

WORK SESSION OF AUGUST 15, 2000

Mayor Ganz called the meeting to order at 7:30 p.m. Assistant Municipal Clerk Bojanowski read the statement of compliance with the Open Public Meetings Act.

PRESENT: Mayor Ganz, Deputy Mayor Adler, Councilmembers Amato (late), Dobrow and Etlar.

ABSENT: Attorney Lustgarten.

ALSO PRESENT: Manager Sacks and Assistant Municipal Clerk Bojanowski.

SPECIAL MEETING

Upon motion by Deputy Mayor Adler and a second by Councilmember Etlar the meeting was adjourned to a special meeting at 7:40 p.m.

The meeting was reconvened at 7:46 p.m. with Councilmember Amato in attendance.

BROADWAY ADVISORY COMMITTEE FINAL REPORT

Charles Tregdigo, Chairman of the Broadway Advisory Committee, stated for those not familiar with the report, more parking was needed especially on the north side of Broadway, the improvements to Route 4 and Broadway will cause havoc, more mini parks, pedestrian crosswalks to parking areas and crossovers at 33rd Street and 34th Street are needed. He stated he would rather hear the Mayor and Council's questions.

Mayor Ganz commended the committee for doing a fine job. The Mayor and Council will take immediate action on some elements of their report. Jack Daniels is considering moving their service department to a new location that would alleviate the traffic and the parking situation. Mr. Tregdigo stated it would be just a drop in the bucket and would not solve the parking problem that exists. The number of employees and customers is not a big deal. In the past Jack Daniels has rented space from Columbia Savings Bank.

Jack Daniels, owner of the Jack Daniels car dealership on Broadway, was present and stated he had given the Mayor ideas to help alleviate the parking situation without moving his dealership which would allow them to reduce traffic and add parking spaces as there are approximately eighty employees.

Deputy Mayor Adler stated she had reviewed their recommendations and she found there are a number of issues to be discussed. Although she realizes there is an ordinance for property maintenance, a committee should be formed to identify the businesses that need to be cleaned up because that is a primary problem on Broadway.

Keith Brown, 23-05 Ellington Road, questioned the health violations listed for nail salons and the number of tables along with the number of illegal aliens. Deputy Mayor Adler informed him this issue had been brought to the Mayor and Council's attention previously. The nail salons are licensed by the State. The Borough is not empowered to license these establishments. Bea Leiderman, questioned the licensing issues and wondered if it would be up to the Borough to push it. Ray Amato, stated they were losing the focus of the report. There are a number of issues that have not even been discussed to see if the Council will act on them. Manager Sacks stated the Council has a list of issues they will be working on.

Councilmember Etlar stated there was no plan submitted for angle parking on 27th, 28th, 29th and 30th streets. Mr. Tregdigo stated they did have the Borough Engineer in to discuss that suggestion.

Manager Sacks informed them there was an application to receive money from the County to build playgrounds. She stated they had gone through the report and broke it down into what was short term, long term and not feasible. They have contacted Heyer & Gruel and asked them to come up with a revitalization of that area using the committee's report.

Mayor Ganz asked if the committee would consider working with the Council and the Planner. Mr. Tregdigo stated the committee had a sunset date of December and all have agreed to go forward with this project. He wanted to know what was not feasible. Manager Sacks replied because of money the parking is not feasible.

Councilmember Etlar mentioned the short term projects that will be done such as signage, bike racks, traffic signals, stop signs, bus shelters, reviewing the sign ordinance, seeking grants to upgrade buildings, curbs and sidewalks, benches at bus shelters, landscaping and traffic & property maintenance. Manager Sacks spoke about the projects that are already in progress including the playground at Warren Point, traffic study reports, the DOT began tree planting, new trash receptacles have been ordered and the

Chamber of Commerce is working on banners.

Keith Brown wondered about the cost of the planner. He was encouraged with the things that can be done. He asked if there was any consideration about putting a jughandle at Broadway and Midland Avenue. Manager Sacks said they would have to make a recommendation to the State. Mayor Ganz informed them that any intersection that comes into contact with a State highway has to have approval from the State.

Mr. Tregdigo stated he was concerned about the things that are not feasible. He felt the Council was being short sighted putting these issues off. Parking has to be addressed, in fact, it should go out for bonding. He spoke about the train station, asking the Council to get in touch with Elmwood Park. It is an asset that cannot be lost.

Deputy Mayor Adler felt there are a number of parking issues within the Borough and felt that bonding would be a good idea if it were to benefit all of the Borough. Mayor Ganz agreed that parking is a Borough wide problem and that it has to be looked at globally.

Upon motion by Councilmember Etler and a second by Deputy Mayor Adler, it was unanimously agreed to thank the committee for a fine job and to continue with the planner, Susan Gruel.

ELLINGTON ROAD TRAFFIC CONSULTANT REPORT

Councilmember Etler stated he was reluctant to have the Borough pay for a study. Manager Sacks stated she had received three proposals. Mayor Ganz suggested waiting to see what Heyer & Gruel recommend.

LIGHT FIXTURES FOR KUIKEN BROTHERS

Manager Sacks reiterated RRIC's request for the Borough to pay for a light fixture at Kuiken Brothers. Kuiken Brothers paid for the conduit. Mayor Ganz explained that the Special Improvement District would pay half and the Borough would pay the other half. This expenditure would not set any precedents.

Upon motion by Deputy Mayor Adler and a second by Councilmember Etler it was unanimously agreed to approve the Borough funding for the light at Kuiken Brothers.

CHANGE IN THE SID RATE

The consensus was to put a resolution on the Consent Agenda for August 22, 2000 adjusting the SID rate.

CHANGES TO PROPERTY MAINTENANCE ORDINANCE REQUESTED BY RRIC

Seymour Karas, 11 Lamring Drive, said a number of changes are needed in the Property Maintenance Ordinance. RRIC and the Property Maintenance Committee have several suggestions. They need a copy of the original ordinance itself to proceed. Mayor Ganz suggested deferring this matter to the September 5th Work Session. He asked the Borough Manager to recirculate the memo from July 5th for the September 5th meeting. He also wanted to know if Attorney Lustgarten had any comments about this issue.

PROPOSED ORDINANCE FOR INTRODUCTION REGARDING B4/B5 DISTRICTS

Manager Sacks stated if only changing tenants they would not have to go before the Planning Board. Mayor Ganz stated they would have to agree to sign a co-operative parking agreement.

Arthur Levine, 201 Greenway Road, Ridgewood, New Jersey stated he was not sure about the change of use and wondered what difference did it make. Mayor Ganz informed him the Council's view was to have everyone sign the cooperative parking agreement.

Seymour Karas, 11 Lamring Drive, stated he did not know who drafted this Ordinance but it seems like piece meal. He would like to see a meeting of the Council and RRIC before the Ordinance is considered. Mayor Ganz informed him he would find out from Attorney Lustgarten when he comes back the mechanics and what happened to the ordinance.

Dead Crow

Susan Fishbein, 12 Bancroft Place, stated she found a dead crow but the Animal Control person could not come to pick it up because it was too late. They would come the next day and charge \$5 to pick it up. She later found out the crow could not be

tested because it was dead more than 12 hours. She wondered who was authorized to pick up the dead crows and test them.

Mayor Ganz informed her that Bergen County would be spraying Fair Lawn on Thursday.

ADJOURNMENT TO CLOSED SESSION

Upon motion by Deputy Mayor Adler and a second by Councilmember Etlar it was unanimously agreed to go into Closed Session at 8:45 p.m.

Upon motion by Councilmember Amato and a second by Councilmember Etlar the meeting was reconvened at 9:45 p.m.

STRUCTURE & FORM OF WORK SESSION AGENDA

Mayor Ganz felt the present structure of the Work Session Agenda was not working out and suggested that common items be grouped together. Deputy Mayor Adler suggested that any item where people would be present be put first on the Agenda. Mayor Ganz said he would like to reserve the right to reorder the Agenda if necessary. He asked to remove the headings of Mayor and Council, Borough Manager and Borough Attorney. They would like to have the items grouped by topic with who requested it being put on the Agenda and if there are any carryover items for them to be placed at the end to be dealt with only if they choose to.

The consensus was to list all carryover items on a separate sheet to go out on Friday.

The consensus was to reorder the Work Session Agendas to group the matters by topic.

ENVIRONMENTAL EXPERTS

The consensus was to hire Birdsell Engineering, Inc. of South Belmar, New Jersey as the Environmental Engineer for the Public Advocate to use in the matter of Scholastic Bus.

Mayor Ganz asked that Ron Mondello, the Public Advocate for Scholastic Bus, be notified of this appointment.

ZONING PERMITS FOR SHEDS, FENCES AND DRIVEWAYS

Councilmember Etlar wondered if they could still charge the fees for driveways, fences and sheds because of what the State has said. Mayor Ganz stated these were not construction permits. They are Zoning Permits.

SALARY SURVEY ANALYSIS

Councilmember Amato stated there was not much to report. He asked the Municipal Clerk to get the budgets from other towns.

STRIPING ON ELMARY PLACE

Councilmember Etlar wondered if a ladder crosswalk and a stop sign could be installed on Elmary Place at Fair Lawn Avenue as it is difficult to get out of that street. Mayor Ganz said there was already a sign informing motorist to keep the intersection clear. The consensus was to have Manager Sacks ask the Traffic Officer to look at the problems with this intersection, and Councilmember Etlar's recommendation and then to come back to us with his recommendations. The Council can then consider them and if the Council is in agreement, make a recommendation to the State and to the County to make improvements.

STATE REQUIRED COURSE CANCELED BY HEALTH DEPT.

Mayor Ganz stated he understood this has been addressed by the Borough Manager.

SONYA GERCHIKOFF

Mayor Ganz updated the Council that Sony Gerchikoff's vehicle was improperly towed and improperly fined and it is recommended that it be forwarded to the insurance carrier. The matter will be handled as a claim.

SPOUSAL SURRENDER OF HEALTH BENEFITS

Manager Sacks referred to the opinion of the Labor Counsel who stated that they could institute this program but that a resolution

drafted by Labor Counsel would have to be passed. She recommended anywhere from 33% to 50% be given to any employee who surrenders their health benefit.

The consensus was to offer the Borough employees who choose to waive health insurance coverage 40% of the savings to the Borough.

The resolution will be on the Agenda for August 22, 2000.

SCHUTZ RETAINING WALL

Managers Sacks said that Attorney Lustgarten prepared the agreement and wanted to know if the Council was in agreement with it. Mr. Schutz has met the requirements as previously discussed.

Mayor Ganz stated that if Attorney Lustgarten was comfortable with the language the Council is in agreement.

NURSING SERVICES WITH VALLEY HOSPITAL

Manager Sacks stated the agreement was ready and that Attorney Lustgarten, in his memo, made references to what should be changed.

Councilmember Etler stated he would like the Council to consider hiring a full time nurse instead of the nursing service. Manager Sacks said it was not a good idea because a full time nurse is expensive. Councilmember Etler said there is a rapport between the nurses and the residents. He thinks this is a quality of life issue. He feels the Borough should retain a full time nurse. Manager Sacks stated that the part time nurses from Valley would bring a great deal from the Valley network. The Borough would not only be getting the nursing staff but also the back up resources. Councilmember Etler stated again that he felt a full time nurse would be better. The Borough had two part time nurses but now there is only one part time nurse. Deputy Mayor Adler asked if the same nurse would be coming to Fair Lawn. Manager Sacks said they would try to keep the same nurse. Valley has many free services that would be available to the Borough. Councilmember Amato asked what did a full time nurse provide. Councilmember Etler stated consistency. Manager Sacks stated the nurses have a lot of down time.

The consensus was to accept the Manager's suggestion of entering into a professional services agreement with Valley Health Affiliates, Inc. with Councilmember Etler dissenting.

CONTRACT WITH FAIR LAWN CREATIVE CABLE

Manager Sacks stated she had reviewed the agreement and made changes. Mayor Ganz stated he would like Attorney Lustgarten to review the agreement and make recommendations. He has a problem with Creative Cable telling the Borough how they will spend the money. He suggested that Attorney Lustgarten prepare the agreement adding controls.

USE OF FIRING RANGE / PROPOSAL OF ENGINEERING STUDY TO ABATE NOISE

Manager Sacks inquired if the Council wanted to go ahead with the proposal from Ostergaard Acoustical Associates in the amount of \$2,250.

The consensus was to adopt a professional services resolution at the August 22, 2000 meeting for Ostergaard Acoustical Associates.

BOSTOCK FENCE

Manager Sacks stated they had received clearance from PSE&G and that Radburn is in agreement with this fence as long as it is only three feet high.

The consensus was to prepare the required agreement between the Borough and Mr. Bostock.

PLAZA ROAD NORTH PARKING

Councilmember Etler stated he was in support of giving those residents overnight parking because these buildings were not built with parking spaces and a new building is being built so the area where they used to park is not available to these residents. He would like to give them one year parking on the street. He feels this is a unique situation and that the residents need relief. Mayor Ganz asked if these issues were urgent. Councilmember Etler said they were because the residents are calling the Police all the time for overnight parking.

A lengthy discussion followed regarding other locations the residents could park.

The consensus was to have Manager Sacks check with Grand Union, the Radburn Building and various other locations to see if an agreement could be worked out for these residents to park in their lots overnight.

Another consensus was for an ordinance to allow overnight parking on the street only for those Plaza Road residents with a one year sunset period failed with Mayor Ganz and Councilmember Etlar voting in favor and Deputy Mayor Adler, Councilmembers Dobrow and Amato voting against it.

ADJOURNMENT

Upon motion by Deputy Mayor Adler and a second by Councilmember Amato the meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Marilyn B. Bojanowski, RMC
Assistant Municipal Clerk

SPECIAL MEETING OF AUGUST 15, 2000

Mayor Ganz reconvened the meeting at 7:32 p.m.

PRESENT: Mayor Ganz, Deputy Mayor Adler, Councilmembers Dobrow and Etlar.

ALSO PRESENT: Manager Sacks and Assistant Municipal Clerk Bojanowski.

ABSENT: Councilmember Amato and Attorney Lustgarten

ORDINANCES: FIRST READING

Upon motion by Deputy Mayor Adler and a second by Councilmember Etlar, it was unanimously agreed to read the following ordinance by title.

Ordinance No. 1817-2000

AN ORDINANCE IMPLEMENTING THE EMERGENCY SERVICES VOLUNTEER LENGTH OF SERVICE AWARD PROGRAM (LOSAP)

Upon motion by Deputy Mayor Adler and Councilmember Dobrow, Resolution No. 244-2000 introducing Ordinance No. 1817-2000 was considered.

Mayor Ganz commented that the LOSAP - Length of Service Award Program has been a subject of several special meetings of the Council. It had been exhaustively discussed and the Council, he believed, will now approve it paving the way for it to go to a second reading at the next meeting and then to the voters for a final determination.

Hearing no further comment, Resolution No. 244-2000 introducing Ordinance No. 1817-2000 was unanimously passed.

ORDINANCES SECOND READING:

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, it was unanimously agreed to take the Resolution of Adoption from the table.

Ordinance No.1807-2000

BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER 1794-2000 FINALLY ADOPTED BY THE BOROUGH COUNCIL ON MARCH 28, 2000 ENTITLED, "BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS TO THE BOROUGH'S POOL AND TENNIS COURTS, ALL LAWFUL AND PUBLIC PURPOSES, BY AND IN THE BOROUGH OF FAIR

LAWN, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY (THE "BOROUGH"); APPROPRIATING \$1,491,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,420,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF", TO REALLOCATE APPROPRIATIONS AND TO AMEND THE DESCRIPTION THEREOF

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, Resolution No. 233-2000 adopting Ordinance No. 1807-2000 was unanimously passed.

Councilmember Amato arrived at 7:40 p.m.

RESOLUTION NO. 245-2000 Requesting Mid-Block Cross Walks on River Road

Upon motion by Councilmember Etlar and a second by Councilmember Dobrow, Resolution No. 245-2000 was considered.

Mayor Ganz stated he wanted to compliment both Deputy Mayor Adler and Councilmember Etlar for their efforts on this matter. If the County of Bergen agrees, this crosswalk will offer pedestrians a very safe place to cross.

Deputy Mayor Adler shared suggestions of how other municipalities are making crosswalks amenable which included some of the things they had already discussed.

There being no further comment, Resolution No. 245-2000 was unanimously passed.

RESOLUTION NO. 246-2000 INSURING CREATIVE CABLE THROUGH THE JIF

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, Resolution No. 246-2000 was unanimously passed.

ADJOURNMENT TO WORK SESSION

Upon motion by Deputy Mayor Adler and a second by Councilmember Amato, the meeting was adjourned at adjourned at 7:45 p.m.

Respectfully submitted,

Marilyn B. Bojanowski, RMC
Assistant Municipal Clerk