

**MAYOR AND COUNCIL MEETING**  
**OPEN WORK SESSION**

**July 14, 2015**

**7:15 P.M.**

Present: Councilmembers; Cangialosi, Bertini, Bosi, Hopper, Oppelt and Acting Mayor Misciagna

Absent: Mayor Maguire

Also Present: John Ten Hoeve, Borough Attorney  
Kelley O'Donnell, Borough Clerk/Administrator  
Joe Kolodziej, Finance Director  
Eve Mancuso, Borough Engineer  
David Hornblass, HornRock  
Maurice Hornblass, HornRock  
David Minno, Architect/Planner  
Sam Gershwin, Representative HornRock  
Greg Meese, Attorney

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**Acting Mayor Misciagna read the compliance statement as required by the Open Public Meeting Act, P.L. 1975, and Chapter 231.**

**BOROUGH CLERK / ADMINISTRATOR REPORT**

- **BCOSTF 2011 Funding Round – Mill Pond Phase II**
  - Proposal received from Chatham Irrigation which includes running a water line
    - Resolution awarding contract on 6/23 Consent Agenda
      - Work completed
  - Eve Mancuso to work with Brigitte Bogart to close out punch list items
- **Evaluation of Recreation Facilities**
  - No update at this time
- **Borough Hall Improvements**
  - Mayor and Council had previously discussed signage on front of building and glass
    - Recommendation that Mayor Maguire and Council President complete a walk thru so a punch list of items can be prepared
- **BCOSTF 2013 Funding Round – Sulak Recreation Area**
  - Eve Mancuso and Brigitte Bogart are finalizing the plans
    - Mayor Maguire and Council President Misciagna met with business owner adjacent to area of improvement
    - Eve Mancuso met with Lt. Mauro to finalize pedestrian and traffic flow for safety
- **Telephone System**

- Angelo DellArmo discussed with Mayor Maguire IT areas that improvement is needed in addition to phone
  - No update at this time.
- **BC CDBG FY 2015 – Senior Activities**
  - Revised allocation \$4,125
  - No update at this time
- **ADA Ramps – Park Avenue – Pascack Road to Kinderkamack Road**
  - County received bids on 6/2
    - P.A. Contractors is the low bidder
    - Freeholders’ resolution awarding contract to PA Contractors has been received
    - Borough resolution, contract and voucher sent to PA Contractors.
      - Bergen County PreCon meeting scheduled for 7/16; E. Mancuso to schedule meeting in Park Ridge.
      - Council discussed who would attend PreCon meeting.
- **ADA Ramps – NJ transit RoW**
  - Mayor and Council requested a review of the NJ Transit approved plan
    - Waiting for feedback
  - Eve Mancuso to discuss with Brigette “beautifying” the area
  - If plan is finalized, E. Mancuso can solicit proposals from PA Contractors and DLS
  - Prior to award of contract funds will need to be allocated
    - Downtown improvements balance cancelled after two years
      - Discussion of amending Bond ordinance for 2015 Road Improvements
- **Interactive Map on Borough Website**
  - No update at this time
- **NJDOT FY2014 – Ridge Avenue**
  - Letter dated 6/23 NJDOT approved the award of the contract to AJM
  - PreCon meeting held July 2<sup>nd</sup>
    - Work to commence week of July 20<sup>th</sup> weather permitting
    - Letters to residents mailed week of July 13<sup>th</sup>
- **2014 Road Improvement Program**
  - 2% retainage remains
    - Eve Mancuso to finalize with AJM and BoE
- **2014 Road Improvement Program – Professional Services**
  - No update at this time
- **Fifth Street Culvert- Hydrology Study**
  - Requested proposal from Eve Mancuso
    - Waiting for report from TranSystem as well
- **Mill Pond Dredging**
  - No update at this time
- **Tax map Update**
  - 98% complete – John reviewing before sending to the State for approval
    - Completion date requested from E. Mancuso
- **NJDOT FY 2015 State Aid Program – Glen Road Culvert**

- Eve Mancuso has recommended that Tasks 1-3 of her proposal be approved so that the Borough is ready for construction in 2016
  - Mayor and Council agree with recommendation
- Joe Kolodziej looking for funds - \$27,100
  - Council authorized award of contract once funding is in place
- K. O'Donnell to send letter to WCL regarding their portion of the deterioration
- **2015 Road Program**
  - PreCon meeting with DLS held 6/23
    - Work was to commence week of July 13<sup>th</sup>; moved to week of July 20<sup>th</sup> due to weather and mobilization
      - Residents have been notified and Web posting to be updated
  - Contractor inspected drains at commuter lot and submitted proposal for repair/replacement \$30,429.00
    - Revised proposal requested from DLS
      - Proposal of \$15,000 received
    - Council requested to obtain proposals from other contractors
- **Road Restoration Ordinance**
  - Still waiting for input from Board of Public Works
- **Lightning Detection system**
  - A. DellArmo and P. Longo have been very busy doing preliminary work
    - Installation completed
    - Board of Ed to be invoiced
- **Senior Van – Interlocal agreement with Borough of Montvale**
  - Revised Agreement has been forwarded to Montvale for review and execution
    - Meeting scheduled with Montvale to discuss Woodcliff Lake's potential usage and fee on 7/22
    - Completion date of van Mid-to-End of August
    - Lettering to be discussed
- **Grants**
  - K. O'Donnell met with Peter Blanos to discuss BC CDBG grant applications for FY2016-2017
    - Council discussion on sports lighting project for 2016
    - Councilman Cangialosi to request Millennium to attend a meeting in September/October
- **DPW request for additional containers**
  - Ordinance introduced on 6/23
    - Funds to be available on 8/21
    - Ordinance included for adoption on 7/14 agenda
- **William D. Diedrich Award**
  - Liaisons to meet with their respective organizations for recommendations
- **Health Care Reform – Pay to Play**
  - Maggie is preparing the information to send to Marsh McLennan
- **GovDeals Online Auction**
  - Francesca uploaded all information for auction to go live 7/15 at 9am
    - Resolution authorizing sale of surplus equipment included on 7/14 agenda

- **General Engineering**
  - Woodland Street sinkholes
    - Corrugated metal pipe deteriorated and needs replacement
    - DPW backfilled and blacktopped for now.
    - Needs to be added to future drainage project
  - Barry Stein's Apartment Building- Park Ave & North Maple
    - Deteriorated driveway apron
    - Complaint that the drop down curb cutouts allowing for water to run up the drop curb and wash out mulch.
    - Owner requested full height curbs to be installed.
      - Council requested to get cost estimate to raise curbs
  - Colony Avenue Bridge sidewalk erosion
    - E. Mancuso to inspect and provide feedback
  - Homestead Place- RiverVale Resident
    - P. Wayne advised DPW has cleaned up the property
    - Resident concerned with swale issue
      - E. Mancuso advised larger stones may need to be placed there
        - Council requested to get cost estimate for stone replacement
  - 31 Glendale Road
    - Woodcliff Lake section of the brook has significant erosion
    - Council requested letter to be sent to WCL regarding issue
    - Acting Mayor Misciagna requested E. Mancuso draft letter
- **Recommendation for Electronic Waste Disposal**
  - Updated proposal received from e-revival
    - Council unanimously agreed on recommendation for award of contract
- **Park Ridge Borough Hall Site Remediation**
  - NJDEP & LBG letters provided as an FYI
- **PRFD PEOSH Inspection**
  - Violations were abated at time of inspection
  - Provided as an FYI
- **Certification for State Aid- CY2015**
  - LFN 2015-10 provided as an FYI
- **Recreation & Cultural Committee- Atlantic City Bus Trip**
  - Trip is scheduled for Columbus Day Weekend, \$30pp
  - Release of liability letter to be sent to Vozza
  - Advertising in Park Ridge authorized
- **PRFD Fire House fence Installation**
  - Proposal for 5' Beige PVC or 5' Black chain link
  - Association to pay and install it
  - Council requested to table to next meeting until they can review area of installation
- **PKRG- TV Policies & Procedures**
  - J. Ten Hoeve to review and provide comments if necessary
- **League of Municipalities Conference- November 17<sup>th</sup> – 19<sup>th</sup>**
  - Early reservations is recommended

- **PRPD Comp report**
  - Provided as an FYI
- **PRPD Odometer Readings**
  - Provided as an FYI
- **Mill Pond/Electric Lake**
  - Green Team requested water line proposal
  - Chatham Irrigation proposal received- \$4,460
  - Councilman R. Bosi and K. Misciagna to request meeting with Green Team to discuss
- **Street Sweeping**
  - Next round will be on 7/27

### **GENERAL ENGINEERING**

- Basketball Courts
  - Council request to update residents when project will be available for bid.
- Board of Education- Snack Shack
  - Council request letter to be sent to BoE for interest in utilities for snack shack

**Open Work Session adjourned to Public Session at 8:15 pm on a motion made by Councilman Bosi and seconded by Councilman Cangialosi to confirm. Motion carried unanimously.**

**Open Work Session reconvened at 8:53 pm.**

HornRock Representatives join the meeting at 9:00 pm.

(David Hornblass, Maurice Hornblass, David Minno, Sam Gershwin and Greg Meese)

- **Redevelopment- Hornrock Presentation**
  - Greg Meese discussed vacant office building within Bergen County
  - Explained the best option of redevelopment of office space and its benefits
  - Discussion of traffic impact, DEP permitting, Ideal location for residential, Repurpose as high end residential property
  - Dave Minno presented an architectural drawing to show Council the proposed plan (both preexisting and conceptual)
    - Explanation of each of the buildings layout, amenities and locations on the map
    - Building #3 would be part in Park Ridge and part in Montvale
    - Council expressed concern having a building in two towns with regard to utilities
    - Council suggested redesign and movement of buildings to be in one town
  - Sam Gershwin discussed his involvement in other redevelopment projects with inter-municipal agreements
    - They will provide a list of repurposed development projects
    - Gave proposed number of units in Park Ridge

- Studios, 1 Bedroom, 1 Bedroom w/den, 2 Bedroom and 2 Bedroom w/den.
    - They want this to be a legacy project and not looking to flip it; looking long term
    - Gave overview of their professional team
  - J. Ten Hoeve advised the Hornrock team that the Council may want to have an independent traffic study
    - Councilman R. Bosi would like to see a second entrance incorporated in the development/drawing
    - S. Gershwin would like the project to move forward
      - E. Mancuso suggested to add a water study and sewer study with the traffic study

HornRock Representatives exit the meeting at 9:50 pm.

### **BOROUGH ENGINEER REPORT**

- **PRAH**
  - Council requests for a plan to be submitted for review with Engineer, Planner and Attorney
- **Redevelopment- HornRock**
  - E. Mancuso to suggest a traffic study company
    - J. Ten Hoeve to inform G. Muse to post escrow for traffic study, redesign and professionals costs.

### **BOROUGH CLERK/ADMINISTRATOR REPORT**

- **Board of Ed**
  - Request for Police Over-time (primary billing) to be paid.
  - All present agreed.

Open Work Session adjourned at 10:15 pm

On a motion made by Councilwoman Bertini and Seconded by Councilman Hopper to confirm. Motion carried unanimously.

Respectfully submitted,

Francesca Maragliano  
Deputy Borough Clerk