

BOROUGH OF PARK RIDGE
MAYOR AND COUNCIL MEETING
WORK SESSION

June 14, 2011
9:00 P.M.

Present: Council members; Kane, Viola, Hopper, Misciagna, Council President Maguire, and Mayor Ruschman

Absent: Councilwoman Kilmartin

Also Present: Robert Mancinelli, Borough Attorney
Helene Fall, Borough Administrator
Colleen Ennis, CFO
Kelley O'Donnell, Borough Clerk

Mayor Ruschman read the compliance statement earlier as required by the Open Public Meeting Act, P.L. 1975, Chapter 231.

Park Ridge Fire Department

Chief Bob Ludwig and Assistant Captain Tom Derienzo attended

Air Pack presentation to the Mayor and Council – report distributed earlier

- Masks have to be individually fit to the firefighter
 - Department is experiencing air mask and air pack failures
- Park Ridge and Montvale are the only departments in the area still using survivair packs
 - Regulators and read outs cracking
- Chief would not recommend replacing only the masks at this time – too many issues
 - Air tanks have been hydrostatically tested twice - limit
 - Department would have to replace the tanks in 2 years
- Standards and testing are governed by DOT – no appeal process
- Currently the department has 33 packs
 - 3 are now out of service
 - 3 additional firefighter positions on the apparatus have no air packs
- Chief Ludwig reviewed the brands of air packs used
 - Scott holds the 2011 NJ State Bid Contract
 - Council discussion that the industry standard is Scott
 - Ms. Fall advises that there is no reason to go out to bid
- Chief Ludwig further advised that Scotts is offering a Trade In
 - \$43,000 off of State Contract
 - \$6,000 for trade in
 - Supplier has additionally committed to providing loaner packs
- Chief Ludwig also stated that there is no local service provider for “non-Scott” packs
- **Park Ridge Fire Department is recommending full replacement under State Contract at this time - \$225,000**

- Council discussion that Honeywell has bought out Survivair
- **Estimated Delivery – 60 days**
- DOT allows air tanks to be used up to 15 years from date of manufacture and then they have to be crushed
- Scott claims that they will always be able to upgrade their equipment, as new standards come out
- Mayor Ruschman asks where we can get the funding
 - Ms. Fall stated that there is money in the 2011 Budget that was intended for the NJ DOT Road Resurfacing Grant
 - Budgeted for engineering fees
 - Grant was not awarded
 - This would cover the necessary 5% down
 - Ms. Fall further stated that a multi-purpose bond ordinance needs to be adopted
- Councilman Kane suggested that the Library Board be approached again
 - Opportunity for them to be heroes
 - Library Surplus is sitting there since Hurricane Floyd (1999)
- **All present agree to purchase of equipment for Park Ridge Fire Department**
 - **Ms. Fall stated that she will prepare a multipurpose bond ordinance for introduction on 6/28 and adoption 7/12**
- Councilman Hopper asked where Montvale is on their equipment
 - Chief Ludwig stated that Montvale participated in a joint presentation with Survivair and has met separately with Scotts
- Council President Maguire asked if there were any grants available
 - Ms. Fall stated that there are but disbursement would be 12 months down the road

9:23 p.m. Chief Ludwig and Captain Derienzo left meeting

9:30 p.m. Brigitte Bogart, Borough Planner

Council President Maguire stated that Ms. Bogart was invited to review COAH with the Mayor and Council

- He further stated that the Borough's affordable housing plan is being challenged by an objector
 - Mediation at least a year
- Council President Maguire stated that the Zoning Board of Adjustment had approved an affordable housing project which includes 5 units
- Council President Maguire reviewed with those present the history of the objector
 - Borough wants affordable housing downtown and objector wants to develop in a ravine
- Council discussion on application that has been approved
- Council discussed objector and the fact that it has been ongoing for 8-10 years
 - The plan approved is on Hawthorne and Madison
- Ms. Bogart stated that the Borough would have to file an emergent order to allow the expenditure of COAH funds
- Borough's affordable housing plan has been on file at COAH since 1983
 - COAH will not allow the Borough to file a new plan while in mediation
- Council discussion on the \$650,000 in the Trust Fund

- The approved project would cost the Borough \$400,000 - \$500,000
- Council discussion on the State taking the money from the Trust Fund because it has not been spent
 - The sentiment is that if the Borough does not spend the money they will lose it and the Affordable Housing Plan will not be approved again
- Ms. Bogart explained to those present that her original intent was to advise the Council to file an emergent order
 - Her recommendation at this time is to spend the money on the approved plan
 - When the Borough Affordable Housing Plan is reviewed by COAH they will see the 5 units Council discussion that deed restrictions will be in place
 - Council discussion on legality of spending the money without an approved plan
- Council discussion that most of COAH no longer exists at this time
 - Ms. Bogart stated that a memorandum was received two weeks ago from the League of Municipalities advising the municipalities to rely on their professionals' recommendations
- Ms. Bogart further advised that the plan makes sense in that it complies with COAH guidelines
- Rob Mancinelli advised the Council that the money is not released from the Trust Fund until the deed restrictions are recorded
 - Council discussion on COAH unit at 37 Park Avenue
 - Ms. Bogart reviewed with the Council the options they have to pay the money
 - Her recommendation would be to follow the same process as was done for 37 Park Avenue
- Council President Maguire stated that the developer of Hawthorne/Madison Avenue project was in about a month ago with comparable rates per unit
 - Rob Mancinelli stated that the developer is looking for \$80,000 - \$90,000 per unit
 - Ms. Bogart stated that it is closer to \$90,000
- Council asked Mr. Mancinelli his opinion on spending the money and not filing an emergent order
 - Rob Mancinelli stated that it is tough to answer since COAH is not active right now
 - He further stated that he would like to see the memo from the League of Municipalities
 - Rob Mancinelli stated that he will then give the Mayor and Council a written response
- Councilman Kane stated that he would like to hear an opinion officially from the Auditor as well
 - He further stated that if the Borough Attorney and Auditor are fine with spending the money then he is also
- Brigitte Bogart stated that any money drawn from the Trust Fund since the 1984 approved spending plan has been done by resolution
 - The approved spending plan has not been changed since 1984

- Rob Mancinelli states that the 3-4 professionals need to confer and will advise the Council
- Councilman Hopper asked how the Trust Fund money is generated
 - Council President Maguire stated that it is through the Development Fees
- Council President Maguire stated that the only reason they are pushing to get this done is to protect the Borough from COAH
 - At this time COAH is agreeing with the objector
- Council discussion on emergent order process
 - **Legal opinion is needed**
 - **Colleen Ennis stated that she will discuss with Jeff Bliss, Borough Auditor**
- **Council agrees that professional feedback is needed for 6/28 meeting so that the Borough can move on**

- **Waste Management Transfer Station Site**
 - Rob Mancinelli asks Ms. Bogart to give an update on what can be done
 - Rob Mancinelli further advised the Council that Borough ordinances cannot preempt State and Federal Laws
 - Ms. Bogart advised that the Planning Board had discussed last week
 - John TenHoeve confirmed what Rob Mancinelli stated
 - Borough cannot stop them from coming in
 - Ms. Bogart asked John TenHoeve if the DEP takes into account local zoning ordinances when making a determination
 - Recommendation would be to create a new ordinance stating that vegetative waste is not permitted
 - Council discussion that expansion of the facility would already create a use variance
 - Ms. Bogart and Mr. TenHoeve are drafting an ordinance that would prohibit vegetative waste
 - Allow higher density and additional height
 - Councilman Misciagna asked if it would permit mixed use buildings
 - Draft of ordinance to be ready for Planning Board next Wednesday
 - Mayor Ruschman advised that he had received a phone call from John Wolrab
 - Mayor Ruschman advised him that the Council was meeting to discuss the Class “C” permit
 - Councilman Misciagna stated that he is against an organic waste transfer station downtown
 - Council President Maguire stated that he does not want Park Ridge as a leaf transfer station for Bergen County
 - Councilman Viola stated that he is not opposed to leaves but does not want vegetative waste
 - Councilman Kane suggests inviting John Wolrab to the Council meeting of July 26th –Closed Session to discuss Waste Management’s intent
 - Rob Mancinelli advised the Council that it is two different processes that Waste Management will need to go through
 - Applying for permit to the State
 - Zoning variance – expansion of a non-confirming use

- Council President Maguire stated that it is an opportunity for the Borough to get the transfer station out of there and sell it
- **Council asks that John Wolrab be invited to the 7/26 Mayor and Council meeting**
- **Fairview Avenue Trail Project**
 - Ms. Bogart advised that it is moving along
- **Albanis Project**
 - Ms. Bogart advises that the contract has been sent for signature
 - Ordinance needs to be in place for funding
- **Green Team Grant Application**
 - Natural Resource Inventory – estimate to prepare \$25,000
 - 20-50 points towards Sustainable Jersey
 - Grant is due the end of July
 - Planning Board was asked to review
 - Ms. Bogart advised that 8-10 do not apply to Park Ridge
 - Discussion that the Green Team feels strongly about the Natural Resource Inventory
 - Ms. Bogart advised that there are approximately 7 minor items which are easily attainable
 - Email was sent to James McDermott, Green Team Chairman
 - Cost estimate for these - \$7,000
 - Ms. Fall advised those present that this is the second phase to reach the Silver level
 - She further stated that Walmart is funding the grants
 - **Ms. Fall advised that there is no reason that Mr. McDermott should be contacting Brigitte Bogart**
 - **The Green Team was formed to do the Sustainable New Jersey application and there is very little that they are doing**
 - **They have utilized Councilman Hopper, Ms. Fall and Bill Beattie**
 - Ms. Bogart advises that the Borough needs to apply for the grants now
 - Councilman Hopper would recommend the \$10,000 level
 - **Ms. Fall will follow up with Ms. Bogart**
 - **Councilman Hopper will follow up with James McDermott**

Brigitte Bogart left the meeting

BOROUGH ADMINISTRATOR'S REPORT

- **Police Reserves Rules and Regulations**
 - Chief Madden, Chief Witte and Rob Mancinelli reviewed
 - Resolution authorizing adoption to be listed on 6/28 agenda
- All present agree

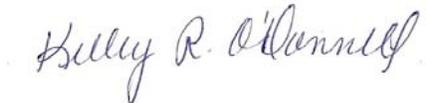
- **Appointing Authority Representative for NJ Civil Service Commission**
 - Ms. Fall advises that she is the appointing authority at this time
 - Recommendation to appoint Borough Clerk
 - Resolution authorizing to be on 6/28 agenda
- All present agree
- **Police Consolidation Study**
 - Woodcliff Lake adopted resolution
 - Montvale will be adopting
 - Representative will be needed from all 3 communities
 - Mayor Ruschman, Ms. Fall, Mayor LaPaglia and Wolfgang Albrecht met
 - Ms. Fall stated that the municipalities need to define a steering committee in the Request for Proposals
 - Councilman Kane suggested calling it an advisory committee
 - Councilman Kane also asked if the municipalities were waiting for the completion of the study before starting conversations
 - Council recommendation not to have the Police Chiefs on the Advisory committee
 - Council discussion that the Committee should consist of the Mayor, Police Commissioner and Councilmember
 - Council discussion on Park Ridge being the lead agency
 - Councilman Misciagna stated that Chief Madden advised him that Montvale and Woodcliff Lake have started hiring and making promotions
- **BCOSTF - Funding**
 - Applications due 9/1/2011
 - Suggest submitting application for balance of Mill Pond Park
 - Brigitte Bogart to prepare cost estimate
- **Public Litter Containers – Advertising Bid results**
 - Council to decide if they wish to rebid
- To be discussed 6/28
- **Tri-Borough Fuel Depot**
 - Woodcliff Lake and Montvale to renew another 5 years
 - Rob Mancinelli to tweak agreement
 - Resolution will be listed on 6/28 agenda
- **North Fifth Street**
 - Ms. Fall reminds the Council that the Frazzas and Rehaks were at a Mayor and Council meeting a few weeks ago
 - Eve Mancuso met with Boswell McClave to add additional drainage to the project
 - Change order would be \$3,350
 - Ms. Fall advises that there are sufficient funds in the grant to complete
 - Ms. Fall asks the Council for the authority to approve change order

- Confirming resolution will be listed on 6/28 agenda
- **Ms. Fall also advised the Council of a petition signed by Mountain Avenue residents**
 - Complaints about the curbing done as part of the 2009 road project
 - **Ms. Fall will forward to Eve Mancuso**
 - **2012 budget consideration**
- **Council President Maguire stated that the Chamber of Commerce is raising issues on the parking downtown**
 - Council discussion on signage Park Avenue and Hawthorne Avenue
 - 2 hour parking and 1st six spots on Broadway
 - Council discussion on Perryland Parking Lot – 19 spots
 - 6 are reserved for the condos – 13 available
 - Council discussion on modifying ordinance for Hawthorne Avenue lot allowing non-commuter parking after 4:00 p.m.
 - **Council discussion on Broadway Parking Meter**
 - **Council President Maguire to discuss with Bill Beattie**

**Councilman Hopper asked the status of the Recycling containers
Ms. Fall advised that it will be listed for discussion on 6/28**

Public Work Session adjourned to Closed Session at 10:35 p.m.

Respectfully submitted,



Kelley R. O'Donnell, RMC
Borough Clerk