

## WORK SESSION OF FEBRUARY 5, 2002

Mayor Ganz called the meeting to order at 7:05 p.m. at Warren Point School. Municipal Clerk Kwasniewski read the statement of compliance with the Open Public Meetings Act.

PRESENT: Mayor Ganz, Councilmember Amato (late), Councilmember Caan, Deputy Mayor Etlar and Deputy Mayor Weinstein.

Also present: Manager Sacks, Municipal Clerk Kwasniewski and Attorney Lustgarten.

Mayor Ganz welcomed everyone to the Council's take the government to the people program now in its third year. He explained the format of the meeting and invited them to sign up to speak.

Proclamation: American Heart Association

Municipal Clerk Kwasniewski read the American Heart Association proclamation which Mayor Ganz presented to Ms. Warren of the American Heart Association.

Councilmember Amato arrived at 7:10 p.m.

Review of Tentative Agenda - 2/11/02 - Mayor Ganz advised that he was going to recommend a change in the professional Risk Manager. He will be distributing the information to the Council.

Amending Volunteer and Veteran Coalition - Councilmember Caan indicated that he would like to make a few changes to the resolution recently adopted. He would like to eliminate the limit on the number of people permitted on the committee and create an executive committee of 13 members. The executive committee would consist of the chairperson of the Committee, one representative of the Veteran's organizations, Captains of the Fire Department, Rescue Squad, Auxiliary Police and Ambulance Corps., the LOSAP coordinator, the President or his designee of the Chamber of Commerce, a representative of the RRIC and four at large professional or business members. Mayor Ganz thought it would broaden the appeal by bringing more people into the Coalition, but by having the executive committee it will remain manageable.

Attorney Lustgarten will prepare the resolution for the next meeting.

Walsh Pool Usage - Interlocal Agreements and Rentals - Manager Sacks asked if the Council wished to go ahead with the three interlocal agreements they had last year and permit other municipalities to use Walsh Pool.

The consensus was to authorize the Manager to work out the interlocal agreements while simultaneously seeking others who may wish to use Walsh Pool.

Request from Zoning Board Attorney re Escrow Fees - Mr. Matule, attorney for the Zoning Board feels that the escrow fees currently set by ordinance are too low. He recommended that they be set at \$1,000 for residential applications and \$3,500 for commercial applications. Attorney Lustgarten advised that those sums are for the initial application. If the escrow is not fully used, it is returned to the applicant. Escrow accounts are replenished if they become too low.

The consensus was to introduce an ordinance to enact the escrow fees as proposed by the Zoning Board attorney.

Drug and Alcohol Policy for NJ Transit Bus Drivers - Manager Sacks advised that the Borough is eligible for a free jitney bus but the Council has to adopt the same drug and alcohol policy as the NJ DOT. It is a more strenuous policy than the one in place right now.

The consensus was to adopt the NJ DOT drug and alcohol policy.

Manager Sacks advised that she is not satisfied with the current medical provider for medical services for workers comp and physicals. She has found another organization to provide the same services. This organization has worked with Joint Insurance Funds so they are familiar with the procedures. She proposed that they switch to Occupational Medical Associates, Inc. A professional services resolution is required.

The consensus was to appoint Occupational Medical Associates, Inc. as the medical services provider.

Pedestrian Yield Signs - Councilmember Caan stated that at the last meeting, the Council decided to wait until the DOT came out with their guidelines. He wondered if they could start the process now to save time. If the guidelines are not going to change

dramatically, the impact will not be very great. Manager Sacks advised that they have already done all the research on the signs. She suggested that they introduce an ordinance identifying the locations which would speed up the process.

Councilmember Caan also suggested looking at the possibility of having crosswalks and signs in the middle of the block. He mentioned the George Street lot on Fair Lawn Avenue and the Post Office on River Road. Many people cross there and he would like to make it safer. Mayor Ganz asked Manager Sacks to ask the Traffic Safety Officer if he has changed his opinion since the last time when he thought it was not a good idea. She will also ask him about the Fair Lawn Avenue location and report back to the Council.

Attorney Lustgarten indicated that he needs specific locations before he can draft an ordinance. Deputy Mayor Etlar wanted to see a copy of the locations before they proceed. Manager Sacks will circulate it to the Council. Mayor Ganz felt that before the Council goes ahead, it should be reviewed with the Traffic Safety Officer.

E-Mail Log on/Log off Status - Councilmember Amato stated that about three weeks ago he reported that he had not received the logs for December. The Borough Manager said she was working on it. He wanted to know what was happening. Manager Sacks stated that they changed companies. Ron Lotterman is working on getting the logs from the new Company. Councilmember Amato asked that this item remain on the agenda until he gets the logs.

Public Comments on the Agenda - No one signed up to speak.

Broadway Improvement Issues - Mayor Ganz stated that the Council wants to hear what the public has to say about the future of Broadway. The Council wants to know if they want to take the route of River Road and become a Special Improvement District. The Council wants to know their views on beautification of Broadway. They want to know how the homeowner should be involved in the process and if the Broadway Advisory Committee should be continued. The Council heard on the tape of the meeting of November 29 that there was overwhelming opposition to extending the business office zone 200 feet on both sides of Broadway. The Council has no intention of making any type of incursion into their neighborhood. The Broadway Advisory Committee asked the Council to investigate the availability and suitability of certain vacant properties for parking. Shortly after the November 29 meeting, the Council changed that request to a different mandate, namely to have a professional engineer identify all the possible parking spaces throughout the Broadway corridor. He defined the Broadway corridor as the intersection of Route 4 and 208 going all the way to the Elmwood Park railroad trestle. Absent some compelling reason raised this evening, he thought the Council should recommend to the Manager that a formal report similar to the Maser Sosinsky Parking Study for River Road be undertaken at Borough expense.

The Broadway Advisory Committee asked that more pedestrian crosswalks be provided. The Council does not control Broadway because it is a State Highway. The barriers make pedestrian crossing difficult. The Council would like to know if the Council should adopt a resolution asking the State Department of Transportation to provide more crosswalks. Another recommendation of the Broadway Advisory Committee was to encourage cooperative parking agreements. The Council supports that concept. The Committee asked that the signage be changed to direct shoppers to parking which makes sense.

Mayor Ganz then reviewed the other suggestions by the Broadway Advisory Committee including cul-de-sacs, cross ladder strip, and numerous aesthetic improvements. He indicated that the Council wants to know what the people who live around Broadway think of these suggestions. The Council is also looking for suggestions from the residents.

Carol Nocker, 1-110 West Amsterdam Avenue, did not want larger signs. Deputy Mayor Etlar noted that the merchants want larger signs but he does not want the area to look like a carnival. Mayor Ganz pointed out that the sign ordinance has not been reviewed in many years. He thought it was a good idea for the Planning Board to review it and make suggestions for changes.

Robert Gunza, 23-14 Ellington Road wondered what the State said about the left-hand turn to Midland Avenue. Mayor Ganz advised that they turned the request down, but it is a new administration that may allow for this type of change. Manager Sacks added that the State said the road was too narrow to put in the left-hand turn lane. Staff feels that there is sufficient space. They plan to resubmit the request.

George Konstantinidis, 4-38 Hartley Place asked about cooperative parking. Mayor Ganz explained the concept of cooperative parking. The initiative is the reduction of spaces needed to meet the Borough's ordinances. Councilmember Amato added that cooperative parking is an agreement between businesses to share their parking. It relies heavily on the businesses cooperating with each other. Mayor Ganz continued that cooperative parking is voluntary. They need to know how many spaces exist in order to assist the proper development of the cooperative parking plan.

Mr. Konstantinidis asked if they had an estimate of the cost to rehabilitate the train station. Mayor Ganz replied that NJ Transit

estimated \$6 million to rebuild the station.

Gary Newman, who lives at the corner of Banta and Broadway, noted that the barrier in Elmwood Park is not the same as Fair Lawn. He wondered why it could not be redesigned. The width of the road is the same in both Boroughs. He thought the difference was that there is parallel parking in Fair Lawn. The divider in the middle is very restrictive. Deputy Mayor Etlar explained the history of the barrier. He did not think the State would take it down. Mr. Newman suggested putting together a proposal to the State explaining the problems that exist and presenting a design that could work. Mayor Ganz thought it was a good idea and the Council may consider that at some time in the future. The problems have to be resolved in increments. He felt the parking study was the first step.

Al Gutenberg, 1-27 47th Street did not believe the problem was a lack of parking. The stores may have a lack of business, but the problem is not lack of parking.

Doris Spitz, 1-11 28th Street, expressed concern about the cars parking all day long by Jack Daniels even though there is a two hour parking limit. She has called the police without any success. Mayor Ganz stated that this Council is very interest in quality of life issues. If the police are not responding to calls, the Manager will look into it immediately. Ms. Spitz stated that in November she spoke to Mr. Daniels who told her that he was working on the problem. She felt that she would be afforded the same respect as other areas in the Borough.

William Henning, 39-25 Sunderland Drive noted that from Fair Lawn Parkway into Paterson used to be a trolley line that is why Broadway in Elmwood Park is as wide as it is.

Carol Nocker, 0-110 West Amsterdam Avenue, asked about the zoning on the southern side of the Broadway behind the stores on West Amsterdam Avenue. Mayor Ganz explained that it is currently zoned Highway District. Ms. Nocker asked how deep the zone was, but Mayor Ganz did not know. He stated that they would send her the answer to her question.

Ms. Nocker expressed concern that there is no place to park for the occasional commuter. Mayor Ganz explained that the Council is trying to get jitney service for those who want to leave their cars at home. Manager Sacks added that one jitney bus should be approved this year.

Melissa Smith, 1-21 37th Street, wondered how the businesses would be encouraged to make facade improvements. Deputy Mayor Weinstein explained that he has been working with the Bergen County Development Corps. to form an ad hoc committee with other towns. The basic concern after parking was improvements to the facades. They are working on cooperative ideas to try to obtain grants. They are putting together a group of architects. He is also working on establishing a business leadership committee.

Bruce Davis, 1-16 Grunauer Place thought there were too many nail salons. The merchants no longer live in Fair Lawn or even in New Jersey. He complained that the parking restrictions are not being enforced. Saturday is the worst day for parking. Mayor Ganz stated that if they call the police and they are not satisfied, they should call the Manager who will take care of it. Manager Sacks added that they need to change the parking restrictions. One of the things they were looking at was alternate side parking, but the Traffic Officer does not think it is a good idea.

George Konstantinidis, 4-38 Hartley Place asked if there was a post-development study of River Road to determine if there were any adverse effects of the development. Mayor Ganz replied that such a study would be premature but there is a master thesis study that shows the success of River Road. It has been a very successful and good experience. Deputy Mayor Weinstein added that the business leadership committee would bring diverse areas of the Borough together which would be a good way for people on Broadway to learn from River Road.

Mr. Konstantinidis indicated that he has been a Fair Lawn resident for 38 years and believes that the police are unresponsive and disrespectful of the citizens. He felt the Council had little influence over the police department. He felt additional development will only exacerbate the problems with the police. Mayor Ganz stated that the statutes provide that the Police Chief has the ultimate authority over the police department. This Council is trying to make the police department very responsive to quality of life issues. He reiterated that if the police are not being responsive, he should call the Manager. If he still feels that the problem has not been resolved he should come back to the Council.

Mayor Ganz announced the Ed Reilly who was a member of the Fair Lawn Homeowners Association and a fixture at the Council meetings for many years passed away. He asked for a moment of silence in his memory.

ADJOURNMENT - Upon motion of Councilmember Amato and a second by Councilmember Caan, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Joanne M. Kwasniewski, RMC/CMC/AE  
Municipal Clerk