

WORK SESSION OF OCTOBER 19, 2004

Mayor Ganz called the meeting to order at 7:35 p.m.

PRESENT: Mayor Ganz, Deputy Mayors Etler and Weinstein, Councilmember Caan and McCarthy.

ALSO PRESENT: Acting Manager / Health Officer Wagner, Assistant Municipal Clerk Bojanowski and Attorney Lustgarten.

Review of Tentative Agenda 10/26/04:

Assistant Municipal Clerk Bojanowski stated two resolutions needed to be put on the Agenda, one for refund of overpayment of taxes and the other for Temple Avoda=s raffle. Mayor Ganz advised to put in on the Consent Agenda.

Cell Tower DPW:

Deputy Mayor Etler introduced Declan O=Scanlan who gave a presentation on the cell tower process. He was representing AT&T who needs coverage in this area. He felt there was room at the DPW site for several carriers. They would like to add a cell tower on wheels which is about 50 to 70 feet tall. Cells on wheels would bring revenue into Fair Lawn. Mayor Ganz wondered if the current arrangement allowed for this type of co-locator. Attorney Lustgarten advised that the Borough could not be anti-competitive and wondered how the Borough would get around bidding it. A lengthy discussion followed regarding the details of the agreement and situations with the DEP. Mayor Ganz felt that Attorney Lustgarten should go back and review the agreement that is in place. He stated that there is a void in coverage in Fair Lawn and that AT&T should be given the opportunity to submit a proposal to the Manager. Mayor Ganz asked that Attorney Lustgarten get back to the Council with the number of carriers.

There was a unanimous consensus to accept a proposal from Mr. O=Scanlan on behalf of AT&T.

Energy Audit:

Deputy Mayor Weinstein stated that the Borough has not had an energy audit in several years. He thought it was a good idea for the Manager to get in touch with George A. Kotten Associates and Select Energy for more information on conducting an audit and what the cost would be. Mayor Ganz asked that Manager/Municipal Clerk Kwasniewski contact the company and get back to the Council.

Free Pool Pass - Raffle Milnes School PTA:

Deputy Mayor Weinstein stated that the Milnes School PTA is setting up a Monopoly game and would like to have free pool passes to give away. Each school=s PTA would be involved with this game. Attorney Lustgarten advised that as a general understanding the Borough cannot give away Borough assets as a gift. He suggested that a group of people to buy the pass and said that he would participate. Deputy Mayor Weinstein stated he would advise the PTA.

General Discussion - Daly Field:

Deputy Mayor Weinstein stated this has been a long time coming. He has received calls from many residents asking him to personally save Daly Field. He felt the Borough should hire a planner to see if anything can be developed on that site. Deputy Mayor Etler stated that he agreed with Deputy Mayor Weinstein. He thought

there was a necessity to save Daly Field. The plan goes against everything they were planning. Councilmember McCarthy stated that he felt this is one of the most important decisions he will have to make because it affects so many people. He felt there could be some development and suggested they hire a planner to see what can be done. He stated he was in favor of saving Daly Field. Councilmember Caan stated that for months they have been hearing about plans. Landmark Developers presented a plan of what they had done in other communities. He felt that saving Daly Field was important but that did not mean there would be any development on the Heyward tract. Councilmember Caan felt that a planner should be involved to see what makes sense on that parcel. Attorney Lustgarten advised that a subcommittee should be appointed to set the direction for the planner. They should establish an upset price for the planner and set a time frame to have the study done.

Mayor Ganz stated that they have not resolved the issue of Topps Cleaners. The three parcels should be surveyed. The planner should address the one parcel to see if it can be determined to be an area of redevelopment. Attorney Lustgarten suggested having a planner compile prospective plans rather than a compilation of historical information which is already available.

There was a unanimous consensus to put a professional services resolution for a planner for redevelopment on the next meeting.

Mayor Ganz advised they should appoint Councilmember McCarthy and Deputy Mayor Weinstein to the subcommittee.

There was a unanimous consensus to save Daly Field and to keep it green.

Mayor Ganz felt this was one of the most important decisions the Council has made.

Time Light Device:

Attorney Lustgarten stated that he had come across a device that attaches to a pole that shows the pedestrian how many seconds they have left to cross the street. Mayor Ganz stated there are a dozen towns that have that type of device. Attorney Lustgarten stated that many senior citizens have expressed that there is not enough time for them to cross the street. He thought the cost was around \$4,500. He recommended that the Council think about it. He also felt that the County should be approached since a lot of these roads are County roads. Councilmember McCarthy felt it was a great idea for the senior citizens but was concerned about the trains. Mayor Ganz stated they could be synchronized. Deputy Mayor Weinstein stated he had read the Broadway report and they had recommended one. He was personally pushing for radar signs in the residential areas. Mayor Ganz advised that the County and State would have to be brought in with this which would take a long time to get the necessary approvals. Councilmember Caan felt they should ask the Police if it was feasible.

There was a unanimous consensus to have Chief Rose and Traffic Safety Officer Franco respond to this idea.

Mayor Ganz asked that a note be sent to the County and to the Department of Transportation along with a letter to the Business Leadership Committee letting them know that the proposals are being considered.

Meeting November 1:

Mayor Ganz stated that Manager/Municipal Clerk Kwasniewski had requested that the meeting on November 1 begin at 6:00 p.m due to the fact that she would have to be in work at 5:00 a.m. the next day because of Election Day.

There was a unanimous consensus to authorize the change in meeting time.

Burbank Street One-Way Traffic:

Acting Manager / Health Officer Wagner reported that the Police Department had received a request to make Burbank a one way street because of the construction that will take place at the High School. They feel the traffic will flow more orderly. Mayor Ganz wanted to know what Chief Rose felt about this. He would like all of the parking spaces identified which will include many spaces on Sasso Field. He asked that Manager/Municipal Clerk Kwasniewski report the status at the next work session. Deputy Mayor Etler felt they should be given a map of the parking spaces and the traffic flow. Mayor Ganz stated they will need to get a handle on how many spaces will be lost. He asked that Manager/Municipal Clerk Kwasniewski obtain the number of licensed drivers in the High School.

Change Order - Cadmus Water Tank:

Mayor Ganz stated this relates to the Cadmus Water Tank which needs spot welding on many areas.

There was a unanimous consensus to approve the change order.

Junior Firefighter Ordinance:

Attorney Lustgarten advised that the proposed ordinance had blanks in it. Assistant Municipal Clerk Bojanowski received the information needed from the Fire Chief. Attorney Lustgarten advised the ordinance should not be introduced until the blanks are filled in. Mayor Ganz felt it was a good idea to receive the Fire Chief=s input.

Joint Insurance Fund Proposal:

Mayor Ganz suggested that the memo from Dominick Cinelli be sent to both of the insurance companies and have them comment on it in writing. Councilmember Caan asked that Mr. Cinelli review each proposal and get more details. Mayor Ganz requested that a response from Dominick Cinelli within one week addressing the following questions, what is really needed by the Borough on a line by line basis giving specific recommendations for minimum level of coverage needed line by line and commenting on inconsistencies in the proposals by each insurer. Mayor Ganz asked that Manager/Municipal Clerk Kwasniewski prepare a report of premium rates over the past five years showing the percentage increases. Attorney Lustgarten advised that an analysis of the quotes should be done by Mr. Cinelli.

There was a unanimous consensus to obtain this information from Dominick Cinelli.

Government on the Road:

Assistant Municipal Clerk Bojanowski stated that they needed to know if the program would be continued in 2005. Mayor Ganz felt it was a wonderful program. Deputy Mayor Weinstein stated that he would like the students to come to the meetings.

There was a unanimous consensus to continue the government on the road program.

Councilmember McCarthy suggested that each of the Councilmembers make a phone call to the principal of the school they be having the meeting at. Mayor Ganz suggested that a letter from sent out to each principal.

Official Payments Online:

Mayor Ganz felt that the Borough should accept payments online. He stated that people using the service would be charged a convenience fee. He stated that the Borough of Cresskill now accepts payments online.

There was a unanimous consensus to authorize payments online.

Deputy Mayor Etlar suggested they should make sure that the Borough is not charged a fee for this service.

Attorney Lustgarten suggested that Manager/Municipal Clerk Kwasniewski talk to the Court Administrator, the Tax Collector and Chief Financial Officer to get their input. Mayor Ganz asked for a response by the next work session.

Radar Signs:

Mayor Ganz stated that everyone was in favor of these radar signs. He suggested that Manager/Municipal Clerk Kwasniewski add it to the Capital Budget for next year.

Miscellaneous Public Comments:

Rachel Press, 15 Allen Place, stated the student council of the Fair Lawn High School would like to see Daly Field stay green and saved for the youth. She stated they had polled 115 students, 73% want it green, 15% want development and 12% had no comment. She said the students want to see an area for sports, picnics, animals and a playground. They were concerned about the influx of people and how it would affect the schools. She also wondered about the contamination of the Heyward tract. Deputy Mayor Etlar asked for a sample of her questions. Mayor Ganz thanked them for the effort they put into the survey. He asked that they fax the questions to the Municipal Clerk's office.

Maureen Moriarity, 14 Burnham Place, stated she was touched that the Council decided to keep Daly Field green. She felt the good thing that has come out of this is that it has unified Radburn. A lot of people are now willing to get involved in town activities.

Robert Gulack, 4 Bancroft Place, echoed Ms. Moriarity's remarks. Thousands of residents want the field to remain green. He expressed his deep gratitude to the Council for deciding to keep it green.

Barry Winston, 19-11 Greenwood Drive, stated he was glad the Council took the step to preserve Daly Field. This will give the Council voice to what will happen to the area and it is now on the record.

Poll of the Tracts

Mayor Ganz suggested they conduct a poll of the residents, limited to \$5,000 cost, to reach 1,000 people regarding what they would like to see on Daly Field. The questions and the results should be made public and put on the website and Channel 77. Councilmember McCarthy suggested they get a good cross section of the residents. Councilmember Caan stated that he agrees since this is one of the most important decisions the Council has made. He felt it will let the Council know how the residents feel about this area. Mayor Ganz stated that Deputy Mayor Weinstein and Councilmember McCarthy will chair the project.

Adjournment:

Upon motion by Deputy Mayor Etlar and a second by Councilmember Caan, the meeting was adjourned at

9:10 p.m.

Respectfully submitted,

Marilyn B. Bojanowski, RMC
Assistant Municipal Clerk