

WORK SESSION OF JULY 21, 2015

Mayor Cosgrove called the meeting to order at 7:00 p.m.

PRESENT: Mayor Cosgrove, Deputy Mayors Dunay and Lefkowitz, Councilmembers Peluso and Swain.

ALSO PRESENT: Manager Van Kruijning, Municipal Clerk/Deputy Manager Kwasniewski and Attorney Mondello.

LONG TERM FINANCIAL PLANNING

Manager Van Kruijning reviewed the following updates that were emailed to the Council:

Ambulance

Councilmember Swain asked about the timing of the payments. Manager Van Kruijning explained that Medicare only pays twice a year. The figures represent amounts through May. June's collection was close to \$60,000. He felt they were on target to match last year's figures.

Metered Parking

Nick Magarelli, Assistant Support Specialist, was present.

Mayor Cosgrove asked Mr. Magarelli about customer satisfaction and complaints. Mr. Magarelli stated the main complaint is the number of parking spaces. Once the construction at Express Scripts is complete, they will try to meet with them to inquire about using their auxiliary parking lot, which has 100 spaces.

Councilmember Swain asked if they were looking at other arrangements. Manager Van Kruijning stated they were not; they must remain within close proximity to the train station. Mayor Cosgrove stated that the planner for the NJ Transit study was going to address parking. Manager Van Kruijning noted they tried to transport commuters from Dobrow Complex but it did not work. If an agreement can be worked out with Express Scripts they will have over 400 parking spots.

Deputy Mayor Dunay asked if they knew by what time the parking lot was filled. Mr. Magarelli stated that most commuters take the 7:15 a.m. train, so the lot is usually filled by that time. During the summer, college interns park in the spots of vacationing commuters. Manager Van Kruijning noted that there have been

requests for additional parking spaces for residents only, but they are required to offer the small section of unrestricted parking where commuters can park first come, first served.

Mr. Magarelli reviewed the report on parking revenue from January through May. On average, they sell about 500 multi permits. Daily permits fluctuate. He reviewed January's figures. Total sales were \$9,645.00 and there was one refund, which is usually due to a job loss. They pay Park Mobile a \$1.00 per transaction fee for a multi permit and a \$0.35 transaction fee for a daily permit. Total fees in January were \$515 for monthly permits and \$148.75 for daily permits. They also pay processing fees to Nationwide for credit card payments.

Deputy Mayor Dunay asked when the new rates for non-residents will go into effect. Manager Van Kruijning stated they will begin on January 1, 2016. Deputy Mayor Dunay felt the increase may result in less non-resident commuters leaving more parking spaces available for residents.

Mr. Magarelli stated the Police Department has been issuing tickets when the license plates were registered to out-of-towners but had resident permits. If the commuter can show that the car was borrowed or another valid reason, the summons is voided. Otherwise the resident permit is revoked.

Mini Bus

Manager Van Kruijning stated that the new program went into effect in June, 2014. Mayor Cosgrove stated that Ms. Gormans told him she was happy with the mini bus, but suggested they schedule a mini bus to bring residents to the summer concerts and shows at the Community Center. Manager Van Kruijning stated that he will try providing the service for a summer concert, but they will have to pay the driver to pick up the people, stay for the duration of the concert and then drive everyone home. He will see what the costs are and how many people take advantage of it.

Councilmember Swain asked about the mall trips. Manager Van Kruijning explained that the bus that goes to the malls has specific drop off and pick up times, and other riders are scheduled around those times.

There was consensus to schedule a mini bus to provide rides to the Cameo's summer concert at Memorial Park.

Manager Van Kruijning advised that he has been aggressively looking at different healthcare options including the State Health Care plan, continuing with self-insurance or getting a different third party administrator. He would like to present his findings to the Finance Committee and then meet with the

individual representatives from the Collective Bargaining Units. The employee contract specifies that healthcare changes must provide a policy equal or better to existing coverage, but he felt there were options they could discuss. He will report back at a September Work Session.

There was consensus to have Manager Van Kruijning meet with the Collective Bargaining Units to discuss healthcare options.

Manager Van Kruijning reported that he met with Senator Gordon to discuss Chapter 59 and the fact that retirement incentives can only be offered to Municipal employees if the Municipality enters into an Interlocal or shared service agreement, and does not address privatization or outsourcing. Senator Gordon understood the issue. He will send a letter urging Senator Gordon to add revisions allowing Municipalities to explore retirement incentives when entering into possible privatization or outsourcing.

Animal Control

Carol Tyler of Tyco Animal Control was present.

Manager Van Kruijning stated that he and Mr. Magarelli have been dealing with Ms. Tyler on a daily basis and they are working out minor issues that would have occurred regardless of which service they used. The Board of Education has praised Tyco's effort on geese control and Superintendent Graff has stated they have done an excellent job at Memorial Pool. Ms. Tyler stated that the geese situation will improve yearly through attrition, as the geese will no longer be nesting here. Since geese always return to where they are born, they are stopping the cycle.

She is working closely with the Health Department and the transition has gone flawlessly. They successfully handled the situation with Broadway Pups who received violations for selling a sick puppy, were shut down for three days and then corrected all the issues.

Ms. Tyler said they get calls about deer but they have to inform the residents as to what they cannot do. There have been issues with stray cats and cat bites. A raccoon attacked a resident but they were able to catch it and test it. Fair Lawn averages 65 to 80 calls per month. There were six overtimes one month and five another month, which is good considering the size of the town. There have been no missed calls or lack of service.

CORRECTIVE ACTION PLAN

Manager Van Kruijning stated the Auditor's report listed four items of concern under Municipal Court. The Corrective Action Plan indicates the steps they have implemented to correct those issues. There was a new issue concerning the pre-numbered bail receipt books used in the Police Department. This is not a matter of the Police taking bail that never makes its way to the Court. The bail was there and was accounted for, but all three copies of the receipts were not in the book. The Chief has sent out a notice advising officers to be careful when issuing receipts for bail. One copy must remain in the book, one copy goes to the Court and one copy to the person paying the bail.

CROSSING GUARDS

Manager Van Kruijning stated there was a request to have Traffic Safety Officer Franco advise the crossing guards to cross all pedestrians at all intersections for the remainder of the school year. He received a follow up report that indicated the guards did not have a problem doing this and many were already doing it. The practice will continue when the new school year begins. Traffic Safety Officer Franco also monitored the new guard placed at Berdan Avenue and 12th Street and there were no complaints. The schools will be advised to notify students that they should cross River Road at Berdan Avenue on the same side as the 7-Eleven.

BERGEN COUNTY MUNICIPAL PARK IMPROVEMENT GRANT

Manager Van Kruijning stated that he met with Oliver Wilhelm, president of Fair Lawn All Sports, Phil Schwartz, president of Fair Lawn Football Association, Superintendent Graff and Mayor Cosgrove to discuss the grant application. He would like to proceed with the application for the miniature golf course. Fair Lawn All Sports and Fair Lawn Football Association will be provided with a copy of the layout to see if there is an opportunity for All Sports to use the remaining space. He felt building a miniature golf course was an outstanding suggestion.

Mayor Cosgrove stated they discussed sharing revenue from the golf course with Fair Lawn All Sports and Fair Lawn Football Association, due to the fact that the turf field will need to be replaced in six or seven years and grants are drying up. The revenue will allow both groups to continue to maintain high quality facilities.

Councilmember Swain asked the amount of the grant. Manager Van Kruijning stated that they were applying for grant of \$100,000, which will require matching funds from the Borough. He will have a better idea of the costs once Engineer

Garrison meets with the golf company that installed the course in Paramus next Monday. It will be a capital project.

Councilmember Peluso stated the removal costs of turf fields are high. He suggested setting up a dedicated trust account for the replacement of the turf field. Manager Van Kruiningen stated that he will speak with CFO Palermo about setting up an account or establishing a dedication by rider. Councilmember Swain felt they should think about whether it is worth it to continue with a turf field. She understands there are advantageous, but they need to think about the cost and other factors. Manager Van Kruiningen stated they are fine for now but they can reevaluate the field when the time comes.

There was consensus to submit a Bergen County Municipal Park Improvement grant application for a miniature golf course.

GORGA PROPERTY SADDLE RIVER ROAD

Attorney Mondello stated that Deputy Dunay had relayed an inquiry from the Open Space Committee about how the property could be used. It could house a billboard if the Zoning Board approved such an application. A bank would be permitted to install an isolated ATM, but the site is so constrained that it would be unlikely due to lack of parking. The property across the street is larger and the County has already turned them down several times when they wanted to build townhouses or a two family house. They received permission to build a single family home.

Another issue was with the Planner's report, which stated that multiple listing services indicated the property was pre-approved for two single family houses, which is not correct. The property was not approved for anything. He felt the County would have serious problems with ingress and egress.

He asked the property manager for the Gorga family if they would be willing to donate the property. He was informed that the Gorga's have been paying taxes for many years and were very interested in having the Borough purchase the property from them. Deputy Mayor Dunay noted they could stop paying taxes if they donated the land. Attorney Mondello said that he mentioned that, but they are not interested in donating the land.

NAMING STREET IN LANDMARK DEVELOPMENT

Manager Van Kruiningen stated that in 2013 there was an opportunity to have a ceremonial naming of a street without addresses in the Promenade. At that time the Council decided that the next new street would be named after

Nancy Wallace. He is mentioning this because there are now two different Councilmembers on the Council.

There is an opportunity within the Landmark development for a ceremonial street that will not have any addresses, similar to the Promenade. He will need to let the Landmark developers know what name they have chosen. Mayor Cosgrove stated that a majority of the current Council voted to name the next street in memory of Nancy Wallace. She was well deserving of having a street named in her memory.

There was consensus to name a ceremonial street in the Landmark development after Nancy Wallace.

MISCELLANEOUS PUBLIC COMMENTS

Pamela Coles, 13-34 George Street expressed concern about a home in her neighborhood with pit bulls which have attacked several dogs and have gone after neighbors. Manager Van Kruijning asked if Ms. Coles has spoken to Tyco Animal Control. Ms. Coles stated she had not. The incidents were reported to the Police a while ago but nothing was done.

Manager Van Kruijning advised Ms. Coles to call Tyco Animal Control at 201-652-4554. They will send both an Animal Control Officer and an Animal Cruelty Investigator to monitor and investigate the situation.

Ms. Coles stated that one of her neighbors is cleaning the town lot on the Fair Lawn Avenue side. She asked if the Borough could give this area some attention.

Howard Mark, 12-23 Ferry Heights wondered how much open space will be left if they build town houses and take away trails. He distributed printouts about houses being built without variances. Attorney Mondello stated that if they did not build according to the site plan and exceeded what the Zoning Board granted, the Building Department would stop the construction. Mr. Mark felt the floor area ratio ordinance should be stricter.

Oliver Wilhelm, 15-26 Orchard Street, president of Fair Lawn All Sports, thanked Manager Van Kruijning and Mayor Cosgrove for meeting with All Sports and the Football Association. While All Sports agrees and understands that miniature golf is good financially for both organizations, one acre of land is necessary. Two years ago, All Sports spoke before the Council about building a field on the other section to support the Stars program, which allows children with disabilities to play sports.

He distributed copies of a plan that showed the integration of the field. Manager Van Kruiningen asked if this would eliminate the current playground. Mr. Wilhelm said the playground could be relocated.

Mayor Cosgrove stated that All Sports discussed funding the project themselves. Once they receive drawings of the mini golf course they will give a copy to All Sports. Mr. Wilhelm asked if they could work together on this project. Manager Van Kruiningen stated that there was a meeting with the designer next week. He will let Mr. Wilhelm know the results of the meeting. Mr. Wilhelm offered to attend the meeting with Engineer Garrison.

Councilmember Swain felt this plan fit within some of the original goals All Sports presented two years ago. Mr. Wilhelm agreed. However, the focus was not to increase the number of fields that already exist at Dobrow, but to provide a home for the Stars program. With the integration of mini-golf it would work out well.

Mark Colyer, 39-08 Van Duren Avenue stated that Barrister Construction made a presentation at the last Work Session, which will be discussed at the next Work Session. Mayor Cosgrove stated that was incorrect. The plan was sent to the Planning Board but they have not heard back from the Board or the Planner. Mr. Colyer asked if the plan was made public. He thought it was going to be presented at the next Work Session. Municipal Clerk/Deputy Manager Kwasniewski stated that they talked about possibly reviewing the plan in September. The Council directed her to send it to the Planning Board. Once the Board's report is received she will forward it to the Council. She has not yet been directed to send it to the Planner.

CLOSED SESSION RESOLUTION

Upon motion by Councilmember Swain and a second by Deputy Mayor Dunay, the following closed session resolution was unanimously adopted at 7:55 p.m.

WHEREAS; the Open Public Meeting act of the State of New Jersey permits the public to be excluded from certain matters to be discussed by the Governing Body; and

WHEREAS; the Mayor and Council of the Borough of Fair Lawn desire to discuss Personnel – Health Advisory Board, Borough Manager's Office and Police; and

WHEREAS; these matters are ones which permit the exclusion of the public from such discussions; and

WHEREAS; minutes will be taken during this closed session and once the need for confidentiality no longer exists the minutes will be available to the public.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Fair Lawn that the public be excluded since these matters as set forth above are ones which permit the exclusion of the public from such discussions.

ADJOURNMENT

Upon motion by Deputy Mayor Lefkowitz and a second by Deputy Mayor Dunay, the Work Session was adjourned at 8:00 p.m.

Respectfully submitted,



Joanne M. Kwasniewski, RMC/MMC
Municipal Clerk/Deputy Manager

The undersigned have read and approve the foregoing minutes.



Mayor John Cosgrove



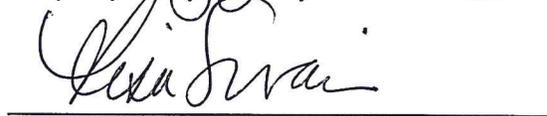
Deputy Mayor Daniel Dunay



Deputy Mayor Amy E. Lefkowitz



Councilmember Kurt Peluso



Councilmember Lisa Swain