

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

**April 12, 2016**

**6:50 P.M.**

Present: Councilmembers; Bertini, Bosi, Capilli, Misciagna, Oppelt, and Szot  
Mayor Maguire.

Absent: None

Also Present: John Ten Hoeve, Borough Attorney  
Kelley O'Donnell, Borough Clerk/Administrator  
Joe Kolodziej, Chief Financial Officer

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

**Jeff Bliss, Auditor – Lerch, Vinci Higgins**

- 2016 Municipal Budget Analysis documents distributed
  - Surplus is stable
  - Review of tax rates 2011-2015
  - Review of schedule of fund balance
  - J. Bliss advises that you never want to use more surplus than you can regenerate in the coming year
  - Analysis of major line item increases (decreases)
  - Review of library costs – building costs, insurance, salary & wages, reimbursement of services
  - Excess sewer fee down \$16,000 – timing of receipts
  - Interfund – monies due from other trust funds
  - J. Bliss explained appropriations
  - Discussion on reduced assessed valuation
  - Discussion on tax rate
    - .565 to .582 = 3% - average increase is \$80/household
      - \$38/household is due to the reduced assessment from Hertz tax appeal settlement

**Jeff Bliss leaves at 7:20 pm**

**Brigitte Bogart, Planner and Robert Goldsmith, Special Redevelopment Counsel**

- Initial presentation to council on downtown redevelopment
  - Mayor Maguire discussed presentation to Public at 4/26 meeting
  - Applicant requested rezoning in October 2014
  - B. Bogart reviewed with those present what has taken place since that time
    - 4 memorandums and reports distributed to Mayor & Council
  - October 2015 until April 2016 – B. Bogart reviewed what the Planning Board has been working on

- Distribution of March 8, 2016 redevelopment plan
  - 220 residential unites
    - 198 fair market
    - 22 affordable units
  - Retail space below
- B. Bogart reviewed building height, area and bulk regulations, and proposed parking lot
  - Review of setbacks from street
  - Review of setbacks of 5<sup>th</sup> story
- Proposed community center and 3 level parking garage
- Discussion on Traffic study and parking requirements
- Distributed Downtown Redevelopment Impact summary of findings
  - Mayor Maguire wants to set up a meeting with the majority property owner
- 2 major concerns of the Planning Board
  - Building height and impact on schools
- Discussion on impact on utilities
- Discussion on PILOT – typically 10% of projected cost
- Discussion on creation of a plaza
- B. Bogart has discussed the redevelopment with the County – Kinderkamack Road is a County road
  - Discussion on proposed height at top of 5<sup>th</sup> floor – 58 feet
  - Building height at 4<sup>th</sup> floor – 48 feet
- Councilman Oppelt suggested that anyone that is interested in the project should meet with the applicant
  - Mayor Maguire will set up a meeting with applicant, himself and councilmembers Bertini & Bosi
- B. Bogart completed presentation on downtown redevelopment
- Discussion on introducing ordinance on 4/26
  - B. Bogart was asked to attend the 4/26 meeting and review the redevelopment
  - J. TenHoeve will prepare ordinance for B. Bogart to review
    - Amendment to Zoning Map needs to be completed by B. Bogart
- Discussion on residents’ concerns about Hornrock developers and Sony property

**Open Work Session adjourned to Public Hearing at 8:11 p.m.**

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

**Open Work Session reconvened at 9:45 p.m.**

**MAYOR/COUNCIL OPEN WORK SESSION REQUESTS**

- Councilman Oppelt advised those present that PKRG-TV was out
- Councilman Misciagna advised that the Open Space Ballot update was discussed earlier, during the public hearing
- Councilwoman Bertini advised that the Access for All Committee was coming together
  - Next meeting 4/14 at 9:30 am
- Councilwoman Bertini advised that the Train Station Renovation was moving along

- Meeting scheduled for 4/13 at 5:00 pm with Peter Blanos
- Councilman Misciagna provided an update on the Interlocal Agreement with Woodcliff Lake
  - Meeting scheduled in Park Ridge on 4/14 with DMR Architects
- Councilwoman Bertini advised that she has received input from most of the groups for the June Newsletter
  - Submittals are more primarily what the departments are about
- Budget Newsletter – suggestion to change color and font
  - Mayor Maguire and Council President Bosi said to try it to see what it looks like and change it back if we don't like it
- Green Team request for a link from Borough Website to their own website
  - Council discussion on the fact that they have been told no in the past
    - Council President Bosi will deliver message
- Mayor Maguire advised that he received a phone call from a resident on Fremont Avenue; no crosswalks, large truck traffic, asked for load restriction and signs that ask motorists to “slowdown”
  - K. O'Donnell will reach out to E. Mancuso to schedule meeting with County to discuss traffic/pedestrian safety on Fremont Ave.

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

- Borough Hall Improvements
  - Audio/Video upgrade in Council Chambers
    - See Prior Admin reports
    - \$285 credit received on audio upgrade
    - Quote received for 2 new speakers and replacement of wireless mic
      - \$1,204 (materials only – no charge for installation)
    - Video upgrade included in 2016 budget - \$7,380
      - K. O'Donnell requested authorization to issue voucher with resolution memorializing on 4/26 consent agenda
        - Delivery & installation will take 3-4 weeks
    - Mayor & Council authorize issuing vouchers for speakers, wireless mic and video components
      - Resolution memorializing to be included on 4/26 agenda
- Borough Hall lobby
  - Bulletin Board and media pockets installed in lobby area
- Former Judge's chamber & office space/Breakroom
- N. Saluzzi is preparing drawings with building, plumbing and electrical requirements so that proposals can be solicited
  - N. Saluzzi is soliciting proposals
  - Proposals received from TJS Home Improvements & Exceed Renovations
    - \$17,000 – does not include flooring (carpet squares or vinyl)
    - \$21,500 - does not include flooring (carpet squares or vinyl)
  - K. O'Donnell authorized to schedule work with TJS Home Improvements
    - Resolution memorializing to be included on 4/26 agenda

- BC OSTF 2013 Funding Round
  - Resolution for 4/12 meeting rejecting of bids and authorizing rebid
- Telephone System
  - B. Beattie, A. Dell'Armo, R. Bosi and K. O'Donnell met on 4/8
  - A. Dell'Armo will put together a hybrid of
  - Main concern at this time is linking the buildings
- BC CDBG Funding Year 2016/2017 – Senior Activities
  - Allocation meeting held 4/6 – recommendation to BC Freeholders is \$3,530
- BC CDBG Funding Year 2016/2017 Facilities & Improvements
  - Allocation meeting held 4/6 – recommendation to BC Freeholders is \$42,125
- Tax Map Update
  - No update at this time
- NJDOT FY 2015 State Aid Programs
  - No update at this time
- Fire Hydrant Snow Removal
  - Amended Ordinance to be introduced at the 4/12 meeting
- General engineering concerns
  - See Engineers Report
- Bear Brook Bank Erosion
  - Bank stabilization a prioritized project in Woodcliff Lake
- Contracts for Solid Waste/Recycling Curbside Collection and Disposal
  - Contracts expire 5/31/2016
  - Bids received 4/12
    - 2 responses received IWS/Action and Waste Management
      - IWS/Action half the price of Waste Management on most options
      - Need to review options and make a recommendation to the Mayor & Council
- Train Station Renovations/Restoration
  - See Council Members
- BCUA – Solid Waste Cooperative Marketing Program
  - Current Agreement expires on 5/31/2016
  - Solid Waste bids are due 4/12
- Downtown Redevelopment Plan
  - Borough attorney to draft a redevelopment ordinance
  - Resolution included on 4/12 agenda appointing Special Redevelopment Counsel
- Recycling Contract – Sulak Recycling Center
  - Contract expires on 4/30/16
  - P. Wayne recommendation to renew with IWS
    - Mayor & Council authorize renewal with IWS
- Teacher Appreciation Week
  - K. O'Donnell prepared proclamation for 4/26 meeting
  - Councilman Capilli will invite teachers to present to
- 2016 Safe Routes to School Program
  - We have been unsuccessful in the past due to the layout and planning of the town

- K. O'Donnell advised that she asked P. Blanos, Millenium to see if there were grants for Crossing Guard apparel and equipment
- Firehouse Subs Public Safety Foundation Grant
  - Notice of Award - \$15,318.50 – 5 sets of turnout gear
- Millenium Strategies – March Grant Activity Report provided
- Grants Follow up meeting
  - 4/7 – P. Blanos, J. Kolodziej & K. O'Donnell
    - Safe Streets to Transit - \$220,000 received
      - Denied NJDOT Transit Village Grant
      - Total project including aesthetic elements \$577,000
      - P. Blanos recommends additional funding through NJDOT Local Aid Infrastructure or Transit Village again
    - NJDOT – Mill Road
      - Recommendation to apply this year for second phase of Mill Road
        - Complete project in 2 phases or hold phase 1 funding and complete at one time
    - In lieu of Safe Streets to Transit, I requested P. Blanos pursue funding opportunities for crossing guard equipment
- Response Action Outcome – 55 Park Avenue – UST - Provided as an FYI
- Bergen JIF – Loss Control Report - Provided as an FYI
- Fire Prevention Bureau – March Activity Report - Provided as an FYI
- Monthly Odometer Reading Report - Provided as an FYI
- Permit Fee Log - Provided as an FYI.
- Hillsdale Resolution – Requesting base lake elevation Woodcliff Lake Reservoir
  - Mayor and Council do not want to adopt endorsing resolution

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

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

Respectfully submitted,



Kelley R. O'Donnell, RMC  
Borough Administrator / Clerk