

Borough of Glen Rock
Executive Meeting Minutes
Wednesday, September 9, 2015

This meeting is called pursuant to the Open Public Meetings 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 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.

ROLL CALL:

Council Member O’Hagan - present Council Member Pazan -present
Council Member Orseck - present Council Member Surrago -present
Council Member Nogara - present Council Member Martin - present
Mayor van Keuren – present
Robert Garibaldi, Borough Attorney – present
Lenora Benjamin, Borough Administrator – present
Jacqueline Scalia, Borough Clerk - present

Mayor – asked the Borough Admin to start.

Lenora Benjamin – property tax reward program had the opportunity to meet with Frank and Jim and really give the attention to the program that is deserves, potential to give the merchants in town to get a connection with the community. Simple program only interest that the Borough has is to get the program started and kicked off and promoting it. Positive energy and feedback from the businesses. Resolution for next week for us to kick off our participation, then send out invitations to all businesses in town and invite to a meeting and introduce the program. Property tax card. Com. Incentive program, give a tax credit 25/75 win win for everybody. Cards to keep track working on sponsorship for that. Maybe use as a stepping stone to get the Chamber back into play.

Frank Fabulous Floors – so glad all the stores will benefit, the only way it will fail is if you don’t shop in Glen Rock. Need two more sponsorship to get going. Going to be great for the town.

Jim Morgan – Curiosity reader – local program, helps the down town, great feeling for this town, should be a win win for everybody.

Council Member Orseck – perhaps explain the program.

Frank – each business will keep track of your purchases, held until the end of the month then goes into the ban at end of month until the third quarter taxes will come off their bill, for homeowners and people who work in town will receive a check. 14 towns participating approx. 5%.

Council Member Surrago – when would it be launched?

Lenora Benjamin – October 1 but want to give the company another date to pick from.

Frank – it takes 30 days to make up the card.

Council Member O’Hagan – thanked Frank and Jim very much. Shows we are trying this program will have a lot of legs.

Frank – we need two more sponsor hopefully a local bank we have Alex from Exxon.

Lenora Benjamin –stage 4 water restrictions, we kicked it into high gear. Numbers calls. Heard from the chief yesterday and there were 60 warning over the weekend. Public Safety issue having the water available for a fire.

Council Member O’Hagan – everyone should be doing this, 60 warning issued hope we don’t have to have the police dept. become the watering police.

Irene Brown – Lincoln Ave has Hawthorne water so they shouldn’t be getting a notice.

Doris Ciarmella – people watering at 5am, when would a summons be issued?

Lenora Benjamin – if an entry is in the police cad, the next time would be a fine.

Pump station repair, all the pumps installed and working at Harristown pump station, meeting today with Bob T and Rich Van Heest, Boswell representative and two guy that are sewer certified recently, we have some serious issued that will need to be addressed Herold Dr. & Dunham. Cornwall will be a budget item for 2016, same as Harristown Rd. We are working on that and hopefully come back next work session with some quotes.

Condo Association services lack of – let you all know agreement that the town has with the association that has to be followed. The situation is we provided to the association most of the same services we provide to residential homes, but they are privately owner, we provide lighting, garbage & recycling reimbursement for snow removal, sewer services. Complaint was the condition of the roads, since they have their own complex it is the responsibility of the Condo assoc. The bottom line of the request was to take over Daryl Court and pave it, we can’t do that for one and not the other three.

Mayor – what did Daryl Court want from us?

Lenora Benjamin – new roads.

Robert Garibaldi – it's not a public street, they pay for the maintenance as if it was their driveway.

Council Member Martin – can they on their own come together and ask that be changed. Not comfortable saying that if they have an opportunity.

Robert Garibaldi – they would have to turn the roads over to the borough.

Council Member Surrago – so view it as a driveway.

Terry Moore – we have a board of trustee, that they should be going to them they need to deal with their association.

Lenora Benjamin – feels a lot of that had to do with a financial burden. We are not repaving the road. Leaf collection is a little funny, they have landscapers.

Bob Bourne – owned a condo back in the 80's a lot of those associations got planning board approval with no services from the borough that will cost the borough.

Resolution for Capital Alternative for grant to Rock/Maple feel NJDOT will agree that would be something that would be a good fix, probably closing in that triangle.

Mayor – at what point do we consider to give United Way the money from COAH.

Robert Garibaldi – can do for next week.

Mayor – email from resident about additional handicapped spot in central business district closer to the upper tracks. Not sure if this needs a police study or we can just say find a spot.

Council Member Pazan – think its important thing, but might require a larger space.

Lenora Benjamin – may need to put in a curb cut, so will look into this.

Mayor – Glen Court is going to become our next year formally, start to develop a game plan would like to propose guide lines,

Bond paid off, borough to own, preserve founding concept

Take on financial management and structure of facility

Manage the building soundness of the structure and the financial benefit to the borough.

Great to have overall concepts, we are going to keep it, improve the living facility and have it become a source of income to the borough on a justifiable basis.

Doris Ciarmella, Austin Place – people are concerns the building would be sold. But I reassured them no decision has been made.

Mayor – running day to day is one thing, establish guidelines, tackled in stages.

Mayor – Jim Seaton asked that someone evaluate that didn't have an interest.

Lenora Benjamin – good starting point would be for our engineer to review the report, to use a basis to make some determinations and a time line.

Bob Bourne – 2 points inspection done, was by someone with no financial interest in the building. There is no boiler in the building. Heating units are all separate.

Council Member Martin – some improvements made upgrade, not a welcoming place, think it can be improved. The overall financial might be less then we intended.

Mayor – the BOE expressed an interest to talk with this group about the use of athletic fields, not agenda set, no span or scope, but I think we should do it. I think from our side should be myself, Lenora, Joan, Bobby T and Mark Barone and maybe one or two others if the needs dictates. Huge step forward and I think everyone wants it to succeed.

Council Member Surrago – asked that Mark come before the council for the field usage can that be for the next work session.

Mayor – Bob Van Langen might be included also for the study that he has done.

Irene Brown – are they suggesting a fee for the usage of the field?

Mayor – that proposal will be thoroughly review, and needs to be discussed.

Terry Moore – the purpose of the committee is for what, the use

Mayor – usage plan.

Terry Moore – thinks it's a good idea.

Mayor – purpose still needs to be clarified, for people to comment on.

Irene Brown – the fair is on the files every year. Can that be reviewed?

Mayor – proposed S2 ordinance there has been a lot of discussion on how it was developed and the provisions, some critical terms have been used for the way it was developed, in my opinion it was done correctly and at public meeting, some concerns have been expressed and those perimeters are a result of a commentary from our professional planner, and also some discussion about our building professional and fire professionals. At our last public meeting final consideration was deferred to this coming public meeting. Height 45 feet I think from a planners point of view it is a reasonable height for this kind of facility and use. Others have some concerns with that and it is still under consideration.

Lenora Benjamin –n spoke with the planner, engineer and fire chief with the height concerns, have the potential to adjust some of the language as proposed if that is the case we will propose the amendments or adjustments and send back to the planning board for their review.

Council Member Orseck – is there a time line.

Lenora Benjamin – will follow up with our professionals, there was concurrence of some issues to make some adjustments. Will most likely withdraw the ordinance at the meeting next week.

Council Member Nogara- asked for some of the specifics with the concerns. What was the professional input?

Lenora Benjamin – height and access to the building were the concerns of the fire chief.

Council Member O'Hagan – agree with getting this out of the way. But would like to get out there is a process of how things are done. Proper identification of problems. There is a process in place and we followed it. We are going to look at it again. Open debate, and we have done our job again. I'd like to get our communication out that we are going to remove this and review this and that we have done our job. Like to thank the fire dept. and people involved that brought this to our attention.

Lenora Benjamin – this was a result of your master plan committee and make recommendation for housing of this kind. That is where the concept is created, from projects that you are interested in seeing happening.

Council Member Orseck – planning board meeting are open to the public.

Mayor – no one wants to dwell on this, it has a significant financial aspect to the borough.

Terry Moore – want to clarify the issues of the fire dept. they are concern with the equipment they have because of the height and the access.

Art Zanotti – height and the clearance around the building, with getting around the back of the back of the building, building design engineered lumber, 12 minutes before a collapse?

Terry Moore – the fire dept. have a chance to review before it comes to the council.

Art Zanotti - we don't review all applications, we have a fire prevention and building dept. that would do that.

Terry Moore – there is a need for this housing, the mayor & council are doing a good job, to implore them to not the political influence them, there is a need would be a great aspect for Glen Rock.

Bob Bourne – Glen Court building would it be stick built, or would be concrete and steel to be fire safe.

Lenora Benjamin – there has to be a way that Glen Rock can be involved with this type of housing like all the other towns are doing.

Council Member O'Hagan – always a tradeoff of cost and safety.

Council Member Nogara – has to be done right, adhering to code doesn't always mean that it is on the up and up. I wouldn't be able to vote on something that would not be a safe building. We need to get this right.

Lenora Benjamin – they are many town that have building that are stick built.

Mayor – thinks this is a problem that can be solved.

Art Zanotti – fully sprinkled.

Council Member Orseck – don't think any of us are not concerned with the safety.

Lenora Benjamin – believe that is will be withdraw for the next meeting.

Mayor – another aspect that hasn't been addressed to night, template for other properties for town and that is something that concerns people, provisions required that every application be evaluated on its own basis, everyone has to stand on it owns merits.

Council Member Pazan – s2 zone over the age of 55 yrs. So it eliminates a complex for the people in their 20's or 30's.

Lenora Benjamin – the purpose of that is that is does restrict for a reason, the need for that housing has been established, my senior committee and the master plan. Co

Mayor – the arboretum run last week in spite of the guy that managed to insert his moving vehicle in the finish line. Police handled it very well.

Council Report –

Council Member Pazan – Library sponsoring event movie event with Bergen County sci-fi club 7th son Monday 9/21 at 6y:45. Teen readers and writers wed 9/16 at 4pm. Cover to cover teen book club. Traveling farm sat 9/26 10 am 12 noon. Event bright.com to register. That's not mine, book signing, and gallery water colors. On behalf of the lap swimmer thanked all for a clean safe place to swim.

Council Member O'Hagan – thanked Lenora for reaching out to downtown with Tax reward program, thank the police dept. for the run on Monday, thanked ambulance and fire as well. Issues with communication with Central dispatch siren are a critical component. We are not breaking any laws with the decibels of the siren. Two phone calls regarding not responding on Facebook to open ended question regarding the dog park. My thought and feeling are on record and a little annoyed that someone would openly call out the mayor and council on Facebook very disappointed.

Mayor – thanked the fire dept. with recent car fire.

Council Member Martin – survey on Emerson Road, came up with a solution looks like no parking during school hrs. And where wider will stay one side of the street parking. Clifton Street are complaining as well, may want to look at ways to deal with this in general.

Lenora Benjamin – are we ready to amend the ordinance next week. Capt. was out there with me on several occasions. We did get recommendation from our engineer as well. No parking during school days and school hours. Police seems to think that is our best guideline. This is our decision. Parking from Belmont to Hamilton one side of the street.

Council Member Martin – like to discuss Ridgewood water let with a bunch of questions, years with the meters, leads you to believe they don't have the money. It imply if they can give what people deserve. Chlorine, a lot of water companies don't use chlorine they use Ozone, so I

wasn't impressed, can we maybe have another water company come to talk to us for a comparison.

Council Member Nogara – wish residents happy holidays. Fire dept. annual pancake breakfast 9/27 9:30am.

Council Member Orseck – rec advisory met last night, asked about plans for upper Faber. Would like irrigation system for lower Faber for next year's budget, we seen what an irrigation system can do just look at Wilde. Asked the have engineers look at to give estimate. Last week received a text from resident about diamond brook can across a tepee with a fire pit, so I texted Chief Staham and the Bobby T, it was taken down. Dog park would like the only thing the council said is the committee wishes to raise funds and complete funding all the council said is yes to look at funding. Can we look at putting in a fountain by recycling? The hours the teams play, some are on the fields until 8:30. Lower Faber bathrooms to be open. Benches in some of the parks are not in good condition, I'm sure if we put something out there in memory of someone to purchase a steel bench. Benches at Vets Park.

Lenora Benjamin – meet with Mark and do survey of the parks.

Council Member Surrago – Glen Rock TV some special program on hurricane sandy. Mayor, Lenora and myself attended community show case. 7 – 9 pm at high school 10/7 invited volunteer organizations in town.

Public Comment –

Walter Perry – 9/27 harvest festival in town

Dave Behar – been in town for 40 yrs. My kids went to the shack totally free now there is a fee, thinks it a sad thing, and seems to be a shame that we done now for our kids what we did 30 to 40 yrs. ago.

Council Member Orseck – we look at the hourly cost think it about 58 cent per hour, we just can't make it free.

Terry Moore – things are changing think we are very fortunate to live in Glen Rock, to try to move forward, it's a thankless and impossible job, but with the resources we have you are doing a fabulous job.

Jim Seaton, Ferndale Ave. – considerable dead limbs around town that should be removed before the heavy snow and ice come. There are several really dead limbs ive notice while driving around town.

Mayor – asked that Jim call when he sees on to give the location.

Motion made by Council Member Nogara to suspend the Work session

Seconded by Council Member Orseck

All in favor

Meeting Adjourned 9:23 pm.