

BOROUGH OF GLEN ROCK

Executive Meeting Minutes

Monday, June 22, 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 - absent
Council Member Martin – present

Mayor van Keuren – present
Robert Garibaldi, Borough Attorney – present
Lenora Benjamin, Borough Administrator – present
Jacqueline Scalia, Borough Clerk – present

Mayor – introduce Calisto of Bertin Engineering. Parking

Calisto – looking at ways to increase parking, did take a look at the streets, you could add a few spaces on the streets but not enough. So I took a look at the parking lot across from my office which would work with taking down a house. West plaza 98% Glen Court 90% Main Line 91% and Borough lot 81% occupied. So we looked at a parking garage at one of the areas, it would need to fit need approx. 130 ft. need a piece of property at a min 130 wide by 200 long. We did a study and came up with a 3 story garage with approx. 700 spaces and would need to reroute the road, Looked at glen court and main line lot just not conducive to a parking garage. West plaza would be left want to be more central that's set up for 2 bay wide, that would work out approx. 60 spaces in a lot there would be 4 to 5 stories and would be right next to a house. That sight meets the criteria. If you were to do a garage in that location and displace some parking you would increase parking by 450 spaces.

Mayor – is the need acute enough to fit with the solution.

Calisto – you have a pending need for approx. 80 people, but 450 space no, but it would allow you for growth.

Mayor – aside from providing additional parking are there any other benefits.

Calisto – yes, it provides for parking, benefits the commuters and will benefit the commercial district.

Mayor – would it benefit the town's revenue?

Calisto – it is a source where you could create revenue. People are willing to pay for parking for commuting. It could free up the other locations for potential growth if you choose.

Mayor – are there any potential draw backs.

Council Member Pazan – asked the approx. cost of a parking spot.

Calisto - \$16,000 – to \$20,000.

Council Member Martin – if we don't need 400 spaces, could we fill in the bottom level with retail?

Calisto – yes you could do that. There are a lot of benefits you just need to plan on what you want to do.

Mayor – this was an introductory session, there will be other sessions on this in the future.

Bradford Street/United Way

Mayor – Tom Toronto from United Way proposed housing for developmentally delayed people on Bradford Street. There has been a lot of discussion about a facility for these individuals on a residential street, concerned with the impact and the type of people.

Tom – President of Bergen County United Way we also have another company Madeline. We build all types of housing we will be in Fair Lawn tomorrow night for a senior housing project for special needs individuals. We are currently under construction of 7 homes 2 in Mahwah, Tenafly special needs housing, Clifton, New Brunswick, Old Tappan, Demarest and Allendale. NJ has the highest rate of Autism. We always work with municipalities, individuals are usually residents in your town or from two to three towns away. We build a very attractive product that adds value to the community. Borough using the trust fund balance and we put in the rest. Bradford we are attractive to the site access to downtown, jobs, transportation, rich and deep condition of family values.

Mayor – you know the size of the property involved, what you talked about sounds bigger, would this property work without destroying the appearance of the area.

Tom – we are very limited, we are in contract we still have to do our end. Developmentally delayed could be for Down syndrome, developmental disabilities, currently estimate of 8,000 people in NJ. Autism in NJ is a huge number. Not for any criminals or drug addicts. Single family home minimal of four to a max of 6, not sure if 24 hour supervision always needs to be 2 people on staff. From architectural prospect the curb appeal of the projects that we produce. We can build an attractive project and all that we have built have been highly successful.

Mayor – have any of the facilities you been involved in have a negative effect on the properties.

Tom – no, no police activity, no major issues at all.

Mayor – what about parking and traffic.

Tom – most of them don't drive. Would be the two staff mostly.

Council Member O'Hagan – so the two staff members would they be able to park in the driveway.

Tom- yes all off street parking.

Council Member Martin – asked about if you have any pictures.

Council Member Orseck – at most of these, the residents work, correct.

Tom – yes most of them and probably in your down town district.

Council Member O'Hagan – so you are talking max 6 people.

Mayor – Tom eluded to an information session on Thursday night, but asked if any questions tonight.

Tom – we typically take design que from the neighborhood to be complementary to the neighborhood.

Michele Silver - 28 Bradford St. - In the paper you mention 10 people, so is it nine. Asked when this first came about.

Mayor – approximately a year ½ ago, partially for need I felt there was a need locally, and need throughout the state, like I said it was exploratory, there was some back and forth on a casual basis, periodic expression of interest. Was anything formal?

Michele – when did it come more formal?

Tom – we had an interest in Glen Rock for approximately 2 years, we did look at a few site, and one was the home fuel.

Mayor – I went to them with the Bradford site.

Robert Garibaldi – this is new with conditions.

Tom – the borough has the municipal housing trust fund for development can only be used for one purpose. It's pretty common for us that municipality have a piece of land or providing their trust fund. It could sweep down to Trenton if not used. There is a bonus with the COAH obligation counts as two units. Not increase on the school system. We are under contract now, we will be suppling funding and there will be

Michele – so this won't go thru if the town does give the money.

Tom – no we are under contract. The contract will fall thru.

Michele – so you will build it and someone else will manage it.

Tom – no we will manage it.

Michele – is there any input allowed from the neighbors.

Tom – there are a number of different ways the community is involved. As far as the design.

Doris Ciarmella – group homes does our town have a quota, how many are we allowed to have or need to have.

Mayor – ever town in the state has requirements for a number of individuals based on sized. We have not reached out quota, there is a lot of legislation and litigation on how many individuals each town needs to have.

Doris – concerned with the memorial field and it abuts onto Vets Park.

Mayor – I don't think it's fair to characters that homes or the people that will live in that home being any more detrimental to the park more so than any other.

Doris – what about the taxes.

Mayor – payment in lieu of taxes.

Lenora Benjamin– is this a one story house. Would you say it more of a ranch style?

Council Member Orseck – is there something that the people can go take a look at.

Tom – really any one of them, but you will probably have a hard time picking it out from the rest. It's a house.

Neil Billbro – Bradford Street – implications regarding zoning.

Robert Garibaldi – there are exempt.

Neil – I spoke with the owner, and he said your trying to close in August or sooner. Had to believe that you did come and speak with the residents until now. I feel like this is shoved down our throats, lack of trust. Six letters were dropped off at our door last week, and they are trying to close in august that doesn't really fly.

Mayor –I take full responsibility, I tried to tell the neighbors, what the plans are and what we would like to be, We have an obligation and there is a property that has been in really poor share for a long time, so we found a way to work this out, not destructive to the neighborhood, or bad for the neighborhood, as soon as I knew United way was interested in coming on board. But it think it's good for the town, I would take it in my neighborhood and I welcome it.

Robert Garibaldi – this is just the starting point where the developer get involved, there is work that the borough needs to do in order to get this under way.

Tom – we are working together with glen rock, we could buy this home without support from Glen rock at all and have no discussion at all. This is an open process.

Skip Huisking – this property was sold in April to Mr. Pinto, who is he?

Robert Garibaldi – he bought it thru short sale.

Skip – so he brought it in April, and is turning around and selling it.

Dave Holtsbar - Has any other property been considered in this move, why this suddenly came out.

Council Member Nogara –n would there any differences than a family of five or six people coming in.

Tom – it does not an intense use by any means. The town and the neighborhood become protective of the residents. In Allendale if you walk down the street they are part of the community it like walking into Cheers. We could build from scratch would be a benefits, and the amenities you found attractive so did we for them.

Council Member O'Hagan – as a resident have been at the town fair and grad ball, I worked the fair I have berated with lack of transparency, we have ideas all the time, or people brain storming, this is the first time we are hearing all the details, tonight. We have a piece of property that has been an eye sore for years, and they will be able to fit something in that will fit with our town. We don't want anything to be dangerous to our town, they are not criminally or drug addicts. This has not been approved by the council, this is the first time we are hearing the details. Opportunity to take a piece of property

Council Member Martin – I agree with Mike with everything you said. I think it important that we try to not be so defensive, I don't like the work transparency, perhaps in the future we could be more sensitive to the people needs. How are the people chosen to be in the house?

Tom – they have to have a diagnosis, they have to be approved for affordable housing. Need to be able to live on their own. We interview parents, teachers, then a pool is established folks tend to come from a tight neighborhood area. We can't the change the population from 5 to 10 yrs. from now. There would be a reverse clause if the need is no longer for supportive housing, and the borough would be able to decide what to do.

Tom – 21 Hillview Terrace – my sister in law lives with us, developmentally delayed she is a wonderful woman, everyone in town know Christine it's a wonderful additional to your neighborhood, this is something golden that we will treasure in our neighborhood.

Bob Bourne - there a need in Glen Rock for families that we would be meeting a need.

Tom – we have follow a plan with fair housing, in the pool of applicants that live in Glen Rock are encourages to make application. What rips me up is when a parent comes up to me as says thank you I can now die. When application goes out separation anxiety from the parents, I suspect you will see people that are familiar to you.

Jim – 75 Bradford Street – when do you normally address the council, in Allendale did you address the council prior to going to contract.

Tom – we went to the planning board. Was the normal process. We are following the land use law and we would follow that.

Jim – for the mayor & council been in the news sounds like we don't know what are requirements are, punitive cost if we don't meet our requirements. Figure out what are

requirements are and take that into consideration, not sure how you came to the amount and figure out the best use of the money to meet our requirements.

Lenora Benjamin – planning and zoning board and said are requirements are astronomical I think like in the 80 or 90. The money that we have in this fund we have to use or the state does has the ability to take it. So the \$325,000 probably have \$370,000 and growing, it comes from the building permits.

Robert Garibaldi – we have to do something by July of this year.

Lenora Benjamin – we have to use it or we have the ability to lose it. The plan we have in place we have a spending plan, affordable housing, group home setting, low income housing.

Council Member Orseck – Gov. Christie has been very vocal about taking the COAH money.

Mayor – we have some money that has been collected over a number of years, and in limbo of being taken back by the state. We are trying to use the money so it isn't taken and make an attempted of a small piece of our obligation. It's more difficulty to meet that obligation in the Northern part of the state, but we have an obligation and that is what we are trying to do.

Arboretum

Mayor –n representative of the Arboretum that would like to add to our request.

John Thielke and Tom Vierblig – requested a loaning facility asking for clarification.

Tom Ver – estimate average operating cost to the town \$560. – 600 per month. Electric and security similar to Wayne Laurel wood. Estimates \$5000 per year programming raised \$450,000 asking to borrow \$250,000 to get the pat down this fall and completing in 2016.

Jim – fell water will be nominal plan on using the water from the rain garden.

Tom – we have future money set aside.

Council Member O'Hagan – so you are saying the high side would be \$635,000

Mayor – the bathrooms would they be inside an only accessible when the building is open

Tom – yes. All of those questions were answering in the back.

Council Member O'Hagan – asked about the stones.

Tom – moving along,

John – we do intent on paying back the loan within five years.

Tom – two large donations were made. Laura wood once opened the fundraising has ramped up tremendously.

Mayor – you in exceeds you estimate what will you do.

Tom – there is any allowance built into the \$250,000. There is a lot of safety build into that \$635,000

Lenora Benjamin – basically you would be writing a check to the borough for \$450,000 you are asking the borough to create an ordinance for \$635,000 will display the funding mechanism, and then will be sent out to bid one general contractor, there are certain things that might not be included in the bid.

John – once this is approved, we hand over the money.

John Pieramontao – who is responsible for cost over runs?

Tom – worked with architect all reviewed the numbers escalators and padding but into these numbers, the building is spaced out, we already shopped around.

John – we would like some oversight over the contractor.

Council Member O'Hagan – bid specs that need to be bid out. The person you may be dealing with may not win that bid.

John – we have specific documents put together. The contract we have been working with is more of an advisory role.

Council Member Nogara – they find something in the ground that will cost \$150,000 is there the ability in the plan to maybe able to move or down scale.

Lenora Benjamin – they have a blank slate, a lot different than some things we have already done. Don't think they want to invest any more money until there is an end game. Think they have been working with an architect that is starting with a clean slate, building on a slab.

John Pieramontao – asked if they could keep the money and build on their own, you're losing control.

Tom –we can't the borough owns the property.

Council Nogara – thinks the arboretum is a gem, but at the same token where is the money going and coming from. We really want to do our diligence on this.

John – you have all the backup documents.

Council Member Orseck – you really put together a comprehensive package together.

Council Member Pazan – if we do decide to loan the money it will cost us for Bond counsel, how much

Lenora Benjamin – yes there is a cost. It would become part of our financial composition.

Council Member Pazan – don't understand why you don't want to do 80% of the project without the loan.

Tom – we would run out of money and be left with a slab and shell. I don't think it's wise that we start a project without funding.

Council Member Pazan – any scaling down.

Tom – its rather small to begin with 1800 square feet, scaling down wouldn't save much money, there are ways to make it cheaper but with cheaper material and something you wouldn't be proud of. We had \$250,000 a year ago so we really stepped up our fundraising.

Rich Harrison - What if the general contracts donate the labor, because of prevailing wages. What if someone provides the material?

Mayor – thanked them for the presentation, advised the council that we need to decide pretty soon.

Tom – the time of the slab is critical, before end of October.

Mayor – three presentations tonight and you had been great as well.

Jim Seaton – don't know if you know my neighbor Chuck he has this hedge that is about 10 feet high, he would like to take that down and have a fence from the back porch to the back of his property 8 inches lower than mine 3 foot slob on the property he wants to but a fence but a four foot fence.

Mayor – I think you need to talk to the building department.

Mayor – a few meeting ago I brought a request from a resident on Midwood that wanted the basketball court renovated, but we wanted more information on cost. The cost of the pad would be approximately \$10,000. The only other information I think I can add is the that its thought to get playing time down at Wilde, so doing something at Sycamore might be reasonable, might be a little remote, there is something there already but nit in usage shape, but will serve the community. Let's assume the \$10,000 will include that.

Council Member Orseck – Basketball from Rec advisory was interested in doing something there. Will take the ball and work on this with recreation.

Mayor – if you look at Wilde memorial today, it does need help.

Lenora Benjamin– spoke with Mark today and he said it looked good.

Council Member Orseck – just speaking from parks and rec. just saying we spend so much money.

Mayor – will you tell him there are 7 pairs of eyes that are concerned?

Lenora Benjamin – much better control with having the sprinkler system in.

Council REPORTS –

Council Member Pazan – library Romeo and Juliet coming up. Amazon smile program, teen summer kick off was today grades 6 -12, traveling theater July 13 sword and stone. Teen summer

reading Mondays 2 pm grades 6 -8 snacks and trivia. Met with Brain from shades of SoHo, there is a central business district committee.

Council Member O'Hagan – thanked the fire, ambulance and OEM great job at the fair, successful couple of days. Set up relationship with Hawthorne & Fair Lawn Hawthorne set up a training staging area, have an area where other communities can go an practice live, mock area looking to partnership with us, looking for nominal contribution from Glen Rock would like to have public safety members come look at it with me. In the long run would be a tremendous tool for our departments to work together done a lot of work over the year, something we should consider and look into.

Council Member Nogara – they saved us over the past few years. They have been our partners over the past few years.

Council Member O'Hagan – they are asking them to help with the funding of this facility.

Mayor – when are they looking for the money? There not expecting any money.

Lenora Benjamin – this would create a shared service agreement with a training facility for our members and the picture.

Council Member O'Hagan – spoke with the mayor and attorney of Hawthorne, if we wish to explore this more I'm sure they are more than happy to work with us.

Mayor – they might not get the money until next year.

Council Member Martin – no report

Council Member Nogara – no report

Council Member Orseck – Tuesday July 14 next rec meeting.

Council Member O'Hagan – surface but out all purpose surface tongue and groove that I thought would be terrific for the tennis court and basketball courts. Requested a sample. 15 – 18 year life. Very interesting material. I have a sample and some pricing information.

Admin Report –

Harristown road pump station making progress delivery of pumps in first week of July.

Request for filming, must have insurance and fee.

Hydrant testing notification

Glen Courts we have a year to our contract going to be putting together a meeting with the board on moving forward.

Mayor – Wednesday agenda first reading proposed ordinance sent by the planning board, ask that each of you read the provisions, question I have is are we in any way establishing a template of comparable locations in town are we taking risk that we don't need to take. Each possible location needs to stand on their own merit.

Mayor – comments I received from star buck, about the anti-idling, and where is our street sweeper.

Public Comment –

Bruce Packer – what is the latest on the AED’S.

Mayor – I am hoping to introduce one of the donors at our meeting Wednesday night for the purchase of one.

Lenora – John Peiremontao – concerned with the railroad ties, laying all over. I have contact with NJ Transit and see what we can do.

Motion made by Council Member Orseck to close the work session

Seconded by Council Member Nogara

All in favor

Adjourned 10:04 pm.