

WORK SESSION OF JANUARY 12, 2016

Mayor Cosgrove called the meeting to order at 7:30 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.

RADBURN VISION PLAN PRESENTATION

Jim Constantine and Michael Yaffe, planners from LRK, Steve Kiel, president of the EDC Committee and Stu Herrmann, EDC member were present.

Mr. Constantine stated that they began discussing a study for the Radburn business district three years ago. NJ Transit and the County of Bergen joined the discussion, and they received some financial support from the Borough of Fair Lawn.

Mr. Kiel stated that LRK is an approved vendor of the DOT. The study encompassed Fair Lawn Avenue from Route 208 to Abbott Road. LRK has presented some suggestion for what can be done. The next step will be to make some of the suggestions a reality to make the Radburn business district a better place.

Mayor Cosgrove stated that he wanted the Council to see the proposal first. He expects that they will be presenting the proposal in the next month or so to the entire community.

Mr. Yaffe and Mr. Constantine did a power point presentation which showed the purpose of the study, the existing conditions, and recommended changes to the streetscapes and parking, adding mixed use development, identifying prime sites for transit oriented development and concluded with an implementation agenda.

Mayor Cosgrove stressed this was a vision plan, similar to the Route 208 study conducted by the EDC for the Promenade. He thanked Mr. Constantine, Michael Yaffe and their team, who put in tremendous time and effort on the plan. There will be a final presentation to the community.

Councilmember Swain asked if the public reaction percentages noted in the study were obtained at the evening Open House presentation at the Community Center.

Deputy Mayor Dunay stated that he liked the pictures and the thoughts behind the presentation. The Council needs advice on what actions they can take to get

the process started. Mayor Cosgrove stated that the Committee and Mr. Constantine have met with Radburn stakeholders and landlords, who expressed interest in a redevelopment plan. This plan could serve as a guide.

Mr. Kiel stated that the EDC can start talking to businesses and talking to the tenants. This is going to happen in phases over time.

Ms. Donna Orbach, Bergen County stated that she has spoken to the Department of Planning and Engineering and what is important in achieving a vision is looking at the Master Plan and Zoning to make sure they allow this type of development. Councilmember Swain noted that many elements such as streetscapes and sustainable pieces are already in the Master Plan.

Mayor Cosgrove thanked everyone for coming. The EDC started the project, which was a lot of work, and NJ Transit and the County provided the funds to obtain the study. He felt this vision was a great start. He commended them for doing a great job.

POLICE CHAPLAIN ORDINANCE

Chief Cauwels was present.

Manager Van Kruiningen had presented a draft of an ordinance to create a Police Chaplain. David Boone served for many years as Chaplain until his recent retirement from the Detective Bureau. It is Chief Cauwels's recommendation that Pastor Boone continue as Chaplain in a voluntary, non-compensated position.

Chief Cauwels stated that the Police Department was fortunate the past 21 years to have had a Chaplain to assist officers going through difficult times. Pastor Boone also participated in the Santa Boone program that helped residents experiencing hard times. He highly recommends keeping a Chaplain for the Police Department and the community. He would also support having another Chaplain from a different denomination. A chaplain would also be key to reactivating the Interfaith Meetings.

There was consensus to draft an ordinance establishing the position of Police Chaplain.

VETERANS' AFFAIRS UPDATE

Chief of Staff Magarelli asked everyone to keep the ten sailors captured by Iran when their ship broke down in their thoughts and prayers. He hoped they will be released quickly and unharmed.

He reported on the outside pavers that were revealed on Veteran's Day. The Veterans Council will only offer this program every two years so pavers will not be available again until 2017.

Wreaths Across America, which took place on December 12th, had a great turnout. He thanked Rich Seibel for arranging this event for the past four years. The wreaths were taken down today. Next year he suggested closing down Fair Lawn Avenue in front of Borough Hall to reduce noise during the ceremony.

The first Veterans Information and Outreach Fair will take place on Saturday, May 7th from 9:00 a.m. to 1:00 p.m. at the Community Center. This event is open to all members of the Military and veterans, regardless of where they live. There will be presentation by the US Department of Veterans Affairs on Health Benefits, the Vets Center will discuss mental health, the New Jersey State Veterans Affairs will talk about available benefits for veterans on the State level and the American Legion will review programs available for veterans. The YMCA is sponsoring two presentations in the Card Room specifically directed towards female veterans.

The American Legion, the VFW, Bergen County/Passaic County Veterans Services and several charitable agencies will have tables. Other participants include Headstrong, an organization comprised of veterans with PTSD who reach out to post 9-11 veterans and Adopt-a-Soldier Platoon. ECGR, who provides employment support for the National Guard, Fairleigh Dickinson and Bergen Community will be also be present. The Bergen County Clerk's Office will be present to distribute ID cards to veterans.

He continued by stating that Liz Twiggs from Human Services has been helping him organize this event. Flyers will be mailed to 1,200 veterans and the event will be advertised on their website and the Borough's Facebook page. Advance registration is helpful but not required.

Several months ago he met with Bergen County Veterans' Services, who provided various information and contacts. They introduced him to the Stakeholders Group of Bergen County, which is a group comprised of organizations who have an interest in assisting veterans.

He was advised that the Veterans Administration has a work study program that can provide him with a paid intern to assist him, provided the work involves veteran outreach. The intern must be a student and a veteran on active duty or currently in the Reserves or National Guard. He reached out to a Fair Lawn veteran he met when he and Mayor Cosgrove were at the Jersey City Armory greeting returning National Guardsman, and the resident was interested in serving as an intern. There would be no cost to the Borough as this program is fully funded through the V.A.

He will be meeting on Friday with Dr. Sharon Bernstein, a local psychologist who wants to help veterans suffering from PTSD.

He suggested designating four parking spaces along the fence at Memorial Pool for military and veterans only. Councilmember Peluso stated that they previously discussed this at the Pool Committee meeting and the idea was well received.

There was consensus to designate up to four parking spaces at Memorial Pool for members of the military or veterans.

Chief of Staff Magarelli stated that he has received numerous calls from veterans and he tries to help them as much as possible. It is a very rewarding experience. He checks on WWII veterans who are alone and helped obtain funding from the VFW for a veteran with a large family who was hit with expensive cars repairs he could not afford.

Mayor Cosgrove thanked Chief of Staff Magarelli for doing a great job and for providing assistance to the military family.

Councilmember Swain informed Chief of Staff Magarelli that Anything IT specifically hires veterans.

ATHLETIC PROGRAM AROUND VETERANS DAY

Deputy Mayor Lefkowitz suggested having a program near Veterans Day involving student athletes, who would wear the names of veterans at a football game or other event. In order to receive the privilege of wearing the veteran's name, the student would have to do some type of service for a veteran or learn the veteran's individual story and relay it to their team.

Councilmember Peluso stated he will discuss this at the next Shared Services Meeting with the Board of Education and mention it to Fair Lawn All Sports. He would like to have a small fundraiser to purchase camouflage or American flag socks at \$6 and sell them for \$10. The players could walk out with the veteran, whose name would be announced. He felt it would be a great event for both the students and the veterans. He would like to meet with Deputy Mayor Lefkowitz, Chief of Staff Magarelli and Manager Van Kruijning to put the plans in place. Mayor Cosgrove stated that Memorial School has a picture of all veterans who have stopped by to speak with the students. He thought this was a great idea.

There was consensus to have Deputy Mayor Lefkowitz, Councilmember Peluso, Manager Van Kruijning and Chief of Staff Magarelli meet to plan the program.

GRANT WRITER BRUNO ASSOCIATES INTERVIEW

Mr. John Bruno, Chairman of the Board, was present.

Mr. Bruno stated that he was named World War II Veteran of the Year on September 21st at Yankee Stadium. It was a great honor. He was happy to hear that the Borough was helping veterans, as there are not many World War II veterans still living. He is very active in Veterans' organizations, especially those for homeless veterans.

Mayor Cosgrove thanked Mr. Bruno for his service.

Mr. Bruno stated that he has been in business for 43 years and has obtained millions of dollars in grant money. He will pursue whatever type of grant the Borough wants.

Manager Van Kruijning stated that department heads have approached him about several of the grants that Mr. Bruno had listed, including firefighter grants. He recommended moving forward with Bruno Associates. Mr. Bruno stated that the Borough needs to go after State, Federal, County and Foundation grants to get what they are entitled to.

Councilmember Swain stated the plan they saw this evening has elements such as streetscapes and pedestrian safety measures that they would like to see in the Borough. She wondered if Mr. Bruno could advise them on which grants might be more viable. Mr. Bruno offered to provide some suggestions at no cost based on the needs of the Borough. He is willing to accept a fee of 8% of any grants they obtain, but if they file and are not successful they will not be owed anything.

There was consensus to hire Bruno Associates as Grant Writer.

COUNCIL LIAISON REPORTS

Councilmember Swain reported that the Arts Council is meeting tomorrow to plan the Poetry Reading. The Photo Exhibit is now on display at the Library.

It was exciting to learn that the work at the intersection of Maple Avenue and River Road is scheduled to start on March 15th after 22 years. The Green Team and the Environmental Commission met to plan the Green Fair. There are many return vendors participating.

She concluded by stating that the ADA Committee held a dance last week to celebrate the New Year. The Committee will be meeting later in the month.

Councilmember Peluso reported that the Garden Committee has wrapped up for the year, after having an extended season due to the warm weather. BIC is meeting on Thursday at 7:00 p.m. He was sad to report the passing of Perry Bolkin, a former Zoning Board member. Manager Van Kruijning reported that the shed has been installed.

Councilmember Swain reported that the Weight Loss Challenge will be taking place again this year.

Deputy Mayor Dunay reported that the Property Maintenance Committee is meeting tomorrow. They are making presentations at the January 26th Council Meeting. The Committee is excited about the update on the Clariant Property and has requested an update on the Naugle House. Manager Van Kruijning reported that the preparation of construction documents has been finalized by the architectural firm, so they can go out to bid for both the short term and intermediate renovations to the Naugle House. The project will be overseen by Engineer Garrison. These projects represent two thirds of the project. He will apply for the final phase in the fall. Notification will be sent in early 2017 and the funds will be awarded in the summer of 2017. The final steps will most likely take place two years later.

Councilmember Swain asked if Manager Van Kruijning was concerned about waiting due to the condition of the house. Manager Van Kruijning stated he was not. The house is checked by Engineer Garrison and some emergency barrier work was in place at the home.

Deputy Mayor Dunay concluded by reporting that the Environmental Commission received a report on the Borden property located off Morlot Avenue. They are continuing long term remediation. Mayor Cosgrove clarified that the Borden property has been paved over and is used by a car dealer.

Deputy Mayor Lefkowitz reported that the Planning Board had its Reorganization Meeting last night. Brent Pohlman is Chairperson and Joe Mele is Vice Chairperson. There were no pending applications. Sgt. Brian Metzler is the new liaison from the Police Department to the Alliance for Substance Abuse Prevention. The Alliance had a brainstorming session on implementing more community outreach. They would like to use some grant funding to sponsor programs in the private kindergartens.

Mayor Cosgrove reported that Dr. David Sime, one of the greatest athletes in Fair Lawn history, passed away today. An athlete at Duke University, Dr. Sime held the world record for the 100 yard dash and won a bronze medal in the Olympics. He was also a famous eye surgeon, who developed a procedure that led the way in cataract surgery.

The Fire Board meets tonight. Three new probationary firefighters - Kevin Carney, Dillon Rinaldo and Scott Greco - were sworn in as regular firefighters at Thursday's meeting. Their fathers were former Fire Chiefs.

He attended the Stigma Free Meeting last night. Maureen Moriarty is going to remain on the Committee but Tammie Smith is taking over as chairperson. They discussed a mental health accreditation program that the County could present to the Police officers at no charge. Jeff Mazzola, who was present at the meeting, felt some members from All Sports would also be interested in attaining this accreditation. They discussed ways to bring awareness to stigma free including having a breakfast program similar to the one hosted by the County. Ms. Smith presents a powerful seminar on behavioral health problems, given from a personal perspective, and the stigmas that are attached. They will also get some ideas from the Paramus Stigma Free program.

REVIEW OF TENTATIVE AGENDA

Municipal Clerk/Deputy Manager Kwasniewski noted that item d. and i. were duplicate items so one would be removed. She is adding a resolution authorizing the acceptance of firefighter foam from Bergen County.

Municipal Clerk/Deputy Manager Kwasniewski reported they were unable to sell two vehicles listed for auction. She will prepare a resolution authorizing the donation of the vehicles to the Rescue Squad to be used for training purposes. They received nominal bids of \$300 and \$360 for the cars, but the bidders never paid. She is also adding a resolution authorizing the appointment of Michael Lubin as a substitute attorney for the Harraka matter and a resolution approving a massage establishment. Since there was consensus this evening she will also do an ordinance establishing a Police chaplain and a resolution approving the professional services appointment of Bruno Associates as Grant Writer.

CLARIANT UPDATE

Mayor Cosgrove stated that when reading through Fire Prevention material he receives, it was mentioned that roofs have collapsed in some buildings making it unsafe for firefighters to go inside. He went by the Clariant site and noticed it is unkempt and there are broken windows. He suggested Attorney Mondello write a letter to the owners asking what their intentions are, because they are not taking care of the property and it has become an eye sore. The shrubs along the fence are overgrown. He felt the building should be taken down. Attorney Mondello suggested he and Manager Van Kruiningen speak to Construction Official Bolan first to see if the building needs to come down. If so, the Borough can take it down and send Clariant a bill.

Mayor Cosgrove asked for an update on the remediation process. Councilmember Peluso noted that five years ago Clariant did a presentation before the Planning Board on the remediation process and at the time, they stated it would be a ten to 15 year process. Deputy Mayor Dunay stated that if the Planning Board secretary does not have a copy of the report, they could request that Clariant representatives do a presentation before the Council. Mayor Cosgrove reiterated his concern that Clariant needs to take care of the property.

REQUEST TO USE COMMUNITY CENTER FOR JACKSON STRONG

Mayor Cosgrove explained that Jackson Walsh is a young baby that was diagnosed with cancer when he was two weeks old. He is now on his fourth round of chemotherapy. Sunrise Rotary would like to sponsor a two hour Zumbathon fundraiser at the Community Center. Insurance would be provided through Rotary International.

There was consensus to allow Sunrise Rotary to sponsor a Zumbathon Fundraiser for Jackson Walsh.

FUNDING A HEALTHY INITIATIVE

Councilmember Swain wondered if the Borough could have a wellness component at work to tie into the new health insurance. She noted many work based wellness programs use gift cards as incentives. Manager Van Kruijning confirmed that the State Health Benefits already offers such a program using gift cards as incentives for preventative care.

FAIR LAWN MOMS

Councilmember Swain explained that this is part of a nation-wide, not-for-profit program dedicated to supporting mothers at home with their children that helps foster opportunities for mothers to meet and organize activities for their children. They asked to be mentioned on the Borough's website. Manager Van Kruijning stated that he had already added a link to their site on the home page of the website.

MISCELLANEOUS PUBLIC COMMENTS

George LaHood, 293 Murray Hill Terrace, #519, Bergenfield stated that he has acquired the house formerly owned by Lee Albert, but it has numerous violations. They would like to use the home to provide housing for up to six veterans and would appreciate whatever funding and support the Borough can provide. They have received an estimate from an architect in the amount of \$100,000, but they need to justify spending that amount on a house the town wants to demolish. If the veterans are going to live as one family, he did not see the need for Zoning variances. He will live in the home and will provide advice and counseling. He

asked the Council to grant him a tax exemption. He felt they could execute removal of violations on the house within one week or so, presumably through reciprocations from the Mayor and Council to support their mission.

Mayor Cosgrove asked Attorney Mondello to comment since there is litigation involved. Attorney Mondello explained that Mayor Cosgrove was referring to various property maintenance and ordinance violations. There are about 25 different requirements that need to be met to obtain a tax exemption. He suggested Mr. LaHood speak to Tax Assessor Henderson. Mr. LaHood stated that he has already spoken to Mr. Henderson who informed him he needed to file for the exemption by November, 2015 for it to take effect this year. Attorney Mondello stressed that the Council has no jurisdiction in that area.

He noted that it would be a problem for the Mayor and Council to support Mr. LaHood's project without supporting all the other religious denominations throughout the Borough. He had advised Mr. LaHood to speak to private companies and other not-for-profits like United Way. It would look suspect for the Council to give Mr. LaHood \$100,000 to renovate the property that he does not own at this point in time. Mr. LaHood stated he did own the property, but they did not file anything yet because they do not want to assume the violations. Attorney Mondello reiterated that the last search he did indicated the house was in foreclosure and was owned by a bank.

Mr. LaHood stated that the Construction Official claims it is unsafe but does not tell them why. Attorney Mondello stated it was his understanding Construction Official Bolan was hesitant to speak with Mr. LaHood because he could not prove that he was the owner or registered agent for the property. If Mr. LaHood can prove he is able to speak on behalf of Mr. Albert, Construction Official Bolan will be happy to answer his questions.

Francine Oprihory, Upper Saddle River, stated the neighbors are welcoming them because they are making the house look good. Mayor Cosgrove suggested they start at the beginning by getting recommendations from Construction Official Bolan as to what needs to be done.

Mr. LaHood stated that he is interested in purchasing other properties in Fair Lawn with a tax lien. Attorney Mondello explained that was a different situation. Construction Official Bolan is under no obligation to provide information on other abandoned or vacant homes.

Ms. Oprihory stated they intend to purchase 75 vacant/abandoned houses in Fair Lawn to build up the esteem of the town. They also have a Zero Homeless program that is sponsored by the County and some Senators. She is a member of Bergen County Access Committee.

Mayor Cosgrove thanked Mr. LaHood and Ms. Oprihory for coming.

Pam Coles, 13-34 George Street felt that Radburn Vision Study was well done. Unless they take specific actions, however, the plan will not move forward. Mayor Cosgrove stated that landlords have expressed interest in redevelopment. It is a start.

Ms. Coles asked for an update on the treescape for River Road. Councilmember Swain stated that RRIC discussed the replacement of low lying bushes which had not worked out. Mayor Cosgrove stated that at the Shade Tree meeting Walter Weill discussed replacing the bushes with an ornamental fruit tree that won't encounter the same problems.

Ms. Coles stated that she had a copy of the Clariant study. The contamination was into the bedrock and some of the contaminants are one thousand times the State level. She had once suggested to PSE&G that the land be turned into a solar park.

Rich Seibel, 33-07 Halsey Road thanked everyone for the assistance he received for Sunrise Rotary's First Day 5K Run. It was a great success with their best turnout ever. He attended the ADA dance on Friday and it was a great time. Everyone enjoyed the lighted ball that Emil DeLuccia provided.

He continued by thanking everyone for their support of the Wreaths Across America program. It is great to hear about everything the Borough is doing to help veterans and he is proud of everyone's efforts. PTSD hit home about two weeks when Jay Dawson committed suicide, a week after he accepted a new job with a North Carolina Police Department. No one saw this coming. Mr. Dawson served two tours of duty in Afghanistan. He was thinking of forming Fair Lawn Americans for Gratitude committee (FLAG) so that people who are not veterans can get involved with veteran/patriotic type activities.

CLOSED SESSION RESOLUTION

Upon motion by Deputy Mayor Dunay and a second by Councilmember Swain, the following closed session resolution was unanimously adopted at 9:20 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 Contract Negotiations – PBA/SOA and Personnel – Rent Leveling Board; 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 9:35 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

