

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

**July 28, 2015**

**6:50 P.M.**

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

Also Present: John Ten Hoeve, Borough Attorney  
Kelley O'Donnell, Borough Clerk/Administrator  
Joe Kolodziej, Interim Finance Director  
Francesca Maragliano, Deputy Clerk  
David Hornblasse, HornRock  
Maurice Hornblasse, HornRock  
Sam Gershwin, HornRock Representative  
Jennifer Knarich, Price, Meese, Shulman & D'Armino

---

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

- HornRock- Redevelopment –Sony Property
- Sam Gershwin presents new layout for redevelopment of Sony property.
  - Two buildings moved to Montvale and Four buildings in Park Ridge
  - Discussion of previous concerns and how the new layout addresses them.
  - Updated numbers proposed of rental units, parking spots and tax revenue.
  - Discussion of traffic, sewer and water impacts. Borough request to hire independent study team.
    - Sam Gershwin informs Council they are prepared to post escrow for studies.
    - Councilman Bosi asks if sewage would flow to Park Ridge.
    - George Mehm inquires about gas and water demands on our system.
    - Engineer E. Mancuso emphasized need for a second emergency access point.
    -

HornRock Developers Group leaves the meeting at 7:10pm.

**ENGINEERS REPORT**

- General Engineering
  - Trench Drains at Commuter Lot
    - Quotes received from DLS for full and reduced scope of work.
    - Pipe size increase needed.
    - Repair cost received for \$6200.00
  - Rock Avenue

- Gutter line along frontage has settled. (not from water main leak)
- E. Mancuso recommends to TB the line.
  - E. Mancuso to work with P. Wayne and B. Hahn, resident to be informed.
- Pavement – Torrential Rain Damage
  - E. Mancuso recommends locations to be milled and resurfaced.
  - Request to obtain proposal from DLS Contracting.
- Homestead Place
  - Swail breached by torrential rains.
  - E. Mancuso to supply P. Wayne with a repair plan for contractor solicitations.
    - Proposal provided by O’Donovan Excavating for \$4800
- Fifth Street Culvert- Mill Book
  - Quotation provided for Survey and Hydrologic Analysis
  - Recommendation for cost sharing of 50%

### **COUNCIL MEMBERS**

- Councilman Oppelt advised Mayor and Council about a 911 Candlelight Memorial.
  - Mayor and council agreed it would be nice.

**Open Work Session adjourned to Public Session at 8:13 pm on a motion made by Councilman Bosi and seconded by Councilman Cangialosi to confirm. Motion carried unanimously.**

### **ENGINEERS REPORT**

- Handicapped Ramps Along Park Avenue
  - Pre-Construction meeting held with PA contractors
  - Construction to commence August 3, 2015.
- Recreational Facility- Mill Pond, Phase II
  - Project is complete.
  - Processing final payment to close out project.
- New Jersey Transit- ADA Crossing
  - NJ Transit approved preliminary plans and submitted a draft agreement.
  - Ingannamorte quotation out dated, requested for new proposal
- 2014 Road Improvement Program
  - Project is complete.
- Updates to the Tax maps
  - Maps 98% complete, 50% checked.
  - Upon completion they will be sent to state for review and approval.
- Sulak Lane Park Improvements
  - Re-construction of basketball courts included.
    - E. Mancuso brought samples of proposed surface.
    - Mayor and Council discussed their likes and dislikes of the material.
    - J. Falkenstern to bring it to the Open Space meeting for their comments.

- Glen Road Culvert
  - Structural evaluation performed, report previously submitted.
  - Reduced weight signs in place.
  - Revised proposal has been received.
- 2015 Road Improvements Program
  - DLS Contracting has commenced drainage work on Stephen Drive.
  - E. Mancuso to solicit proposal for various pavement repairs from storm, as well as replacement for Maple Ave.

## **BOROUGH CLERK / ADMINISTRATOR REPORT**

- BCOSTF Grant Application: BC OST 2011 Funding Round
  - B. Bogart and E. Mancuso to work with AJM to close out project.
- Evaluation of Recreation Facilities for compliance with 2010 ADA Standards
  - No update at this time.
- Borough Hall Improvements
  - Improvements are complete.
  - Mayor and Council President to meet with Administrator O'Donnell to review punch list items.
- BC OSTF 2013 Funding Round
  - E. Mancuso received the landscape plan from B. Bogart.
  - Landscape plan discussed at 7/23 meeting.
- Telephone System
  - A. Dellarmo soliciting proposals.
  - Cost sharing with Utilities has been discussed.
- BC CDBG Funding Year 2015- Senior Activities
  - No update at this time.
- ADA Ramps- Park Avenue- Pascack Road to Kinderkamack
  - PreCon meeting held 7/20.
  - Letters mailed to businesses and residents on 7/20.
  - Construction start date moved to week of 8/3.
- ADA Ramps- NJ Transit RoW
  - E. Mancuso to solicit proposal from DLS
    - Funds need to be allocated first, balance was cancelled after two years.
    - Bond Ordinance could be amended to fund additional emergency work.
    - Ingannamorte declined to bid.
- Interactive Map on Borough Website
  - No update at this time.
- NJDOT FY 2014 State Aid Program
  - AJM successful bidder.
  - Letters mailed to residents week of 7/13.
  - Work commenced week of 7/20.
- 2014 Road Improvement Program
  - E. Mancuso to meet with AJM.
  - 2% retainage remains to be paid after approved Maintenance Bond.
- Professional Services- 2014 Road Improvement Program

- No update at this time.
- Fifth Street Culvert
  - Waiting for report from TranSystem.
  - Brooker sent proposal for survey and hydrologic analysis
  - Administrator O'Donnell to reach out to county for cost sharing.
- Mill Pond Dredging
  - Mayor Maguire is in contact with the county.
  - Councilman Cangialosi recommends deciding the next step if no grants come in.
- Tax Map Update
  - 98% complete.
  - Completion date requested from E. Mancuso.
- NJDOT FY 2015 State Aid Program
  - Recommendation by E. Mancuso to complete tasks 1-3, Mayor and Council agree.
  - Will prepare for construction for year 2016.
  - Funding needs to be determined.
- 2015 Road Program
  - DLS commenced work on Stephen Drive.
  - Proposal for trench drain repairs at commuter lot received.
    - P. Wayne to solicit proposal from Stein & Sons.
    - Storm damage proposals requested as well.
- Road Restoration Ordinance
  - Waiting for input from Board of Public Works.
- Senior Van
  - Delivery to the Borough expected mid to late September.
  - Lettering for van discussed.
  - Renting to WCL discussed.
- Grants
  - Senior Activities and Borough Hall ADA Ramp Improvement grant resolutions on consent agenda.
- William D. Diedtrich Award
  - Council liaisons to meet with their respective organizations for recommendations.
- Health Care Reform- Pay to Play
  - Information requested by Marsh McLennan sent on 7/28.
- GovDeals Online Auction
  - Auction ended 7/24.
    - Resolution authorizing acceptance of bids received on consent agenda.
- General Engineering
  - Woodland Street Sinkholes
    - DPW backfilled and blacktopped area.
    - Will be added to future drainage project.
- Barry Steins Apartment building- Park Avenue & North Maple
  - Deteriorated driveway apron.
    - Proposal solicited from Stein & Sons for repair.
    - Complaint of water issue from drop curb.
      - E. Mancuso to to request proposal from DLS.

- Homestead Place- River Vale resident
  - Issue of swale blow out from heavy rains a concern.
  - P. Wayne to solicit proposal from O'Donovan and Stein.
- PRFD Fire House Fence Installation
  - Proposed 5' Beige PVC fence.
    - Mayor and Council discussed location.
      - Mayor Maguire recommends input from B. Bogart.
- PKRG-TV Policies & Procedures
  - Revised policy sent to J. Ten Hoeve for review.
- League of Municipalities Conference- November 17<sup>th</sup>-19<sup>th</sup>
  - Provided as an FYI.
    - Early reservation recommended.
- Mill Pond/Electric Lake
  - Green Team request for water line installation.
  - Chatham Irrigation proposal received.
    - P. Wayne to solicit proposal from Stein & Sons.
- Board of Public Works- Security Deposits
  - Board has recommended to amend Chapter 55A-13 of the Borough code.
    - Attorney Ten Hoeve to provide information for amended ordinance.
- Pascack Joint Court- Quarterly Activity Summary
  - Provided as an FYI.
- Permit Fee Log Recap
  - Provided as an FYI.
- Loss Control Report
  - Provided as an FYI.
- Parking Complaints- Fremont Avenue
  - Provided as an FYI.
- 61-63 Pascack Road- Lukoil Station Buffer Maintenance
  - Proposed on site meeting scheduled for 8/6
- Bergen County Health Dept. Inspection- Recycling
  - Additional recycling receptacles have been added at Borough facilities/offices.
- ITN North Jersey- September Meeting
  - Available for September 22<sup>nd</sup> meeting.
- GASP to present to Board of Health 9/17 meeting
  - Provided as an FYI.

### **CFO REPORT**

- Woodcliff Lake reconnect fee being enforced.
- Tax due date extended until August 31<sup>st</sup>.

**Open Work Session adjourned to Closed Session at 10:42 p.m.**

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

Respectfully submitted,

Francesca Maragliano  
Borough Deputy Clerk