

BOROUGH OF GLEN ROCK

Special Executive Meeting Minutes

Wednesday, July 8, 2015 7:30 pm

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, 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 Orseck – present
Council Member Nogara - present

Council Member Pazan - present
Council Member Surrago - 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 – in last Friday issue of the gazette article about proposed housing facility on Bradford St. stated that a consideration of study I can assume that people would think this was done in closed session, but this was done in open session prior to the closed session meeting.

Some items to propose to the council that would generate income, and different uses in the borough of property. We are going to take possession of Glen Court next year and we need to decide how to manage, potential to generate income. So in future work session I will get specific and ask for comments and advice on what we should do.

We had presented to us a proposal for a different way of handling parking in the central business district, we have had residents come to us about parking, the vitality of the business district and the need to bring in more customers. Think we need to consider not only parking but more housing in the greater central business district not that bring more cars, but more revenue to the borough and more customers, need to find ways to bring more income to the borough and manage our tax rate. We can't only manage the expense side but the revenue side as well. This will be addressed here in succeeding work session.

Possibility of more revenue, but possibly more expense. The friends of the Arboretum came to us with an education structure. Huge asset to us, it is in a sense and outdoor library, so in a sense for it to grow and education building is needed. We have been asked to help support the program and there is on the council some willingness to do that, but what isn't really clear is what it is going to cost us. Because we have been asked to support the education building, we

have been interested in what exactly it will cost, so we asked our borough engineer to give us a cost estimate. The cost of this building is growing from the original estimates we were given.

Council Member Orseck- agree we given different figures, we need to decide on an amount and the amount of years for them to borrow the money.

Council Member Martin – we need to know the expenses.

Council Member O’Hagan – I’m still in 100% support of where they are and where they need to be. May have been ambitious, I am in support of making all our facilities top notch. If we had a remedy to help with the library, but from the council responsibility we need to get the correct number. Or at least within 5%. We were told we wouldn’t need more than \$225,000 now you’re at \$75,000 higher. We need a number. Very confident that they will live to the number.

Council Member Orseck – from their presentation of June 22. \$250,000 was requested with payback within 5yrs.

John Thielke, 44 Oxford Pl. – think the number we presented to you was \$635,000.

Carol Thiele – what are your questions.

Tried to put in a cushion, in a short pay back period. So part of the pay back can be from the cushion.

Council Member Surrago – adding on to Mike comments, Im not happy with a 20 yr long without pledges. 3 – 5 yrs with pledges is much more reasonable.

Mayor – the borough gives you x amount and it turns out that the cost is more than you have then what.

John – we certainly wouldn’t come back to the council we would have to raise it.

Council Member O’Hagan – maybe not a 20 yr, but possibly something more than 3-5. Give us the number and we can discuss that, only so much steam you have in the engine. Would like to see us but all the cards on the table what is the actual cost that you will need and move forward.

Lenora Benjamin – you did bring up a point where our engineer is reviewing the proposal and his experience and input would be able to guide us, with the cost and the style of the building who comes with a tremendous amount of experience. He will come and have with his recommendations.

Council Member O’Hagan – just want to make sure we get to an agreeable structure and figure,

John Thielke – on the 22nd we didn’t provide the cost the information that was given previously would help also.

Council Member Nogara – one we meet with the engineer, we should set up a meeting with the arboretum and discuss this and any issues we have.

Council Member Orseck – in all fairness we need a timetable.

Lenora Benjamin – hopefully sometime next week.

Ron D'Argenio, 12 Keith Pl. – does the inclusion of borough funds require that the project be public bid. All you are going to do is increase the cost of the project by 1/3. Might be another mechanism that borough can do. Think you should explore it.

Bob Bourne, 114 Thornbury Ave. – there is a precedent in town like Glen Court to work on the same type of structure.

Council Member O'Hagan – we will look at them again, but green acres comes into play.

Mayor – you speculated that some of this has been discussed in closed and it hasn't. We are running into a lot of complexities, expensive project falls short of the fund raising that it has hoped, there is enough of a sense of the property value in this town, and it's my hope that it will be accomplished.

Ron – do a RFP 20 yr. concession to run the arboretum

Robert Garibaldi – will look into that.

Diane Schlegel, 10 Pamrapo Court East - Read statement.

Mayor – facts for appearances and demonstrate

Walter Perry, 77 Thurston Terr. – do you need funding before you go to bid

Robert Garibaldi – yes

Lenora Benjamin – we can't award a bid without the funding in place. We have a lot to do before we even go out to bid.

Walter Perry – at some point can you get to a bid process time line?

Diane Herrlett, 5 Franklin Pl. – I worked for a company you need to buy the specs you have to get a bond and all that cost money, so that really not a fair way to do it.

Walter – it will stop the moving target. It can change the way council would support.

Council member Orseck – just as park and rec, I have been supportive of this, I just think we need a time table and for the council to be comfortable with our decision, and we need to give them an answer and move on.

Mayor – we will set a time table

John – would like to meet with him as well. We have a full set of specs and documentation.

Mayor – what we are dealing with here is acceptance of change, and change has a price tag and hopefully great benefits, I talked about change before in the central business district that is something that will not be only visual but a financial change. We like several other towns around here we are looking for ways to change the town, in response to a need of convenience and financial. I hope we are all receptive to that that we are to this.

Mayor – last public meeting the council introduced an ordinance with creating of a new zone in town a s-2 intended for senior housing, and the ordinance is pretty restrictive age restrictive, quantitative features, and the council will be asked to consider it in final forum at our next public meeting. Possibility of it becoming a guarantee that this type of thing can be done anywhere, there are more constraints on it that is isn't a guarantee, every application requires approval by the council and that an important point, every application has to pass review by the borough council.

Council Member O'Hagan – would like Garibaldi to explain

Robert Garibaldi – it goes to the planning bd. and they give consideration then comes back to the council then goes back to the planning bd. and then again back to the council for final consideration. Planning Board is excepting what the council has proposed.

Mayor – the parameters are taken from existing borough ordinances.

Robert Garibaldi – the planner will be present on the 29th for any questions.

Council Member O'Hagan – the changes we made they are ok with?

Robert Garibaldi – you have the zone but haven't designated the property yet.

Council Member Nogara – some thought this was site specific can you clarify

Robert Garibaldi – it will establish a zone for age restrictive housing. Not property designated yet. Once the property is designated then up to a developer and go before the board.

Council Member Nogara – as far as the wording specifics with height seems to be a huge concern with the residents.

Robert Garibaldi – through the recommendation of the planner and engineer, the height has already been established within previous ordinance that currently exists.

Diane Herrlett, 5 Franklin Pl.- was under the impression was 45 feet. And the height of glen court is 35 ft. I would should suggest leaving it a 35 and let them come to the board for a variance. Suggest in the ordinance that the neighbors be informed within 200 ft.

Ron – suggestion if in effect not applied universally, the developer comes to you and say to you you created this zone and I want 120 units, and then goes to for a developers remedy unfilled requirements for low income housing.

Robert Garibaldi – we are filed with the COAH to seek relief with the Supreme Court case, not because we have an s2 zone we are trying to do in terms with our master plan to designate properties, yes they can try to get relief under COAH.

Ron – I do not disagree, but right now there is no zone that allows 45 ft.

Robert Garibaldi – we used a zone, we are increasing, and we are using the definition that currently exists. We are using the recommendation of the planner,

Ron – let them go to the zoning board for a variance. It would be better to reduce the height. Possible check with the fire department to see if you have truck to reach that.

Council Member O'Hagan – we have that equipment.

Art Zanotti, 104 Gaynor Pl. – we have the ability to bring in a truck, but you need have area to get around, but the truck do go up 75 feet. Without plans I don't think anyone can answer that.

Mayor – even if the ordinance passed there is a review process that would need to take place on each applicant, is there a need for this housing, is the housing warranted.

Council Member Nogara – since the ordinance is not site specific, I feel the need to review by the fire depart with any applicant. That would come after the application is made.

Robert Garibaldi – does go to the zoning for review with a number of departments.

Council Reports –

Council Member Surrago – letter from the ambulance corps thank you Mark & Jeff instructing the life guards, rescue techniques.

Local energy audit program – audit of several building want to expand for certification, need to approval the RPF and mail letters, receive the proposal approval for TRC, sign contract and set up schedule for audit to be performed at designated buildings. No obligations to process with the improvements. Andy has been working very hard with this certification.

Council Member Pazan – what building

Andy Curshen, 11 Hillview Terrace – borough hall, library, annex, recycle, ambulance, dpw and garage ambulance and fire.

Council Member Surrago – 50 point item in our certification

Andy – largest number of point you can get in any one action.

Council Member Surrago - hoping for approval tonight

Andy – need to get the letters out with the rfp. We would look for the lowest price, no money passed from us to the company.

Bob Freudenrich, 575 Rock Rd. - have the pumping stations been looked at, also the filtration system at the pool.

Motion made by Council Member Surrago to approval the signing of the letter to issue the rfp.

Seconded by Council Member Orseck

All in favor

Council Member Surrago – changes for 2016 request for more recycling pickup do we tried to change with cost natural.

Recycling plastic & glass 2 times a month and reduce bulk to once every other month. Doesn't seem to be the demand as much as there is to recycling pickup. No change in cardboard pickup is we were to combine w paper we would lose approx. 1,000 in revenue.

Spring cleanup pilot program they would suspend last 2 Mondays in April and pickup no plastic bags but pickup spring yard clean up.

So two items on the table the proposed changes in the recycling and the spring cleaning pilot program

Council Member Orseck – think it all great except for the bulk pickup once every other month.

Council Member Pazan – what's the most expensive pickup?

Lenora Benjamin – same price.

Council Member Nogara – like that fact that we are always; looking to tweak this, did you look at the cardboard.

Council Member Surrago – if we eliminate totally we would lose the revenue.

Lenora Benjamin – if we comingle with paper we would lose money.

Mayor – Mary Jane done a lot of research on this to come up this proposal, like to ask the outer ring.

Joyce Simha ,11 George Rd. - Once a month bulk pickup, if someone is moving you really can't wait three months. You can go to the recycling to drop off you recycling.

Council Member Martin – would be in favor of this.

Mayor – it looks like would like to keep once a month bulk

Council Member Surrago – then would need to revisit, and go back to 1 recycling pickup.

Council Member O'Hagan – if we have to make a decision I'm in favor of the proposal. A lot of people complaining about the recycling. If we have situation with moving we may be able to work something out.

Diane Herrlett, 5 Franklin Place – you will heard more with the bulk pickup you can always buy another can.

Council Member Martin – spring cleanup hopefully will be outlined clearly.

Mayor – please give a little more thought.

Council Member Surrago – to revisit recycling and ok with spring clean up

Council Member Orseck – I thought I knew the arboretum but never went down to the butterfly garden. The mayor met with two citizens that have brought up a dog park, we talked about this before 8 places were suggested to us. Council decided no on veterans' park. We decided that is would be on our land, and nothing would go further unless they raised the money. Do you have

any interest in processing further to bring back information to you, don't want us to spin our wheels if no interest on the council.

Mayor – if you think people are passionate about the bulk pickup, people are extremely passionate about this.

Council Member Martin – in favor

Council Member Pazan – one for large dogs, and one for small.

Mayor – a number of times vets parks came up but neither Joan nor I have waivers on that.

Council Member O'Hagan – I would like to table this for a while, we have so much on our plate right now. I'm in favor, but would rather have a spot picked rather than go down that trail. I wouldn't say I don't want to explore it but need to stay on point with everything on our table.

Mayor – we do need to pick a spot by winter.

Council Member Martin – in favor of exploring seeing more and more dogs in inappropriate areas in town, in favor of finding a place totally for them.

Council Member Nogara – yes

Mayor – exploration of the idea will continue. A lot of consideration that go into an area.

Lenora Benjamin – whether today or six months before they raise money, you need to pick the spot.

Council Member Nogara –our budget is posted on the website. Probably 4 years' worth of budgets.

Council Member Martin – no report

Council Member O'Hagan – Fourth of July great event thanked police ambulance and fire. Also thanked the members of the Arboretum for event of Bill Clark.

Council Member Pazan – teen program at the library, library mystery for teens, reading for fun, needed to cut the hours of the library try to find ways to appropriate more money to fund that. Thanked friend for the Romeo & Juliet.

Kay Tuite - 1 Glen Court – give Glen Court 45 feet we would put a nice rooftop terrace.

Admin report –

Lenora Benjamin – PSE&G large pole upgrade on Harristown rd. from Rodney St to Ackerman to prospect and prospect into Fairlawn. Not Maple ave size poles larger than existing approx. 65 ft. Our curb and ADA ramp project on Ackerman prospect and harristown project ongoing 6 weeks. Will be paving harristwon Ackerman and prospect when ramps are finished. All going on at the same time for the next several months.

Council Member Surrage – maybe post on the website. Maybe ask PSE&G how much higher then we have now.

Lenora Benjamin – 10 – 15 ft. higher 57n feet above ground. We will have another preconstruction meeting on this.

Meet with the forestry program list of 50 streets list already on the website, very concerned with the quality of the tree trimming, eliminate the possible hazardous of tree coming down, assured there will be a lot of communications, homeowner will be notified. Meet with PSE&G and then contractor.

Mayor – if you drive around town you see a lot of ugly and almost dead trees, it might be nice to go after those trees and maybe they will take them down and it would be good to take a look at those. We have some money in the budget for tree replacement. We will work with the county.

Public comment –

Bonnie McCarthy – volunteer with the arboretum, heartened to hear just wanted to say I urge you to support this project, it serves everyone in this town young and old, we serve everyone in that arboretum, we have some very seasoned people behind this. I will be in the paver program, hope to be able to incredible project, delighted to hear any questions and will do our best to have them answered.

Mayor – walked the path over to the gazebo that's and incredible statement of what this town is. That's Glen Rock right there.

Joyce Simha -11 George Rd. – newer volunteer came in there to give tours on water day, supports more and more volunteers, incredible place with incredible people, and everyone knows the value there.

Motion made by Council Member O'Hagan to close the Work Session

Seconded by Council Member Martin

All in Favor

Meeting Adjourned 9:33 pm

