

PUBLIC MEETING – Wednesday, August 26, 2015 at 8:00 p.m.

There will be a Public Meeting of the Mayor and Council of the Borough of Glen Rock on Wednesday, August 26, 2015, 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 – 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. Discussion with Representative of Ridgewood Water

Mayor van Keuren introduced Ridgewood Mayor Paul Aronsohn, Village Manager Roberta Sonenfeld and Director of Ridgewood Water Rich Calbi. The purpose of their appearance is to discuss the billing process (and new meters) and the results of recent water testing that was reported. Some of the points discussed were:

- ❖ Lead levels are set by the State at 15 ppb. Mostly older homes (1930+) will show higher levels of lead; however, even fixtures today have the potential of leaching lead into the water. No matter what levels are found the State requires the utility to implement a corrective system. Ridgewood Water is currently implementing this corrosion control system at every point of entry. In the interim, residents are asked to run their faucets for 30 seconds and to use only cold water for cooking which will leach out any lead in the water. When water becomes stagnant it corrodes the lead off of piping and fixtures in the home. The corrosion control system will naturally coat the piping and fixtures to avoid any further leaching into the water. They are currently at 58% completion with total completion anticipated for mid Q3 of 2016.**

Mayor van Keuren asked if the other water providers have experienced this same problem.

Mr. Calbi replied he suspects their experience has been the same as this action level has been part of the drinking standards for quite a while.

Borough Administrator Benjamin asked if a resident wanted to have their water tested is that service provided through Ridgewood Water.

Mr. Calbi replied Ridgewood Water has jars for samples and instructions that a resident can pick up to have their water tested. This can be done for a \$20 charge versus the normal \$50-\$75 charge.

Jim Seaton, Ferndale Avenue - Mr. Seaton asked how many of the water mains are affected.

Mr. Calbi clarified that it is not the water mains in the street that cause the problem as most of them are cast iron, not lead piping, but rather the service lines from the meter box at the curb to the home.

- ❖ Similar to the lead limits there is a limit on sodium, which is secondary. DEP regulates this level. If the level is exceeded, there is no treatment; however, it is required that the public be notified. Mr. Calbi noted if you drink a liter of ginger ale, you most likely have consumed more salt than what is in our water.**
- ❖ Meters and billing. When telephone systems deregulated it wreaked havoc on their billing system. As people switched to other providers the communication was lost with their water meters. Unfortunately, until the system was changed there was no alternative other than to provide estimated bills. There was no way meters could be manually read, as there are 20,000 meters within the system. Unfortunately, now that residents are receiving true bills some of them are experiencing significant bill amounts. Based on the new equipment, they have the ability to measure water usage by hour.**

Mayor van Keuren asked if there are any modifications to a customer who may receive a large bill.

Mr. Calbi replied customers can do a payment plan spread over a lengthy amount of time.

Council member Martin asked how many homes still need to be converted.

Mr. Calbi replied they have less than 200 meters left to install, with Glen Rock having 41 of those 200.

Borough Administrator Benjamin asked if the 41 people have been notified, adding except for the 41 people, anyone who was receiving an estimated bill will have received an actual bill by now.

Mr. Calbi responded yes, they have all been notified and yes, everyone would have received an actual bill.

A resident asked if Ridgewood Water has any plans for increasing their capacity, either pumping or water sources. Secondly, why is the chlorine smell so much worse than in the past?

Mr. Calbi answered they are exploring the possibility of introducing other sources of water to the system; however, it would not be for the purpose of expanding ability to use more water but rather for emergency purposes and for backing up the system. We're never going to get to where we have an unlimited supply, but rather conservation. Secondly, this time of year when water usage is so high, the agents used to treat bacteria are more prevalent.

A resident (who is a Master Gardener) commented United Water posts on their website the best time to water and how much to water gardens. Does Ridgewood Water have any information like this available?

Mr. Calbi replied it currently does not but agrees that this would be very useful.

Borough Administrator Benjamin stated she received an e-mail from a resident asking if there are any health related concerns on the elevated lead levels to the youth and/or seniors of the community.

Mr. Calbi replied there are definitely health effects of lead. Mr. Calbi referred to several pamphlets he left. Mr. Calbi reiterated that if someone is concerned they simply need to run their water a few seconds and use cold water for cooking. If there is still a concern Mr. Calbi suggested installing a water filter.

A resident asked if there is fluoride in the water. The answer is no.

Naomi Gamorra, 50 Kent Road - Ms. Gamorra thanked Ridgewood Water for conducting this meeting; however she noted she received her "actual" bill three and a half years ago and questioned if there was a statute of limitations of what can be collected at six years. Mr. Calbi stated it isn't necessarily a statute of limitations but they are unable to collect unbilled funds for consumption that occurred more than six years. Isn't this meeting a little too late as the damage has been done and wonders how much loss revenue will be passed on to customers? Mr. Calbi replied the number of customers that were estimated for more than six years is quite small.

Tom, 232 Boulevard - Tom asked what percentage of water leaks out of the current infrastructure. Mr. Calbi replied the unaccounted for water is approximately 15%. Tom asked if there is any leak detection system. Mr. Calbi replied yes they do, noting 15% is within the acceptable standards particularly when dealing with 250 miles of piping.

4. 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 Payment of Bills

Resolution No. 172-15

Offered by Council Member Pazan

Seconded by Council Member Nogara

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

GRBOE	\$	5,776,541.00
County of Bergen		1,557,927.21
CIF		105,000.00
Interest on Notes		18,644.89
Hertrich Fleet		27,254.20
Tax Appeal		83,965.79
NWBCD		78,096.25
Chase/DTC	\$	30,980.00
GR Payroll		616,350.34
Health Benefits		196,302.34
PSEG		26,809.44
BCUA		66,289.08
Miscellaneous		146,423.23
Total Current Fund	\$	8,730,583.77
General Capital	\$	2,797,967.49
Animal Control		1,220.00
Escrow		2,493.50
Off-Duty		79,759.35
Total Payment of Bills	\$	11,612,024.11

ROLL CALL:

Council Member O’Hagan -yes
Council Member Orseck – yes
Council Member Nogara - yes

Council Member Pazan - yes
Council Member Surrago - yes
Council Member Martin – yes

2. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders

Resolution No. 173-15

Offered by Council Member Pazan

Seconded by Council Member Nogara

**RESOLUTION AUTHORIZING REFUND OF REDEMPTION MONIES
TO OUTSIDE LIENHOLDER**

WHEREAS, on Block 24 Lot 7 also known as 10 Elizabeth St. in Glen Rock, NJ at the following municipal tax sale on December 2, 2014 a lien, (Certificate #2014-002 in amount of \$12,371.03 with a premium of \$23,000.00) was sold to US Bank Customer for PC5 Sterling National LLC, is being redeemed by Sunshine, Atkins, Minassian, Tafuri, D’Amato, Beane & Buckner, PA., attorneys for the new home owner,

To Redeem the TAX SALE CERTIFICATE #2014-002 with interest, penalty, filing fees and subsequent taxes, the amount due is \$36,581.18 and,

US Bank Customer for PC5 Sterling National, LLC is due a premium of \$23,000.00,

THEREFORE, TOTAL TO REDEEM is \$ 59,581.18,

NOW THEREFORE BE IT RESOLVED, The CFO is authorized to issue a check for \$59,581.18 to US Bank Customer for PC5 Sterling National, LLC

ROLL CALL:

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

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

3. Resolution Authorizing Award of Non-Fair and Open Contract (Norman Sheet Metal)

Resolution No.: 174-15

Offered by Council Member: Pazan

Seconded by Council Member: Nogara

RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR MUNICIPAL POOL MECHANICAL SERVICES

WHEREAS, the Borough of Glen Rock has a need to acquire municipal pool mechanical services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5; and

WHEREAS, Kelly A. Lombardi, QPA and Thomas Wilson, Pool Manager, has determined and certified in writing that the value of the acquisition will exceed \$17,500; and

WHEREAS, the anticipated term of this contract is 12 months; and may be extended for 12 additional months as approved by this governing body; and

WHEREAS, Norman Mechanical Services LLC as submitted a proposal May 1, 2015 indicating that they will provide preventative maintenance and labor services at a discounted rate of \$90.00 per hour; and

WHEREAS, Norman Mechanical Services LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Norman Mechanical Services LLC has not made any reportable contributions to a political or candidate committee in the Borough of Glen Rock, in the previous one year and that the contract will prohibit Norman Mechanical Services LLC from making any reportable contributions through the term of the contract; and

WHEREAS, Lenora Benjamin, CFO has certified that funds are provided for in the 2015 Municipal Budget pursuant to N.J.A.C. 5:30-5.4; and

NOW THEREFOR BE IT RESOLVED, by the Borough Council of Glen Rock, that the Qualified Purchasing Agent is hereby authorized to enter into a contract with Norman Mechanical Services LLC as declared herein; and

BE IT FURTHER RESOLVED, that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this Resolution; and

BE IT FURTHER RESOLVED, that the Borough Clerk shall cause to be published, notification of the award of the Non-Fair and Open Contract as required by the Local Public Contracts Law.

ROLL CALL:

Council Member O’Hagan –yes
Council Member Orseck – yes
Council Member Nogara - yes

Council Member Pazan - yes
Council Member Surrago - yes
Council Member Martin - yes

4. Resolution for Tax Appeal Settlement (B115L19)

Resolution No. 175-15

Offered by Council Member Pazan

Seconded by Council Member Nogara

**RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT
(B 115, L 19)**

WHEREAS, there is pending before the Tax Court of New Jersey, the matter of First Real Estate Investment Trust of New Jersey v. Glen Rock bearing Docket Nos. 006891-2014 and 001033-2015;

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>
First Real Estate Investment of New Jersey	115/19	2014	\$1,075,000.00	\$975,000.00
First Real Estate Investment of New Jersey	115/19	2015	\$1,075,000.00	\$950,000.00

2. The Tax Assessor shall reduce the 2016 tax assessment to a total assessment of not more than \$825,000.00.

ROLL CALL:

Council Member O’Hagan - yes
Council Member Orseck - yes
Council Member Nogara- yes

Council Member Pazan - yes
Council Member Surrago - yes
Council Member Martin - yes

5. Resolution for Participation in Local Government Energy Audit Program

Resolution No. 176-15

Offered by Council Member Pazan

Seconded by Council Member Nogara

Participation in Local Government Energy Audit Program

WHEREAS, In June 2015 the Council authorized the Environmental Commission to develop a Request for Proposals to qualified Energy Audit firms to provide Energy Audits on eight designated municipal buildings under the New Jersey Local Government Energy Audit Program (LGEA), including registering the buildings with TRC companies (the state-wideband supervising organization), and

WHEREAS, There were two qualified bids received by the due date of July 29, 2015 that were evaluated by a committee of three GREC members against the criteria set forth in the RFP, and

WHEREAS, the recommendation of the GREC Committee to select the low bid from CHA Consulting, Inc., to perform the audits and provide a full report and recommendations on ways to improve the energy efficiency of the eight buildings has been reviewed by the Council, and

WHEREAS, all costs related to these audits are paid for through the New Jersey state program.

NOW, THEREFORE, we the Borough of Glen Rock (the “Borough”), resolve that the following steps be taken with regard to our municipal buildings audits:

- 1. TRC be informed that CHA is the Borough of Glen Rock’s choice to provide the Municipal Building audits in accordance with the RFP.**
- 2. That the Fuel Release Authorization Form be signed allowing PSEG to release to CHA, TRC, and Glen Rock digitized data on 24 months of natural gas and electric power for the eight designated buildings.**
- 3. That with the approval of TRC, CHA will present a contract to provide the services in the RFP at no cost to the Borough of Glen Rock.**
- 4. The audits, reports, and follow-up meetings will be completed by November 1, 2015.**

ROLL CALL:

Council Member O’Hagan – yes Council Member Pazan - yes

Council Member Orseck – yes Council Member Surrago – yes

Council Member Nogara - yes Council Member Martin – yes

6. Resolution Appointing Municipal Court Administrator (K. McWilliams)

Resolution No: 177-15

Offered by Council Member Pazan

Seconded by Council Member Nogara

WHEREAS the Borough of Glen Rock requires the professional services of a Municipal Court Administrator, and

WHEREAS the 2015 appointed Municipal Court Administrator resigned as of August 1, 2015, creating a vacancy, and

WHEREAS the Borough of Glen Rock, in conjunction with the Bergen Vicinage Municipal Division interviewed three candidates in accordance with New Jersey Court Rule 1:34-3(d), and made a recommendation of Ms. Kimberly McWilliams to the Honorable Bonnie J. Mizdol, A.J.S.C., who approved the selection, and

WHEREAS the Borough by this resolution will appoint Ms. Kimberly McWilliams Municipal Court Administrator of the Borough of Glen Rock effective August 26, 2015, at an annual salary of \$56,500.

NOW, THEREFORE BE IT RESOLVED, By the Mayor and Council of the Borough of Glen Rock that the following appointment is hereby made as of August 26, 2015, at an annual salary of \$56,500:

Municipal Court Administrator Kimberly McWilliams

ROLL CALL:

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

**Motion to accept consent agenda by Council Member Pazan
Seconded by Council Member Nogara**

ROLL CALL:

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

At this time, Mayor van Keuren read the following resolution for an Open Space Grant.

5. Resolution for Open Space Grant (Wilde Memorial Park Lighting, Lightening Detector and Security)

Resolution No. 178-15

Offered by Council Member Orseck

Seconded by Council Member O’Hagan

WHEREAS, the Bergen County Open Space, Recreation, Farmland & Historic Preservation Trust Fund (“County Trust Fund”), provides matching grants to municipal governments and to nonprofit organizations for assistance in the development or redevelopment of municipal recreation facilities; and,

WHEREAS, the Borough of Glen Rock desires to further the public interest by obtaining a matching grant of \$25,000 from the County Trust Fund, for a total project total of \$50,000, to fund the following project: Wilde Memorial Park Lighting, Lightning Detection System and Security; and

WHEREAS, the Governing Body has reviewed the County Trust Fund Program Statement, and the Trust Fund Municipal Program Park Improvement application and instructions and desires to make an application for such a matching grant and provide application information and furnish such documents as may be required; and,

WHEREAS, as part of the application process, the governing body will hold a public hearing on August 26, 2015, to receive comments prior to the submission of said application(s); and,

WHEREAS, the County of Bergen shall determine whether the application is complete and in conformance with the scope and intent of the County Trust Fund; and,

WHEREAS, the applicant is willing to use the County Trust Fund in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the above named project(s).

NOW, THEREFORE, BE IT RESOLVED by the Borough of Glen Rock;

- 1. That it is hereby authorized to submit the above completed project application to the County by the deadline of September 3, 2015, as established by the County; and,**
- 2. That, in the event of a County Trust Fund award that may be less than the grant amount requested above, the applicant has, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and,**
- 3. That the applicant is committed to providing a dollar for dollar cash match for the project; and,**
- 4. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and,**
- 5. That this resolution shall take effect immediately.**

ROLL CALL:

**Council Member O’Hagan – yes
Council Member Orseck – yes
Council Member Nogara – yes**

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

**Motion to Open Public Hearing on this Open Space Grant resolution
Motion by Council Member Orseck
Seconded by Council Member O’Hagan**

Jim Seaton, Ferndale Avenue - Mr. Seaton asked for clarification on this grant. Mayor van Keuren noted this will give anyone on the field advance warning that lightening is in the area. Additionally, the lighting will provide security near the restrooms.

**Motion to Close Public Hearing on this Open Space Grant resolution
Motion by Council Member Orseck
Seconded by Council Member O’Hagan**

ROLL CALL:

Council Member O’Hagan – yes
Council Member Orseck – yes
Council Member Nogara – yes

Council Member Pazan - yes
Council Member Surrago – yes
Council Member Martin – yes

Council member O’Hagan made a motion to postpone the hearing on the S-2 Ordinance until the September 16th meeting. The motion was seconded by Council member Martin.

ROLL CALL:

Council Member O’Hagan – yes
Council Member Orseck – yes
Council Member Nogara – yes

Council Member Pazan - yes
Council Member Surrago – yes
Council Member Martin – yes

6. MOTIONS

Departmental Reports

Council member Martin (*Licenses & Franchises*) - No activity at this time.

Council member O’Hagan (*Public Safety*) - A formal notice is being drawn up to put on the website regarding the background and use of fire sirens. Officer Trover has been promoted to the Detective position that was available.

Council member Pazan (*Library*) - The Library will be closed September 6th and 7th for the Labor Day weekend. Two residents, Anna Kane and Christopher Weyant, have written a book, “That’s (Not) Mine” and will hold a book signing at the Library on Saturday, September 12th, 3:00 p.m. There is quite a plethora of events and activities continually going on at the Library. Residents are urged to check it out!

Council member Orseck (*Parks & Recreation*) - The next Recreation Advisory Board meeting will be held on September 15th at 8:00 p.m. The public is always welcome. The pool is still open with the last day being September 20th for general swim and lap swimming concluding on the 25th. The Shack has concluded its season. Swim Team had an excellent season. The Arboretum continues its fundraising efforts for the educational building.

Council member Nogara (*Shade Tree Advisory/Finance*) - PSE&G has been removing hazardous trees. PSE&G is paying the Borough approximately \$300/tree which will go towards tree replacement.

Council member Surrago (*Public Works/Communication*) - All of the borough streets that were scheduled to be paved this year have been paved, with the exception of S. Highwood, which will be done after the drainage work is complete. The County is paving Ackerman Avenue this week ... please be patient. Harristown Road is on the list next year. Trees that are on County roads which are marked with a white bull’s eye are slated for removal. DPW sold an old piece of equipment for \$5,000, which we thought was worthless. There will be a new senior section on the website which will be available late September. There will also be a pamphlet produced with this same information. The Council approved the Environmental Commission’s recommended agency to conduct energy

audits of eight municipal buildings at no cost to the Borough, hopefully resulting in savings to the Borough.

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

ROLL CALL:

**Council Member O’Hagan – yes
Council Member Orseck – yes
Council Member Nogara – yes**

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

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

Ron D’Argenio, 12 Keith Place - Mr. D’Argenio had some comments on the pending (earlier postponed) S-2 Ordinance. Mr. D’Argenio provided a memo from Gregory Associates (hired by Glen Park) which states the advantages of an S-2 ordinance, as proposed, and additionally states why the current S-1 guidelines would not be sufficient. This memo establishes a direct link between the S-2 ordinance and the proposed project of Glen Park on Prospect Street. Glen Park appeared before the Planning Board on February 5, 2015. The minutes from that meeting state, “Their (Glen Park) formal presentation of proposed senior citizen complex require a zone change and site plan approval”. At the Planning Board meeting of June 9th, an S-2 ordinance was voted on and referred to the Mayor and Council. This proposed ordinance was not specific to Glen Park; however, for anywhere within the Borough that met the specific criteria. Mr. D’Argenio was told this ordinance was not developed for any one developer or any one piece of property; however, the facts seems to suggest otherwise.

Bob Burslem 426 Rock Road - Mr. Burslem commented that lower Faber Field does not have a drinking fountain. Mr. Burslem asked if it would be possible to get a drinking fountain there. Council member Orseck stated that’s a good idea and will look into that possibility, making it a priority. Secondly, Mr. Burslem questioned when the toxic railroad ties will be removed from near CVS. When it rains the known carcinogens that the ties are treated with leach into the ground. What gives Transit the legal authority to create a health hazard and when will they be removed. Administrator Benjamin stated she has communicated with NJ Transit and they responded they are working on a contract to get rid of the ties.

8. ADJOURNMENT

**Motion to adjourn the public meeting made by Council member Surrago
Seconded by Council member Orseck
Meeting adjourned at 9:20 p.m.**