

PUBLIC MEETING – Wednesday, January 13, 2016 at 8:00 p.m.

There will be a Public Meeting of the Mayor and Council of the Borough of Glen Rock on Wednesday, January 13, 2016, 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 December, 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 – present
Council Member Surrago – present
Council Member Huisking – present**

**Council Member Pazan – present
Council Member Martin – present
Council Member Morieko - present**

2. FLAG SALUTE/ANNOUNCEMENTS

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

Mayor Packer swore in Borough Attorney Anthony Suarez.

Mayor Packer explained the process the Borough went through to choose a Borough Attorney. Mr. Suarez gave a brief summary of his qualifications and background.

Mayor Packer asked if there were any questions or comments from anyone in the audience.

Rebecca Coll, 67 Hazelhurst - Ms. Coll commented Glen Rock is full of a lot of caring, vigilant and educated residents. Ms. Coll asked if Mr. Suarez has been involved at all in the Open Public Records Act and what he knows about it.

Mr. Suarez replied he believes he is very well versed in OPRA and continually takes classes and workshops on the subject. Mr. Suarez added he will gladly and openly give his opinion on any past practices that could or should be changed.

Mark McCullough, 3 Stonefield Road - Mr. McCullough welcomed Mr. Suarez.

Mayor D’Arminio - former Mayor of Saddle Brook - Mayor D’Arminio also endorsed Mr. Suarez and believes Glen Rock will be in capable hands with him as our Borough Attorney.

Several residents and colleagues of Mr. Suarez also spoke and highly endorsed Mr. Suarez praising him for how he handled the adversity he faced in 2008.

Alan Bronner, 522 Doremus Avenue - Mr. Bronner noted his family has known the Suarez family for 60-70 years and supports the appointment of Mr. Suarez to Borough Attorney.

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.

Resolutions:

1. Resolution for Separation Pay for Retired Tax Collector (P. McCormick)

Resolution No. 41-16

Offered by Council Member Surrago

Seconded by Council Member Huisking

RESOLUTION TO RELEASE COMPENSATION DUE TO RETIREMENT AS PER EMPLOYEE MANUAL

WHEREAS, Patricia McCormick has retired from her position as Tax Collector for the Borough of Glen Rock as of December 31, 2015; and

WHEREAS, Ms. McCormick is entitled to compensation of one half of accumulated sick days, with a maximum accumulation of 120 days as per the Policies and Procedures Manual/Employee Handbook; and

WHEREAS, Ms. McCormick has accumulated 120 days of sick time as of her date of separation of December 31, 2015, entitling her to 60 days of compensation.

NOW THEREFORE BE IT RESOLVED that Ms. McCormick be compensated for 60 sick days, at her current rate of \$255.59 per day for a total of \$15,335.40.

ROLL CALL:

Council Member O'Hagan – yes

Council Member Surrago - yes

Council Member Huisking - yes

Council Member Pazan - yes

Council Member Martin - yes

Council Member Morieko - yes

2. Resolution for Professional Services Public Defender (I. Levine)

Resolution No: 42-16

Offered by Council Member Surrago

Seconded by Council Member Huisking

WHEREAS the Borough of Glen Rock requires certain professional services for the calendar year of 2016 and

WHEREAS, it is anticipated that the expenditure for such professional services will per on a per diem basis in said calendar year; and

WHEREAS, it is contemplated that the 2016 budget will contain the necessary appropriations estimated to be reasonably required for each said professional service;

NOW, THEREFORE BE IT RESOLVED, By the Mayor and Council of the Borough of Glen Rock that the following appointments be and they are hereby made for the calendar year 2016.

Public Defender

Ira Levine

BE IT FURTHER RESOLVED that the aforesaid appointments were made without competitive bidding under the provision of N.J.S.A. 40A:11-5 which excepts from competitive bidding "Professional Services" rendered by persons authorized by law to practice a recognized profession and whose practice is regulated by law;

BE IT FURTHER RESOLVED, that a copy of this resolution shall be published within ten (10) days after passage as required by law.

ROLL CALL:

**Council Member O'Hagan – yes
Council Member Surrago - yes
Council Member Huisking - yes**

**Council Member Pazan - yes
Council Member Martin -yes
Council Member Morieko - yes**

3. Resolution Extending Contract with Ceil Power (Home Energy Audit)

Resolution No: 43-16

Offered by Council Member Surrago

Seconded by Council Member Huisking

**A RESOLUTION AUTHORIZING THE EXTENSION OF CONTRACT TO
CIEL POWER FOR THE BOROUGH OF GLEN ROCK
HOME ENERGY AUDIT SERVICES**

WHEREAS, Ciel Power LLC entered into an Agreement with the Borough on January 13, 2016 to render home energy audit services to Borough residents in an amount that shall not exceed the amount of \$49.00 per home; and

WHEREAS, the Contract terminates on January 29, 2015 and it is the recommendation of the Environmental Commission to extend these services to the Borough Residents for an additional term of one (1) year, provided all terms and conditions of the original contract remains in full force and effect.

NOW, THEREFORE, BE IT

RESOLVED, by the Borough Council of the Borough of Glen Rock as follows:

1. The preamble to this Resolution is hereby incorporated as if more fully set forth herein.

2. The extension to the contract for home energy audit services with Ciel Power LLC, is hereby authorized for an additional term of one (1) year.

3. The Mayor and Clerk are hereby authorized to execute a contract with Ciel Power LLC (or extension addendum), the form and substance of which shall be reviewed by and deemed acceptable to the Borough Attorney.

4. The Borough Administrator, Clerk, Environmental Committee and Borough Attorney and other appropriate staff and officials are hereby authorized and directed to undertake any and all other acts as may be proper and necessary to effectuate the terms of this Resolution.

5. A copy of this resolution and the Agreement shall be placed on file in the Office of the Borough Clerk, and shall be available for public inspection.

ROLL CALL:

**Council Member O'Hagan - yes
Council Member Surrago – yes
Council Member Huisking – yes**

**Council Member Pazan – yes
Council Member Martin – yes
Council Member Morieko – yes**

**Motion to accept consent agenda by Council Member Surrago
Seconded by Council Member Huisking**

ROLL CALL:

**Council Member O'Hagan - yes
Council Member Surrago – yes
Council Member Huisking – yes**

**Council Member Pazan – yes
Council Member Martin – yes
Council Member Morieko – yes**

4. ORDINANCES

Ordinance Procedure # 1729 (Bond for Arboretum)

Date of Introduction: January 13, 2016

Council Resolution # 44-16

Introduced by Council Member Pazan

Seconded by Council Member Martin

Be It Resolved by the Borough Council of the Borough of Glen Rock that A BOND ORDINANCE TO AUTHORIZE THE CONSTRUCTION OF AN EDUCATIONAL CENTER AT THE CAROL THIELKE ARBORETUM IN, BY AND FOR THE BOROUGH

OF GLEN ROCK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$638,000, OF WHICH \$400,000 REPRESENTING A CASH DONATION TO THE BOROUGH, TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS

Heretofore introduced and does now pass on first reading, and that the said Ordinance be further considered for final passage at a meeting to be held on January 27, 2016 at 8:00 p.m., or as soon thereafter as the matter can be reached, at the Municipal Building in the Borough of Glen Rock, and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Borough Clerk is hereby authorized and directed to publish said ordinance in the Bergen Record according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

ROLL CALL:

Council Member O'Hagan - yes	Council Member Pazan - yes
Council Member Surrago - no	Council Member Martin - yes
Council Member Huisking - yes	Council Member Morieko - abstain

Ordinance No. # 1729

BOND ORDINANCE TO AUTHORIZE THE CONSTRUCTION OF AN EDUCATIONAL CENTER AT THE CAROL THIELKE ARBORETUM IN, BY AND FOR THE BOROUGH OF GLEN ROCK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$638,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

BE IT ORDAINED by the Borough Council of the Borough of Glen Rock, in the County of Bergen, State of New Jersey, as follows:

Section 1. The Borough of Glen Rock, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to construct an Educational Center at the Carol Thielke Arboretum in, by and for the Borough. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$638,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against

property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of said Borough pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the total estimated cost of said purpose is \$638,000, and (4) \$400,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$238,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$65,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that the sum of \$400,000 received as a contribution from the Friends of the Arboretum is now on hand with the Borough and available to serve as the down payment on said purpose. The sum of \$400,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Borough of an aggregate principal amount not exceeding \$238,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$238,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial

Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of twenty years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$238,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 12. The Borough intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough expects to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

5. MEETING OPEN TO THE PUBLIC: (Before speaking at the meeting, each person must state their name and address. 2 minute limit)

Mayor Packer announced that the Finance Meeting will meet tomorrow at 6:30 p.m. This is open to the public.

Mayor Packer also acknowledged the retirements of Chief Stahman and Captain Miller. The Borough has formed a transition committee to look at and evaluate the next steps for the Police Department.

There will be an Interfaith Ceremony at 10:00 a.m. followed by a parade on Martin Luther King Day.

Nineteen non-resident parking spaces have been moved from the Bergen Line lot down to Main Line parking. These spaces in the Bergen Line lot have been converted to resident parking. There are also 25 spaces outside of the Main Line lot available for parking. Discussions are ongoing for a parking resolution as well as talks concerning reviving the commuter shuttle.

Gabe Bullaro, Doremus Avenue - Mr. Bullaro believes the Arboretum should be left as it is. To place a building on the Arboretum property would ruin the ambience of this area. This property was given to the residents of Glen Rock to be an Arboretum. There seems to be no mention of the former residents that left the property to the Borough. Why would we lend someone money when they have no financial stability. Mr. Bullaro also questioned whether there were any restrictions from the grantor.

Mr. Suarez interjected that he did research the deed and there are no restrictions.

Alan Bronner, Doremus Avenue - Mr. Bronner asked if it is true that we would be loaning money to the Arboretum interest free. Mrs. Benjamin replied, yes. Mr. Bronner cautioned the Council about indemnification if the Friends of the Arboretum are unable to pay back any loan given. Mr. Bronner commented the presentation given the other night by the Arboretum was "lacking". What impact would the flora and fauna suffer if this building is built? A traffic study needs to be done, especially if buses are brought to the Arboretum. Mr. Bronner continued stating he has not seen a wetlands study or soil study. Mr. Bronner does not believe the final cost for the building will be \$638,000.

Jim Seaton, 73 Ferndale - Mr. Seaton commented he has seen a trend where new people move into town and stay for 20 years then leave new projects for the "old timers" to pay for. These projects are being passed with no research.

Mayor Packer commented that he has seen research on the Arboretum. Perhaps people are not happy with it or would have done different research, but he knows for a fact that it has been done.

Tom Vielbig, 21 Hillview Terrace - Mr. Vielbig commented that an awful lot of misinformation and misinterpretation is being stated. The DEP letters have been in place for years, research has been going on for eight years and this plan has been publically presented at least 20 times. There are people making comments that have no idea what they are talking about. We're available to answer any questions, just ask us.

Mayor Packer reminded residents that a public discussion on this topic will be in two weeks.

Carol Thielke, 1 Glen Avenue - The Arboretum property belongs to Glen Rock. It was purchased for \$44,000 in 1954. It was purchased because the residents of Doremus Avenue petitioned the Council to purchase it in an effort to save it from development. The property did not come to us in

a will or bequeathed from someone.

Council member O'Hagan commented that \$400,000 of the \$638,000 is already in the bank/

Rebecca Coll, 67 Hazelhurst - Ms. Coll questioned if any attention is being given to the parking in lieu of an additional 50 employees coming into The Galleria.

Mayor Packer noted that the potential issue has been recognized and will be discussed.

Alan Bronner, Doremus Avenue - Mr. Bronner commented he has heard that carpenters would be building the Arboretum building. If we own the building, shouldn't professionals be overseeing the project?

Mayor Packer commented he believes social media is a great place to talk about issues. Please discuss the issues and don't lose respect for each other or get into personal attacks.

6. ADJOURNMENT

**Motion to adjourn the meeting was made by Council member Martin
Seconded by Council member Huisking
Meeting adjourned at 9:15 p.m.**