

BUDGET MEETING OF MARCH 6, 2004

Mayor Ganz called the meeting to order at 8:40 a.m. Assistant Municipal Clerk Bojanowski read the statement of compliance with the Open Public Meetings Act.

PRESENT: Mayor Ganz, Deputy Mayor Etlar and Deputy Mayor Weinstein, Councilmembers Caan and McCarthy.

Also present: Assistant Municipal Clerk Bojanowski, Attorney Lustgarten and CFO Eccleston.

Ambulance:

Ambulance President Gloria Schoenfeld and Vice President Aaron Haber were present.

551-20-37 - Insurance - This line item was reduced by CFO Eccleston in the amount of \$168.00.

Capital Items:

The Council questioned the capital items. Ms. Schoenfeld explained each one adding that if they were a paid Ambulance Corp. they would be required to have two EMTS on staff.

Budget Wrap-up:

Deputy Mayor Etlar stated there were several items he would like to discuss. He felt that they should not approve the trailer for Fire Company 3 in the amount of \$7,000, or the foam system in the amount of \$34,000, or the natural gas powered emergency generator in the amount of \$40,000. Mayor Ganz felt the generator was important to the Fire Company.

There was no consensus to approve the trailer since Deputy Mayor Etlar, Deputy Mayor Weinstein and Mayor Ganz dissented.

There was a consensus to approve the foam system with Deputy Mayor Etlar and Councilmember Caan dissenting.

There was a consensus to approve the natural gas powered generator with Deputy Mayor Etlar dissenting.

There was no consensus to authorize the stipend to the Clerk in the Department of Public Works since Councilmember McCarthy, Councilmember Caan and Deputy Mayor Weinstein dissented and Mayor Ganz and Deputy Mayor Etlar were in favor of it.

Councilmember McCarthy stated he had concerns about the Library. He was not satisfied with the way they allocate the personnel. Mayor Ganz stated the only control the Council has is over the amount of money that goes to the Library. Deputy Mayor Weinstein stated the Council should make recommendations to them. Mayor Ganz stated that two years ago the Council told them to hold the line on the salaries and they went ahead and approved a four and a half percent increase. He is not happy with the amount of overtime spent. Deputy Mayor Weinstein felt they should send them a letter to reallocate a librarian and reduce over time costs. Councilmember

McCarthy suggested staggering the hours. He said it is a difficult year. Mayor Ganz advised that they will not cut it if they don't want to. Councilmember McCarthy stated he would cut the overtime as they have done with other departments. Mayor Ganz felt they should approve the budget and ask them to reduce the overtime.

There was a unanimous consensus to ask all the other departments to reduce overtime and to request the Library to reduce their amount by \$8,000.

Deputy Mayor Weinstein stated he would like to see a study done.

There was a unanimous consensus to request the Library to cut \$8,000 from their budget and to find a way to reduce overtime without cutting Sunday hours.

Capital Items:

Replacement of Engineering's survey truck - Deputy Mayor Weinstein suggested that the Council approve one van for both Engineering and FLTV. Councilmember Caan felt that FLTV should use another Borough vehicle.

Full-Time Nurse:

Deputy Mayor Weinstein stated that he had received a memo and it seems that it would only cost the Borough \$13,000. The Manager redirected overseeing the mini-bus service to the Health Department. He said it seemed that the Borough was moving into emergency preparedness because of all of the terrorist threats. CFO Eccleston stated there would be no impact on the budget. Mayor Ganz stated that if they stayed with the part time position they would gain \$26,000. Deputy Mayor Etlar stated they have operated four years under this system. He felt it was a wrong time to add \$26,000 to the budget. He did not think they need a full-time nurse. Mayor Ganz stated that the Health Department has sent the wrong message. He felt they should revisit this another time. Deputy Mayor Weinstein stated the benefits would not increase since this person already has insurance. He thought they should spend the money because it is necessary. Mayor Ganz stated in the case of an emergency Valley Hospital would help.

There was no consensus to approve the full time nurse position since Councilmember Caan, Councilmember McCarthy, Deputy Mayor Etlar and Mayor Ganz dissented.

Director of the Office of Emergency Management:

Deputy Mayor Weinstein stated they would need to discuss the salary for the newly formed Department Head. CFO Eccleston informed them the range would be between \$75,000 and \$114,000. Mayor Ganz felt they should start the position at \$75,000.

There was a unanimous consensus to authorize the salary of \$75,000 to the Director of the Office of Emergency Management.

There was a unanimous consensus to authorize the preparation of an Salary Ordinance to enact this new position.

CFO went over the following figures confirming the cuts that were made by the Council. The Tax Assessor=s budget was reduced by \$17,000. There is a municipal recycling grant in the amount of \$21,200 and Health was reduced by \$26,000. CFO Eccleston said the Council adjusted the budget by \$78,000. He took the liberty to take \$228,000 from surplus. He said he received the final bill from Passaic Valley which was down \$13,000. The down payment for the capital items will be \$88,000. This would leave the budget at 18.9 points. Mayor Ganz stated this would cost the average homeowner \$380.00.

There was a unanimous consensus to approve the budget as presented by CFO Eccleston.

Councilmember Caan questioned Fire Marshall Bender=s need for an additional employee. Deputy Mayor Weinstein suggested a floater. CFO Eccleston stated they should contact the other departments to see if they need a floater. Mayor Ganz stated they were not willing to fund the positions. CFO Eccleston stated he would have the Auditor prepare an application for extraordinary aid.

Upon motion by Deputy Mayor Etlar and seconded by Councilmember McCarthy the meeting was recessed at 9:45 a.m.

Mayor Ganz reconvened the meeting at 9:53 a.m.

Presentation by Radburn Association:

Michael Ferro and Richard Price were present. Mr. Ferro thanked the Council for allowing them to be here to make this presentation. He explained that a lot has happened with Daly Field and the surrounding areas. Last year they came before the Council to rezone that area to bring that area into conformance with the master plan. The Council passed an ordinance rezoning the entire parcel R1. The Radburn Board of Trustees would like to develop the 4.4 acres as a single project.

Mr. Ferro explained that they undertook a task of trying to find a developer to purchase the Heyward tract and Daly field. They found a developer who thought Radburn was special. He has announced that Landmark Developers has purchased the Heyward tract and will buy Daly Field. They intend to build multifamily units. They have begun the process of preparing the plan.

Richard Price gave the background on Landmark Developers. He felt it was a meeting of the minds and that it was unique for Radburn to move forward. They had to pick a developer with financial background. Radburn had a vision of how this property would be developed. They wanted a modern version of the Radburn design along with a tremendous market appeal. This developer will be very sensitive to the communities needs and concerns. Mr. Price said he was impressed with the product they want to build. Landmark Developers is uniquely qualified to undertake this project.

Mr. Price explained the area is a brownfield which would be utilized again. There would be an increase in residencies, there would be extra spending money, boost in the tax base, transit rider ship on the trains and wider revitalization of the area. This housing type has been successful for senior citizens and retirees.

Mr. Ferro introduced the members of the Landmark Developers team that were present, Joel Schwartz, Micky Gottlieb and Jeffrey Weinflash.

Mr. Schwartz explained that his company was a moderate size development company. They deal with a lot of municipalities. They tend to think out of the box. Radburn reinvented the wheel 75 years ago having the rule books rewritten. Radburn was the DNA made up of common sense and good design. He said their approach started out with a vision. They thought it made sense if everyone got involved. Mr. Schwartz gave examples of the projects they had developed in other communities. He said they look to the past for new ideas.

The Council asked several questions about the type of structures and the density. Mayor Ganz realized there was no design or proposal before them. Mr. Ferro felt the Master Plan was a beginning point. Deputy Mayor Weinstein felt they did a good job selecting the company. Councilmember Caan stated he would be willing to listen to their proposal. Mayor Ganz asked about the time frame for completion of the project. Mr. Schwartz stated between three to four years. Mayor Ganz suggested they talk to the emergency service organizations in the Borough. Mr. Schwartz agreed that they should talk to everyone involved.

Mayor Ganz wondered if the Council had to something about redevelopment. Mr. Ferro stated they already know it is a study area for redevelopment. They will send a letter to the Borough that they are involved in a single project to develop eleven acres. They will ask that the area be removed from the redevelopment study. Mayor Ganz stated that they could name Radburn and Landmark Developers. He also stated that Radburn should be getting historical recognition soon. Mayor Ganz asked that the letter from The Radburn Association be attached to the minutes as Schedule A. He believes that this has to be a single project. It is fitting as they approach their 75th Anniversary.

PUBLIC COMMENT:

Barry Winston, 19-11 Greenwood Drive, Chairman of the Planning Board was present. He asked if the developer had looked into grants if this area was in a redevelopment area. Mr. Schwartz stated it would not be a priority of the State to give money to this project.

ADJOURNMENT - Upon motion of Councilmember Caan and a second by Deputy Mayor Etlar the meeting was adjourned at 1:16 p.m.

Respectfully submitted,

Marilyn B. Bojanowski, RMC
Assistant Municipal Clerk