orseck

RESOLUTION OF THE BOROUGH OF GLEN ROCK, IN THE COUNTY OF BERGEN, NEW JERSEY, DESIGNATING A \$1,550,000 BOND ANTICIPATION NOTE, DATED AUGUST 5, 2014, AS A “QUALIFIED TAX-EXEMPT OBLIGATION” PURSUANT TO SECTION 265 9B) (3) OF THE INTERNATL REVENUE CODE OF 1986, AS AMENDED.

WHEREAS, the Borough of Glen Rock, in the County of Bergen, New Jersey (the Borough”) intends to issue a \$1,550,000 bond anticipation note, dated August 5, 2014 and payable August 5, 2015 (the “Note”); and

WHEREAD, the Borough desires to designate the Note as a “qualified tax-exempt obligation: pursuant to Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended (“The Code”);

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of the Borough of Glen Rock, in the County of Bergen, New Jersey, as follows:

Section 1. The Note is hereby designated as a “qualified tax-exempt obligation” for the purpose of Section 265 (b) (3) of the Code.

Section 2. It is hereby determined and stated that (1) said Note is not a “private activity bond” as defined in the Code reasonably anticipate issuing in excess of \$10 million of new money tax-exempt obligations (other than private activity bonds) during the calendar year 2014.

Section 3. It is further determined and stated that the Borough has, as of the date hereof, issued the following tax-exempt obligations (other than the Note) during the calendar year 2014, viz:

<u>Amount</u>	<u>Date – Due</u>
\$9,550,000 BONDS	1/15/14 – 1/15/15-24

Section 4. The Borough will, to the best of its ability, attempt to comply with respect to the limitations on issuance of tax-exempt obligations pursuant to Section 265 (b) (3) of the Code; however, said Borough does not covenant is not made hereby.

Section 5. The issuing officers of the Borough are hereby authorized to deliver a certified copy of this resolution to the original purchaser of the Note and to further provide such original purchaser with a certificate of obligations issued during the calendar year 2014 dated as of the date of delivery of the Note.

Section 6. This resolution shall take effect immediately upon its adoption.

The foregoing resolution was adopted by the following roll call vote:

ROLL CALL:

Council Member O’Hagan – absent	Council Member Pazan - yes
Council Member Orseck – yes	Council Member Surrago - yes
Council Member Biggs – yes	Council Member Nogara – yes

Motion to accept consent agenda by Council Member Biggs
Seconded by Council Member Orseck

ROLL CALL:

Council Member O’Hagan – absent	Council Member Pazan - yes
Council Member Orseck – yes	Council Member Surrago - yes
Council Member Biggs – yes	Council Member Nogara – yes

4. MOTIONS

Departmental Reports

Council member Biggs (*Communications*) – No report at this time

Council member Nogara (*Finance/Shade Tree*) – The Borough has been accepting requests for new trees. The 2015 budget process will begin the end of October. Residents are reminded the budget meetings are all open to the public. September 28th the GR Fire Department will be hosting a free pancake breakfast.

Council member Pazan (*Library*) – September 15th - 30th is National Library Card Sign-Up month. Meditation Monday begins on Monday.

Council member Surrago (*Public Works*) – Leaf pick-up will begin approximately October 15th. Please do not place leaves in the street until that week. Please do not place branches, pumpkins or mums. The Environmental Commission reports that 114 residents have taken advantage of the low-cost energy audits. The Environmental Commission continues to work on activities to help us achieve our 2015 Sustainable New Jersey certification. Hopefully by the next public meeting we will be able to introduce recommended changes to three existing ordinances regarding resident recycling, solid waste and property maintenance to allow homeowners to make some more environmentally friendly choices such as mulching and backyard composting.

Council member Orseck (*Recreation*) – It was an excellent season for both the pool and the Shack program. Fall sports are alive and well; to date 670+ have signed up for soccer.

Motion to accept reports as filed:
Motion by Council Member Nogara
Seconded by Council Member Surrago

ROLL CALL:

Council Member O’Hagan – absent	Council Member Pazan - yes
Council Member Orseck – yes	Council Member Surrago - yes
Council Member Biggs – yes	Council Member Nogara – yes

5. PRESENTATION

Environmental Impact Study by Stantec and Borough Planner

Beginning this evening the Borough will begin to review all of the information that has been previously presented as well as new information on the proposed turf field. This review will extend over the next few weeks. There are a number of elements in this review some of which are, but limited to, need vs. want, urgency of matter, grass vs. turf and any environmental impact. The referendum wording will also be discussed.

Mayor van Keuren noted this meeting is being televised and broadcast live, the information being presented will be available on GRTV as well as the Environmental Study and FAQ's.

Mike DeSena, Borough Engineer was introduced and described the location and project. Some of the highlights included ...

- Topographic survey has an overlay of the proposed post-field
- Designed the drainage system based on the water levels located at the Recycling Center. No groundwater issues are foreseen.
- The field will be constructed at a higher elevation allowing any storm water to percolate into the ground as much as possible, then drain into the storm system.
- Nineteen borings were done on the field.
- The drainage is designed to collect and store under the field to reduce the rate of runoff into the Diamond Brook.
- The closest encroachments to any of the transition areas is 10' ... 60' away from the wetlands area.

Lenora Benjamin clarified that there is no relationship to where the wetlands are indicated now and where the field will be installed.

- There is a 15' high berm between the brook and the field location.

Council member Nogara questioned what protection against flooding is in place for the residents along Diamond Brook.

Mike DeSena replied the drainage is a closed system so something catastrophic would have to occur, i.e. a shift in the pipes. There is nothing that could damage the system from above the soil. Mike added if it were to rain for days and the system "backed up" the water would begin to sheet flow towards the pool, as this is the natural water path.

Council member Nogara asked compared to what exists now would the proposal be an improvement.

Mike replied absolutely, adding right now all the water sheet flows to the brook as there is zero drainage on the field, whatever falls on the field flows right off.

Mayor van Keuren asked Mike DeSena to address need vs. want and the urgency.

Mike reported there are 121.5 hours of allocated time for a 5-day period for the sports

organizations to use the field. The sports groups are comprised of 48 soccer teams, 65 baseball/softball teams, 21 shooting star teams, 12 men's softball, 10 tackle football teams and 12 lacrosse teams. There just are not enough hours in the day to allow the field to rest properly.

Mike added that currently the field is in poor shape with wet areas, undulations in the ground and poor fencing. Something definitely needs to be done with the field.

Council member Surrago noted that Mike DeSena's engineering firm has installed turf and natural fields so to them it makes no difference which field is constructed.

Mike replied that his engineering firm actually does a lot more natural grass fields than turf; however, based on the usage report and condition of the field artificial turf would be the best option for Glen Rock.

Mayor van Keuren asked if doing nothing was an option.

Mike replied his response would be no.

Council member Orseck clarified that Mike DeSena is not a Borough employee, but rather a member of an independent engineering firm the Borough has hired.

Mike continued stating the lighting plan has a minimal impact on the rear or front of the property. The highest lighting number equates to a typical street light and that is at the curb of the sidewalk.

At this time, the meeting was turned over to Borough Consultant Planner, Christine Nazzaro. Ms. Nazzaro has been the borough's planner for approximately six years. Ms. Nazzaro was brought in on this project to look at its consistency in relation to the Master Plan. The zoning of this property is located in the A-2 zone which incorporates municipal uses. There currently is a goal denoted in the 2002 Master Plan to upgrade the recreational facilities, as there is little space to develop any new facilities. Additionally, other goals in that 2002 plan included maintaining a high level of recreational services for the Borough. It was also noted in 2008 it was recommended to look at upgrading the Faber Field complex. This subject is not a new one, but rather one that has been considered for over a decade.

Mayor van Keuren asked Mike Desena to expand on the appendix in his report referring to the cost of artificial turf. The engineer's cost opinion depicted a price tag of approximately \$2.735 million, which includes (among other items) plans presented tonight, lighting, drainage infrastructure, bleachers.

Mike added they also looked at the engineering cost opinion for natural grass turf which includes drainage, sand base and amenities. This cost is approximately \$2.319 million. Although there is a cost savings with the natural turf, it is believed over time the usage of the field would be too great to handle.

The artificial turf field would require monthly grooming, which requires an attachment that is attached to a small tractor. Once a year it is recommended to have the field tested to insure optimum functionality.

Natural turf costs will include maintenance, mowing (which will increase), fertilizing, irrigation, line-restripping.

Council member Biggs asked Mike if he were to compare the installation of a grass field and the installation of artificial turf and added ten years of maintenance costs, would the costs be similar.

Mike replied no, the cost of the artificial turf field would be considerably lower.

Council member Nogara clarified that when the bond ordinance for this field was written it included a 10% buffer for any soft costs (i.e. engineering).

Council member Orseck commented that Mike, DPW and Recreation figured the maintenance cost of a natural field to be approximately \$46,000 with artificial being approximately \$17,000.

Council member Surrago asked how an artificial turf field handles snow.

Mike replied the Council will need to decide if they want the fields plowed to be useable. When the snow melts it would be absorbed and released just like rainwater.

Mayor van Keuren clarified that the lighting height would be lower with more concentration on the field and little spillage.

Mayor van Keuren commented it was suggested a low berm be placed along Doremus Avenue. If this were to be done how would it affect the light spillage onto Doremus.

Mike replied he would need to consult the lighting expert. Mike reiterated the numbers that were given in the lighting report, which are considerably low, were taken with no trees or shrubbery considered.

Council member Orseck commented there are a lot of facts and figures on the Borough website for interested residents. One of the questions that keeps coming up is, "Why the rush for a turf field". Council member Orseck noted she attended meetings on this subject, prior to becoming a Council member, nine years ago. Additionally, the Borough Planner made note of the subject in the Master Plan. Our auditor has confirmed this is the time to be a big project, as funding rates are favorable. It is simply time to do this project.

The borings done on this field were paid for by the sports organizations, not the Borough.

Most every project is focused on some "group" in town ... senior citizen housing, municipal pool, and library. Council member Orseck reminded residents that we are a community, and one in which does things together.

Mayor van Keuren stated he has received questions as to why the referendum is worded in the manner that it is. The answer to this is that is how the petition requested it to be.

Lenora added when the Council decided to put this referendum on the ballot the wording was simply taken from the petition. The Council did not choose the wording.

6. MEETING OPEN TO THE PUBLIC: (Before speaking at the meeting, each person must state their name and address. 5 minute limit)

Laura Corcoran, 7 Waldron Avenue – Ms. Corcoran commented she has seriously injured her foot on Faber Field. As a result, Mrs. Corcoran stated there is an urgency for repair of this field and it is in desperate need of repair.

Irene Brown, 675 Lincoln Avenue – Mrs. Brown asked if two fields would be turfed.

Mayor van Keuren replied that is the plan. Each of the fields would be lined for different sports.

Paul Sharar, 457 Rock Road – Mr. Sharar asked if the difference in field elevation between Doremus Avenue and the lowest point closest to the brook is available. Mike DeSena replied there is approximately a 3’ difference.

Stephanie Ohnegian, 51 Roxbury Place – Mrs. Ohnegian asked what the required rest time for a turf field would be. Mike DeSena replied he does not have that answer. Mrs. Ohnegian commented it could be possible there would be an additional cost if teams were not able to practice due to “rest” time.

Naomi Gamorra, 50 Kent Road – Ms. Gamorra asked if there has ever been any toxicology reports from the soil borings or any soil testing done on the fill that was used at Faber Field. Mike replied no toxicology reports were conducted, as there was no reason. Ms. Gamorra questioned the size of the entire project. Mike replied it is just under four acres.

Council member Surrago clarified the four acres is just turf, it does not include any natural buffer areas.

Mayor van Keuren commented he was asked what was in mind for the land between the western edge of the turf area and the berm. Mayor van Keuren believes this would be a great place to plant trees, creating another method of soaking up water.

Doris Ciaramella, 15 Austin Place – Mrs. Ciaramella asked why there is a bid currently out for an asphalt walkway around Faber Field. Mrs. Ciaramella asked why this would be done at this time.

Lenora Benjamin replied the Borough received a grant from the County to put an accessible path, where there currently isn’t one, to Upper Faber Field. This will provide handicapped parking for people to access Upper Faber Field. It will not interfere with proposed improvements at Faber Field.

Charles Fox, 81 Rutland Road – Mr. Fox expressed concern with traffic issues that currently exist and whether there is allocated parking.

Mayor van Keuren believes the usage is not going to escalate, which was confirmed by the Recreation Advisory Board.

Mr. Fox asked if, from a Zoning standpoint, is there adequate parking.

Mike replied one of the goals with the Recycling Center redesign was to increase parking at the complex. This was accomplished with the addition of 90 additional parking spaces for a total of 119 spaces.

Mr. Fox commented the BOE has constructed two turf fields with the possibility of a third field on the horizon. Mr. Fox noted girls' sports today want an enclosed confined area.

Mr. Fox asked if it would be possible to get an easy to follow schedule of the sports that are played in town. Mr. Fox has visited fields at various times trying to determine the usage of fields. Mr. Fox noted he does not seem to be seeing what is being reported.

Mr. Fox asked if outside groups pay rent to the Borough to use the fields, specifically Shooting Stars.

Mayor van Keuren replied currently they do not as the team is constructed primarily, though not exclusively, of Glen Rock children. Under this new plan, every sports group will be paying for the next ten years to pay off the field.

Lenora Benjamin added there are other groups that do pay to use our fields.

7. ADJOURNMENT

**Motion to adjourn the public meeting made by Council member Orseck
Seconded by Council member Surrago
Meeting adjourned at 9:25 p.m.**