

PUBLIC MEETING – Monday, December 28, 2015 at 4:00 p.m.

There will be a Public Meeting of the Mayor and Council of the Borough of Glen Rock on Monday, December 28, 2015, at 4:00 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 – present
Council Member Orseck – present
Council Member Nogara – present

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

2. FLAG SALUTE/ANNOUNCEMENTS

Council member Surrago 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 Tax Overpayment Refund

Resolution No. 242-15

Offered by Council Member Orseck

Seconded by Council Member Nogara

RESOLUTION AUTHORIZING TAX OVERPAYMENT REFUND

WHEREAS the Tax Collector has determined that in the 3rd quarter 2015 the following property has an overpayment of \$2,647.33 (Block 23 Lot 5) on the taxes made by Chancellor Title Agency

and in the 4th quarter \$25.23 is an overpayment by the homeowner Christopher Leible (Block 249 Lot 2),

NOW, THEREFORE BE IT RESOLVED that the Borough of Glen Rock reimburse the above title agency and Glen Rock homeowner.

ROLL CALL:

Council Member O’Hagan – present	Council Member Pazan - absent
Council Member Orseck - present	Council Member Surrago – present
Council Member Nogara – present	Council Member Martin – absent

2. Resolution for Change Order (Zuccaro)

Resolution No. 243-15

Offered by Council Member Orseck

Seconded by Council Member Nogara

**RESOLUTION AUTHORIZING
CHANGE ORDER FOR ZUCARRO & SONS, INC.**

WHEREAS, the Mayor and Council of the Borough of Glen Rock, County of Bergen, awarded a contract on October 28, 2015, to Zuccaro, Inc., in the amount of \$35,850.00 for the Pinelynn Road and Hillman Avenue Drainage Improvements; and

WHEREAS, a change order is required to authorize the adjustment to the original contract due to decrease in quantities, in the amount of \$4,214, resulting in an amended project total of \$31,636; and

WHEREAS, the contractor has submitted Application No. 1 in the amount of \$31,636 for final payment of above mentioned contract, which has been authorized for payment by the Borough Engineer and CFO.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of Glen Rock that the change order for the decrease in the contract is authorized according to Application No. 1 presented by Zuccaro Inc., with payment to be rendered in the amount of \$31,636.

ROLL CALL:

Council Member O’Hagan – present	Council Member Pazan - absent
Council Member Orseck - present	Council Member Surrago – present
Council Member Nogara – present	Council Member Martin – absent

3. Resolution for Transfer of Funds

Resolution No. 244-15

Offered by Council Member Orseck

Seconded by Council Member Nogara

BE IT RESOLVED by the Mayor and Council that the following transfers be made within the 2015 Municipal Budget:

FROM	TO	AMOUNT
20-1452 Tax Col OE	20-1451 TC S & W	\$ 900.00
20-1502 Tax Assesor OE	20-1501 Tax Assesor S & W	\$ 805.00
20-1802 Buildings & Grounds OE	20-1501 Buildings & Grounds S & W	\$ 1,632.00
20-1802 Buildings & Grounds OE	22-1951 Code Enf S & W	\$ 174.00
20-1802 Buildings & Grounds OE	22-1952 Code Enf OE	\$ 847.00
20-1802 Buildings & Grounds OE	25-2681 Fire Prev S & W	\$ 1,414.00
20-1802 Buildings & Grounds OE	20-1652 Engineering	\$ 7,000.00
26-3301 DPW S & W	26-3061 Recycling S & W	\$18,900.00
26-3301 DPW S & W	43-4903 Public Defender	\$ 200.00
23-2112 Other Insurance	20-1552 Legal	\$15,000.00
31-4460 Gasoline	20-1552 Legal	\$25,000.00
Total		\$71,872.00

ROLL CALL:

Council Member O’Hagan – present	Council Member Pazan - absent
Council Member Orseck - present	Council Member Surrago – present
Council Member Nogara – present	Council Member Martin – absent

4. Resolution for Promotion to Detective Bureau (M. Trover)

Resolution No. 245-15

Offered by Council Member Orseck

Seconded by Council Member Nogara

RESOLUTION APPOINTING DETECTIVE IN THE POLICE DEPARTMENT

Michael Trover

WHEREAS, the Borough of Glen Rock has a vacancy in its Police Department, for the position of Detective and;

WHEREAS, Chief Stahman named Michael Trover in the Detective Bureau as probationary for the term of 6 months through December 15, 2015; and

WHEREAS, the Governing Body by recommendation of Chief Stahman has determined that Michael Trover would be an asset to the Detective Bureau, and is qualified to serve in the capacity of Detective in the Glen Rock Police Department;

NOW, THEREFOR, BE IT RESOLVED, that effective December 15, 2015, Michael Trover shall be appointed to the position of Detective of the Glen Rock Police Department at the

annual salary of \$ 123,540 for the remainder of 2015, and \$124,775 for 2016.

ROLL CALL:

Council Member O'Hagan -yes	Council Member Pazan - absent
Council Member Orseck - yes	Council Member Surrago - yes
Council Member Nogara - yes	Council Member Martin - absent

5. Resolution for Separation Agreement (Stahman)

Resolution No.: 246-15

Offered by Council Member: Orseck

Seconded by Council Member: Nogara

RESOLUTION AUTHORIZING THE MAYOR AND BOROUGH COUNCIL TO EXECUTE A SEPARATION AGREEMENT, INCLUDING ANY AND ALL DOCUMENTS CORRESPONDING THERETO, REGARDING BOROUGH POLICE CHIEF FREDERICK STAHMAN

WHEREAS, Chief Frederick Stahman desires to permanently resign from his official duties as a Chief within the Borough Police Department and the Borough is willing accept the resignation subject to the execution of a Separation Agreement.

NOW THEREFORE BE IT,

RESOLVED, by the Borough Council of the Borough of Glen Rock, County of Bergen, State of New Jersey that the Mayor and Borough Council is authorized to execute a Separation Agreement, including any and all corresponding documents, on behalf of the Borough accepting the resignation of Police Chief Frederick Stahman.

ROLL CALL:

Council Member O'Hagan -yes	Council Member Pazan - absent
Council Member Orseck - yes	Council Member Surrago - yes
Council Member Nogara - yes	Council Member Martin - absent

6. Resolution for Separation Agreement (Miller)

Resolution No.: 247-15

Offered by Council Member: Orseck

Seconded by Council Member: Nogara

RESOLUTION AUTHORIZING THE MAYOR AND BOROUGH COUNCIL TO EXECUTE A SEPARATION AGREEMENT, INCLUDING ANY AND ALL DOCUMENTS CORRESPONDING THERETO, REGARDING BOROUGH POLICE CAPTION JONATHAN MILLER

WHEREAS, Capt. Jonathan Miller desires to permanently resign from his official duties as a captain within the Borough Police Department and the Borough is willing to accept the resignation subject to the execution of a Separation Agreement.

NOW THEREFORE BE IT,

RESOLVED, by the Borough Council of the Borough of Glen Rock, County of Bergen, State of New Jersey that the Mayor and Borough Council is authorized to execute a Separation Agreement, including any and all corresponding documents, on behalf of the Borough accepting the resignation of Police Captain Jonathan Miller.

ROLL CALL:

Council Member O'Hagan -yes	Council Member Pazan - absent
Council Member Orseck - yes	Council Member Surrago - yes
Council Member Nogara- yes	Council Member Martin - absent

7. Resolution for Tax Appeal Settlement (B188 L2)

Resolution No: 248-15

Offered by Council Member: Orseck

Seconded by Council Member: Nogara

**RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT
(B 188, L 2)**

WHEREAS, there is pending before the Tax Court of New Jersey, the matter of Natwest Bank N.A. c/o Hudson City Savings Bank v. Glen Rock bearing Docket Nos. 005581-2014 and 001965-2015;

WHEREAS, the Tax Assessor, has recommended a modification to the 2014 and 2015 assessment; and

WHEREAS, as a result of discussions between the Tax Assessor, the Plaintiffs' attorney, and the Borough Attorney, it is the recommendation of the Tax Assessor that the Mayor and Council ratify and approve the settlement of this matter.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council as follows:

1. The Mayor and Council having reviewed the recommendation for reduction in the assessment of the following Tax Court of New Jersey appeal do hereby ratify the following settlement:

<u>PROPERTY OWNER</u>	<u>BLOCK/ LOT</u>	<u>YEAR</u>	<u>ORIGINAL ASS'MENT</u>	<u>SETTLEMENT</u>
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Natwest Bank N.A.	188/2	2014	\$2,893,900.00	\$2,893,900.00
Natwest Bank N.A.	188/2	2015	\$2,893,900.00	\$2,893,900.00

3. The Tax Assessor shall reduce the 2016 tax assessment to a total assessment of not more than \$2,500,000.00.

ROLL CALL:

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

8. Resolution Authorizing Developers Agreement (Premier Storage Investors)

Resolution No: 249-15
Offered by Council Member: Orseck
Seconded by Council Member: Nogara

**A RESOLUTION APPROVING DEVELOPERS AGREEMENT WITH
PREMIER STORAGE INVESTORS, LLC**

WHEREAS, Premier Storage Investors, LLC has received approval from the Glen Rock Planning Board for preliminary and final site plan in connection with the property known as 464 Broad Street, Glen Rock, NJ 07452, Block 38.02 Lot 1 Glen Rock Tax Map; and

WHEREAS, said approval was granted by the Glen Rock Planning Board on November 5, 2015; and

WHEREAS, the Glen Rock Plaining Board memorialized this approval by the adoption of a resolution on December 3, 2015 setting forth condition of approval; and

WHEREAS, one of those conditions require Premier Storage Investors, LLC to enter into a Developer’s Agreement with Glen Rock to address issues related to the redevelopment of the property; and

WHEREFORE, Glen Rock wishes to authorize the execution of said Developer’s Agreement.

NOW, THEREFORE, be it resolved by the Mayor and Council of Glen Rock as follows:

1. The Mayor and Clerk of Glen Rock are hereby authorized and directed to execute on behalf of Glen Rock, a Developer’s Agreement with Premier Storage Investors, LLC for the property referenced hereinabove. The Developer’s

Agreement authorized for execution is on file in the office of the municipal clerk and may be inspected during regular office hours.

2. A certified copy of this resolution upon its adoption shall be furnished Premier Storage Investors, LLC, Attn: Bruce E. Whitaker, Esq., McDonnel & Whitaker, LLC, 245 East Main Street, P.O. Box 379, Ramsey, New Jersey, 07024.

ROLL CALL:

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

9. Resolution for Payment of Bills

Resolution No. 250-15

Offered by Council Member Orseck

Seconded by Council Member Nogara

BE IT RESOLVED, that the following bills of the Borough of Glen Rock be paid in the amount of \$ 5,158,951.17.

Total Current Fund **\$ 5,066,693.02**

General Capital **\$ 92,258.15**

Total Payment of Bills **\$ 5,158,951.17**

ROLL CALL:

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

Motion to accept consent agenda by Council Member Orseck

Seconded by Council Member Nogara

ROLL CALL:

Council Member O’Hagan – present	Council Member Pazan - absent
Council Member Orseck - present	Council Member Surrago – present
Council Member Nogara – present	Council Member Martin – absent

4. MOTIONS

Departmental Reports

Council member Surrago (*Public Works*) - Yesterday was the last day for residents to place leaves at the curb for pick-up. Public Works is making their last round through town today and tomorrow. They will begin Christmas tree pick-up after the first of the year.

Council member Nogara (*Finance*) - Thanked colleagues on the Shade Tree Commission and their commitment to the community. Also thanked the Mayor and Council for their support, noting it was a pleasure serving with them.

Council member O'Hagan (*Public Safety*) - Thanked Chief Stahman and Captain Miller for their service and wish them the best in their retirement. Also, congratulations to Michael Trover on his promotion.

5. ORDINANCES

Ordinance Procedure: # 1727 (Educational Center at Thielke Arboretum)

Date of Final Reading: December 28, 2015

Date of Introduction: December 9, 2015

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

A motion to open public discussion on Ordinance 1727 was made by Council member O'Hagan, seconded by Council member Orseck. All were in favor.

Carol Thielke, 1 Glen Avenue - Mrs. Thielke thanked the Mayor, Council, staff, volunteers and support given through the long and bumpy road to get this approved.

A motion to close public discussion on this ordinance was made by Council member Orseck, seconded by Council member Nogara. All were in favor.

Council Resolution #251-15

Introduced: Council Member Orseck

Seconded Council Member Nogara

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

Be passed upon second and final reading, and that the Borough Clerk be, and is hereby authorized and directed, to advertise the same according to law by publishing the same by title in the Bergen Record.

ROLL CALL:

**Council Member O'Hagan - yes
Council Member Orseck – yes
Council Member Nogara - yes**

**Council Member Pazan - absent
Council Member Surrago - no
Council Member Martin -- absent**

As this ordinance did not receive a majority vote, it did not pass and would need to be re-introduced for first reading at an appropriate Council meeting.

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

There was no one in the audience wishing to speak at this time.

6. ADJOURNMENT

**Motion to adjourn the public meeting made by Council member Surrago
Seconded by Council member Orseck
Meeting adjourned at 4:30 p.m.**