

REGULAR MEETING OF OCTOBER 24, 2000

Mayor Ganz opened the meeting at 7:45 p.m. Municipal Clerk Kwasniewski read the following statement of compliance:

In accordance with the Open Public Meetings Act, notice of the meeting of the Borough of Fair Lawn was published in the "The Record" issue of December 17, 1999. Notices were also posted on the Bulletin Board located on the First Floor of the Municipal Building and at the Maurice Pine Free Public Library, copies mailed to The North Jersey Herald and News and The Shopper. The Annual Notice identified the meeting location and the time of the Council Meetings and Work Sessions.

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

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

PROCLAMATIONS: Young Israel of Fair Lawn
Fair Lawn Bible Church
UNICEF

Mayor Ganz stated it was always an honor and a privilege to celebrate any religious and joyous occasion. One of his earliest memories was at Halloween trick-or-treating for UNICEF.

MANAGER'S REPORT

Manager Sacks stated there were no changes to her report.

ORDINANCES: SECOND READING

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, it was unanimous agreed to read the following ordinance by title and open the time for public hearing.

Ordinance No.1826-2000

AN ORDINANCE FIXING THE SALARIES OF CERTAIN EMPLOYEES OF THE BOROUGH OF FAIR LAWN, BERGEN COUNTY, NEW JERSEY", AS AMENDED

There being no comments from the public, upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, it was unanimously agreed to close the time for public hearing.

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, Resolution No. 325-2000 adopting Ordinance No. 1826-2000 was discussed.

Mayor Ganz asked Attorney Lustgarten to explain this ordinance. Attorney Lustgarten defined the positions and the salaries.

Hearing no further comments, Resolution No. 325-2000 adopting Ordinance No. 1826-2000 was passed.

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, it was unanimously agreed to read the following ordinance by title and open the time for public hearing.

Ordinance No.1827-2000

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FAIR LAWN, 2000 BY AMENDING AND SUPPLEMENTING CHAPTER 232 ENTITLED "VEHICLES AND TRAFFIC", ARTICLE VIII, "TRAFFIC", SUBSECTION 232-50 "BUS STOPS"

There being no comments from the public, upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, it was unanimously agreed to close the time for public hearing.

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, Resolution No. 326-2000 adopting Ordinance No. 1827-2000 was discussed.

Attorney Lustgarten stated this ordinance was making changes to certain bus stop locations. Mayor Ganz stated this ordinance was in anticipation of the construction work that is to be done on Routes 4 and 208. Manager Sacks stated that the Borough Engineer and Traffic Officer looked for the safest places to locate the bus. The effective date has been changed to after January 1, 2001.

Hearing no further comments, Resolution No. 326-2000 adopting Ordinance No. 1827-2000 was passed.

RESOLUTIONS BY CONSENT #19-2000

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, Resolutions by Consent #19-2000 which contained the following items with the exception of Item #b was unanimously passed with Mayor Ganz abstaining.

- a. Resol. #327-2000 Approval of Minutes
Closed Session 9/5/00
Work Session 9/5/00
Special Meeting 9/5/00
Closed Session 9/5/00
Regular Meeting 9/12/00
Work Session 9/12/00
- b. Resol. #328-2000 Removed
- c. Resol. #329-2000 Special Item of Revenue - Bureau of Justice Assistance
- d. Resol. #330-2000 Special Item of Revenue - U.S. Department of Justice
- e. Resol. #331-2000 Change Order: Well Drive Drain
- f. Resol. #332-2000 Recognizing the Flag Fund contributors
- g. Resol. #333-2000 Establishing the Fair Lawn Historical Committee

RESOLUTION NO. 328-2000 Confirmation of Fire Board Actions

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, Resolution No. 328-2000 was passed with Councilmember Amato recusing himself.

MISCELLANEOUS PUBLIC COMMENT

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, it was unanimously agreed to open the time for public comments.

Arlene Glassman, 14-15 Chandler Drive, head of the Fair Lawn Tenants Association, expressed concern about the parking problems in the Borough. She felt that residents in the Radburn area are being treated unfairly. Cars are being towed out of the CVS parking lot. Even though she knows the landlord has that right, she wondered if the Mayor and Council could work something out with the landlords. She thought that the residents could put a note on the dashboard stating they could not find a parking space at their apartment. Mayor Ganz stated he was willing as Mayor to speak with the landlords. The landlord took action because of complaints from tenants. He stated that the Mayor and Council are working on an ordinance to allow parking by the train station that will offer some relief to this situation. Ms. Glassman said she was glad there was a starting point.

Sonya Gerchikoff, 302 High Street, stated her husband had a parking problem because when he got home from work it was late and there were no parking spaces left. Mayor Ganz replied that he will talk to the landlords and that the Council will pass an ordinance to allow parking at the train station.

Don Oliver, 8-32 Mitchell Place, member of the Fair Lawn Homeowner's Association, asked about the Health Office and about the number of employees in that department. Manager Sacks stated there were six full and part time employees. The Welfare Division has one full time and one part time person and that it is within the Health Department. Mr. Oliver inquired about the mini bus since it was under Bernice May. Manager Sacks stated the mini bus has been transferred to the Office of Emergency Management. Mr. Oliver stated there were issues about the welfare and concern of the residents and how this change will effect them. He said he looked into the numbers that were given and realistically he did not know that saving \$80,000 by eliminating her job is saving the Borough anything. He could name one whole department that is costing the Borough a half million dollars and their whole progress for the month of September according to the Manager's Report amounted to marking three hundred spots where they are going to put new trees. He has had a gripe with Shade Tree seeing that they have hired outside contractors to cut down and remove trees. He stated if he were to look to save money he would keep Bernice May who has done a fabulous job in this town. He thinks they can save money somewhere else. He wondered if the savings would be annual. He thinks it is a bad decision because Bernice May has done a lot for the community and has been very

active and if nothing else she has been very personable to people who need her in time of need. He felt \$80,000 could be saved in another area.

Lucia Bowers, 35-11 Van Duren Avenue, stated she was there to talk about Bernice May. She read a letter which stated it was appalling that the needy and most vulnerable citizens of Fair Lawn are to be denied the affective and caring aid given by the Department of Human Services of their own town, therefore, delegated to the County. Bernice May is the Supervisor of that program along with other responsibilities such as Meals on Wheels, Food Pantry, Mini Bus Services, Holiday Celebrations and so forth. The needy felt comfortable explaining their plight with her and after over nineteen years of dedicated service she was dismissed losing most of her benefits. The comfortable feeling people had with her will be lost in the bureaucracy of the County and these most vulnerable people will fall through the cracks and be lost. It is a travesty that three people, Barbara Sacks, Martin Etlar and Florence Dobrow can decide the fate of such an important and humane department of our town. Ms. Sacks was "not in favor of transferring services to a County agency" when she worked in South Orange. Why do it to the people of Fair Lawn saving a few dollars of tax money that could be done by cutting wasteful spending in other areas such as purchasing two sport utility vehicles, one for the Health Department and one for the Building Department and the salary of the Borough Manager's Assistant for special projects. Ms. Bowers cast no aspersions at the man named as Assistant. She understood he is well respected and is a hard working man. She questioned the ethics of firing one employee to save tax money and the hiring of another one as the Manager's assistant. There are many organizations and individuals who donate money and food to the Department of Human Services. If this is to be handled by other personnel what guarantee is there that the needy of this town will be recognized and dealt with in the realm of social worker expertise. The vulnerable population are not just programs and projects but individuals in crisis who need a social worker professional to help them through it. Outside agencies cannot give the time and individual attention that an employee of the Borough can and has given. Mayor Ganz said "The remarks and views of the public offer invaluable feedback to the Council" and "we are governed of the people by the people for the people", well these people are asking the Council to reconsider this travesty and reinstate the Welfare program back to Fair Lawn and Bernice May.

Manager Sacks replied that she opposed the County taking over Welfare when she was in South Orange because Essex County did not do a very good job. She had that same bias only to be told by many municipalities that have turned their welfare over to the County and that they were very happy not just with the savings but the quality of the service was excellent. They changed her mind in that respect because it has done very well in one county may not be done as well in another county. She still feels the same way about Essex County welfare. Bergen County happens to be excellent.

Deputy Mayor Adler thought it would be a very good idea to clear up some of the misconceptions. In the first place the Welfare cases that have been transferred to the County were those very specific cases dealing with people who got General Assistance checks. This has nothing to do with the food kitchen or the mini bus. There are only a few cases of those people who needed that very specific money that they get from the State. She wanted people to understand that they are not dealing with a whole department but are dealing with a small part of the department only those people who get General Assistance. The second part was their decision to move the Department had nothing to do with Bernice May deciding to leave her position. Ms. May decided to leave, she was not fired. Deputy Mayor Adler said she was very fond of Ms. May and has enjoyed the times she worked with her. She is very upset about the amount of misinformation that has seeped out into the public. Ms. May was not fired, her hours would have only been cut. No one was giving her fifteen hours a week. This upsets her as an individual because it affects the perception they have of her. In the first place she would never have given anyone fewer hours than were needed to get benefits. In the State of New Jersey she believed that was twenty hours. No one told Ms. May she was getting fifteen hours, in fact, since the actual Welfare check recipients were such a small part of her job she would have had enough hours. They were looking for other places to give her hours so that she could have a full time position. That was something the Manager was doing. This was something that Bernice May chose not to do. They may have heard otherwise but she was sorry to tell them that was the truth as she knew it. Nobody said they were firing Bernice May and she certainly did not agree to that. This was a decision she made. Ms. May does many jobs for the Borough. She had worked a thirty five hour week and the few hours that were being cut because of the small load of those specific kinds of welfare cases that were administered did not give her so few hours that she would not have been eligible for benefits. Deputy Mayor Adler said she would have never allowed that to happen. She is a person that believes you do not cut people's salaries to save money. They were transferring a small portion to the County in exchange for grant money. Everything other than General Assistance will still be done in Fair Lawn and she would like Bernice to continue to do that. That was a decision she chose not to make. Those cases will be taken care of by receptive good people. They will have a food kitchen. They will have the mini bus, they will have Meals on Wheels, they will have Holiday Celebrations, we will have every other service that was performed. Someone will be hired to do that since Bernice May chose not to continue to do that. That was her choice. She was simply told her hours would be cut because of the transfer and no hours were mentioned to her.

Ed Feldman, 7-09 Park Avenue, a former member of the Local Assistance Board that is being abolished stated Ms. May told the entire Board that her hours were being reduced to fifteen hours and wondered where did she get that from. Deputy Mayor Adler replied that she had no idea. Mr. Feldman asked how many hours a week was she offered. Manager Sacks stated they discussed working part time preferably in the mornings. Manager Sacks said she believed that litigation was imminent and wondered how much she should be commenting on this at this point given the comment last week. Mayor Ganz agreed and stated they would not

answer the question.

Mr. Feldman said that Ms. May did state to the Local Assistance Board that if she decided to stay her hours were being cut to fifteen hours and she could not survive on fifteen hours. She said she spoke to Ms. Sacks a month to two months ago and Ms. Sacks said the Borough would never go with the County. Now somebody is not telling the truth, it could be Bernice or it could be the Manager. He was hoping that she does take legal action because it seems that every time the Mayor and Council do something like this person turns around and sues the Borough and wins and he hopes she wins.

Leon Wender, 7-22 Manor Avenue, had a list of concerns which included employees leaving the Borough cars and trucks running and the Records Department saying they did not have handicap parking plaques. He had questions about the flag at Ferry Heights Avenue and Fair Lawn Avenue, the crosswalk lines at Fair Lawn Avenue and Plaza Road. He felt a modern theater should replace the Old Library Theater and wondered when the buildings would be razed at Memorial Pool.

Tina Gilroy, 10-03 Arnot Place, stated she drives for Meals on Wheels in the Borough. She asked if the Borough would have a part time person in charge of this program. Manager Sacks explained that it was going into the Health and Human Services Office which has six people. There will be more resources devoted to it. They will have the resources of the Health and Human Services Department and the employees there are very anxious to help out with that and the other programs. Ms. Gilroy stated she could not understand why it is being changed. Since its inception, which she has been involved with for over twenty years, there has always been somebody there to interview the people. There are so many reason why there has to be someone on hand who is familiar with interviewing the recipients and she feels that six different people are not going to be able to coordinate this and keep it going right. Manager Sacks stated that Brenda, who is doing a lot of that now, will continue to do it. She is just moving next door and she is training the other people in how to do it when she steps out or is out sick. Nothing will stop because there will still be people. She is going to remain as a point person and Denise DePalma-Farr is also going to be involved.

Ms. Gilroy stated she thought they would need more of a background in social work to understand peoples problems and to talk with them about very personal matters. Manager Sacks said that is not the service that is being provided now and that is not the service that is going to be provided. She said the Borough does not do counseling nor should it be doing counseling. What they do is refer people to professionals who do the counseling. There is a certain amount of interviewing to ascertain peoples needs and that will continue. Ms. Gilroy stated she sees these programs falling apart.

Don Oliver, 8-32 Mitchell Place, member of the Fair Lawn Homeowner's Association asked Deputy Mayor Adler if the Borough Council were to pass an ordinance that said all businesses within the Borough were only allowed to be open four hours a day, cutting their income in half but their expenses stayed the same, would they choose to stay or would they close up shop and move. Deputy Mayor Adler replied that since business is private the Borough Council would not be within its right to do that. If she were a public employee and her job description was a certain job description, she worked for the Borough, the Borough would have a right to determine the hours and terms and conditions of her employment. It is two very different things. She was a little surprised to hear this come from the Homeowner's Association which is usually so strict and stringent about looking at the work people are doing and what they are getting paid to do. She understood that the Local Assistance Board has meetings but she has never seen minutes of these meetings. She has tried to ascertain exactly what the Welfare Director was doing and how many hours that would constitute. When the idea of changing it came up she very specifically asked the Manager how people would get to a place of reporting and what kind of cases they have in Fair Lawn. The fact of the matter is because of proposed litigation they do not know specifically what hours were suggested. Under no circumstances would she have permitted anyone to lose their benefits. She does know that the Borough did want to keep Bernice as an employee. They were happy with the many jobs that she did. Although many of the people in the audience do not believe that Bernice was given an opportunity to do that, her choice is her choice. She thought they would have to look at this in a very firm way so that everyone understands what services are being provided, how they were being provided and which ones will stay in the Borough and what very specific things were being taken over by the County. She does not know when the Local Assistance Board met. She has been on the Council they are supposed to meet quarterly she doesn't know if they have met because she has not seen any minutes which she knows cannot be detailed but certainly they could show how many cases they were referring and whether those cases were still where they were supposed to be or whether they have been moved on to other types of benefits which she understood deals mostly with Senior Citizens, it deals with people moving to other kinds of accommodations, that would still be within the Borough. She felt they needed to know what this job entailed before they think it is being lost. No one on her watch is going to be not taken care of in this Borough and although she may be a wonderful person, just like every person in this room is wonderful, if someone gets hit by a bus, life has to go on and she is sure they will find another wonderful person. She wishes it could have been Bernice but that was her choice.

Mr. Oliver stated that the Homeowner's Association is concerned about spending money but \$80,000 will probably save us \$2.75 in taxes. He has never heard a complaint about Bernice May in all the years that he has lived here. He could name a dozen departments that have more complaints. He said he could show in the Manager's report a department that did nothing all month but mark three hundred spots for trees. They had once provided a video of the Parks Department when they couldn't do their work on a rainy day and yet they could play football in the parking lot. Whether a person quits or is forced out is semantics at this point.

There is a vast difference between fifteen hours or twenty hours. They may not have all the facts and he thinks it is something they should go revisit and determine what hours they were actually talking about. Deputy Mayor Adler stated she agreed with him that they do not know all the facts. She cannot imagine if she was working a thirty five hour week she would be spending twenty of them on six cases. That is something they do have to look at and know more about. This is something that barreled out of control. If they were to make a decision to cut back on the Shade Tree Department she was sure there would be some very helpful people who have supported the Shade Tree Department saying they did a very fine job. Fortunately all of the Borough employees have a great many friends in the community and she is glad that Bernice made friends here too.

Mr. Oliver said it should be reconsidered and looked at again. He wondered what the final consensus was about the no stopping and standing by the Library. Mayor Ganz replied that Manager Sacks was going to come back to the Council with recommendations from the Borough Engineer.

Mr. Oliver stated he had concerns about a drop off area at Warren Point School on Broadway as it is chaos in the morning with parents dropping their children off at school.

Mr. Oliver stated that the Broadway tenants should clean up their property and their displays citing a few examples. He felt the Borough should determine what kind of rateables they would lose by building a huge parking lot. He said cooperative parking is almost like extortion. Mayor Ganz stated he disagreed thoroughly. They made an exception so that the person would not have to go before the Planning Board. Attorney Lustgarten stated that no one was coerced to sign on to the agreement. If they do not sign the agreement, they just have to go through the process of the Planning Board. This was an exception to streamline the process. There is a misconception that if they do not sign on they cannot develop their property and that is completely false.

Mr. Oliver wondered how they can sign a blank document. Deputy Mayor Adler responded that River Road Improvement Corporation when it was formulated came up with various goals one of which was the cooperative parking agreement so there would be enough parking for every business on River Road and secondly there would be exits and entrances across property lines. It has been there as part of River Road's goals and the whole idea was to get people to sign on to it and be part of the whole process. The Council did the Ordinance so that RRIC can go on with their goals. Manager Sack interjected that the ordinance came from RRIC.

Attorney Lustgarten added that Manager Sacks was correct in a sense that the existing ordinances made an exception to the B4 and B5 so that when the ordinance was created B4 and B5 had to go before the Board. RRIC asked to let them be the same as other zones within the Borough and the Council did. He did not want a lingering inference in this record that there has ever been undue influence on any of our administrative boards by this Mayor and Council or by anybody. The inference that you let linger is that if somebody in the RRIC does not sign on to the cooperative agreement and they go before the Planning Board that somehow that application would be treated differently if they came from another area. He told them categorically that he did not know of any case, any applicant, any objector who has ever come forward in the seventeen years that he has sat in this chair that has ever made that allegation by inference or anything else. He cannot let it go on this record. No member of any governing body that he has served with has ever attempted to influence one of the administrative agencies being it Planning or Zoning Board. It is an unfair comment and if there is a perception out there that has happened let those people call him or the Mayor or the Chairpersons of the Planning or Zoning Boards because they are dead wrong. Fair Lawn is one of the few communities that you can say that about and be proud about that. Those applications go up or down, right or wrong but not because of influence peddling. It is a very unfair comment to make.

Mr. Oliver stated that was not his inference but knows that it has happened in the past. He spoke about Ordinance No. 1812-2000 being part of the land use ordinance and wondered if an amendment that was done a few years ago would be in it. Attorney Lustgarten stated it would be in the body of the text. He suggested that Mr. Oliver go to the Municipal Clerk's office to look in the ordinance book as it should have been incorporated into it. Mayor Ganz stated he knows there may be errors in a book of this size. Mr. Oliver mentioned he did not see in Section 125-41 Signs where it prohibits flying flags or banners. Mayor Ganz said it would be against Federal law to ban flying the United States flag or the state flag. He read in the paper that the Borough would be placing banners on Broadway. Deputy Mayor Adler stated it was similar to what is on River Road and will be attached on the poles. Mayor Ganz referred this question to Manager Sacks and Attorney Lustgarten for them to look into this.

Councilmember Amato stated that Mr. Oliver comes to the meetings often and with comments. He said Mr. Oliver was very articulate but when he makes a statements and broad accusations like he did tonight he did not appreciate it. Mr. Oliver stated the video he referred to was taken several years ago which proved then that the Shade Tree Department was wasting money.

Marie McKenna, 4-12 Kenneth Avenue stated she has been the Secretary to the Welfare Board and has always taken and recorded the minutes of their meetings. Deputy Mayor Adler thanked her and explained that the Council needed to connect with the Board and know about their case load.

Lucia Bowers, 35-11 Van Duren Avenue stated Bernice May took care of many facets and that Welfare was just one of them. She said that Bernice May had a degree in Social Work. Manager Sacks stated that Ms. May did not do these things the Department took care of them. She said Bernice May had a Masters Degree in teaching. Ms. Bowers asked who will be taking care of these things when Bernice May is gone. Manager Sacks stated the tasks that are not required to be done by a Social Worker will be done by other employees in the Health Department.

John Coleman, 11-15 River Road stated he had a big problem with River Road Improvement Corporation. He complimented them on having made tremendous improvements along River Road. He has run into a problem with the cooperative parking agreement. He stated to run a building correctly they have to have clean tenants that would make good neighbors. Never before did a tenant have to go before the Planning Board. When a good tenant is found they want immediate access. Attorney Lustgarten explained the procedure. Mr. Coleman asked what the requirement was. Mayor Ganz explained that if in that zone they would have to have what is required.

Attorney Lustgarten stated that River Road Improvement Corp. asked that they be treated the same and if they do not want to sign the Cooperative Parking Agreement they must go before the Planning Board. Deputy Mayor Adler suggested that Mr. Coleman become more active on the River Road Improvement Corporation. Mr. Coleman asked the Council to review this process to get it streamlined to be successful. He felt it was not as simple as they were implying. Mayor Ganz stated that once the agreement is signed he will see how streamlined the process was. Mr. Coleman stated he did not want people infringing on his property.

Nettie Monaco, 38-39 Wilson Street stated that she had a repair person at her house who received a ticket for parking in front of her house. Mayor Ganz stated they would have the Traffic Officer check into it. Councilmember Amato asked Ms. Monaco where she lived and wondered if she lived there before the signs were put up to discourage commuters from parking there because Fair Lawn has a big problem with commuter parking. Mayor Ganz asked Manager Sacks if the new bus stops would require the no parking signs to be removed. Manager Sacks stated the Borough may not need the parking restriction. Councilmember Etlar felt that the Borough should expect more commuters with the new bus routes.

Ed Feldman, 7-09 Park Avenue stated he heard that the Borough would be purchasing two SUV's. Mayor Ganz replied that they were not purchasing those vehicles.

Don Oliver, 8-32 Mitchell Place inquired about the flood in the basement and wondered if anything had been done to correct the problem. Manager Sacks stated they redesigned the whole area by regrading the grass and stone area and the drain was re-done.

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, it was unanimously agreed to close the time for public comments.

ADJOURNMENT TO CLOSED SESSION

Upon motion by Deputy Mayor Adler and a second by Councilmember Dobrow, the meeting was unanimously adjourned to a Closed Session at 9:40 p.m.

Respectfully submitted,

Marilyn B. Bojanowski, RMC
Assistant Municipal Clerk

SPECIAL MEETING OF OCTOBER 24, 2000

Deputy Mayor Adler called the meeting to order at 6:10 p.m. Municipal Clerk Kwasniewski read the statement of compliance with the Open Public Meetings Act.

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

ALSO PRESENT: Manager Sacks, Attorney Lustgarten and Municipal Clerk Kwasniewski.

Presentation by Susan Gruel on Block by Block Plan on Broadway -

Upon motion by Councilmember Amato and seconded by Councilmember Etler, it was unanimously agreed to recess until Ms. Gruel arrived.

Upon motion by Councilmember Amato and a second by Councilmember Etler, the meeting was reconvened at 6:25 p.m. with Susan Gruel present.

Ms. Gruel explained that she was involved in the initial study of the Broadway corridor basically making an inventory. She has now given the Council a proposal to prepare a strategic plan for the Broadway corridor. It would identify implementation strategies that could be used to address many issues. The Broadway Advisory Committee has provided quite a bit of information. The plan could be used to market and get grants and loans for implementing what the Council would like to see. DOT is very interested in planning and how it relates to the Borough's goals and objectives. They require a strategic plan to reach the vision. She suggested in the proposal that the plan become an element of the master plan so it would be a formal planning document. She recommended a block by block plan. Specific graphics would show how they could implement the strategies.

Councilmember Etler wondered what she would give the Council that they do not already have. He thought the report of the Broadway Advisory Committee was sufficient. Ms. Gruel replied that the Committee has put in a great deal of time but certain recommendations need to be studied more and some may not work in the overall concept. There needs to be an evaluation of what is in their report to be sure that it is implemented. Without the Committee's study as a basis her proposal would be significantly more expensive. The study would take six months. Economic development, zoning, highway and traffic issues are all elements that are key to developing a plan that works.

Councilmember Amato asked for a copy of a study done in another community. Ms. Gruel will send them a copy.

Deputy Mayor Adler asked if she would give them a list of grants. Ms. Gruel advised that they are not grants people. They would ask where the State has money. The Route 208/4 construction would have to be factored into the study.

Keith Brown, 23-05 Ellington Road expressed concern that a block by block study was not sufficient because it leaves the homeowners out of the solution. He hoped that the Manager could get grants without Ms. Gruel's aid. He thought the time was too long. They know the problems well. They want the Council to fix them.

Ms. Gruel noted that although the corridor is the focus, it does not mean that the residents would not be considered. Many issues associated with the corridor effect the residential areas. It is supposed to be an implementation plan not a plan in the sense of a vision since that has already been done. She thought the Advisory Committee would continue to play an important role in the process. She did not think that they had to wait for the improvement at the intersection to be in place to proceed. Manager Sacks advised that the Borough is not waiting. They would continue to work with NJ Transit and the DOT.

Mr. Brown stated that the Committee is frustrated because the Council has not moved forward. Another plan will just delay things more.

Councilmember Amato advised that the Council voted in favor of some recommendations in the report. Deputy Mayor Adler added that some issues require working with the State, particularly traffic issues on Midland Avenue. She thought it might be a good idea to have a checklist to keep track of timing. A block by block plan is another way to look at things.

Steve Kwait, 0-101 Whitehall Street thought they needed to decide whether the Borough has the resources or they need more expertise. The committee has not seen the proposal.

Charles Tregdigo, 12-48 64th Street was interested in a block by block plan. He thought to accomplish any substantial change will require significant improvement to the parking on the north side. Without the parking he did not think the other changes will be helpful. So far the cosmetics are not solving the basic problem on Broadway.

Ms. Gruel agreed. The study would be a comprehensive plan. They will develop strategies for parking which will

require joint efforts. She thought it would require targeted acquisition of parcels. Connecting the north side to the south side may address part of the issue.

Brian Keene, 1-22 34th Street thought in theory the block by block study is a good idea but he wondered where the master plan entered this process.

Attorney Lustgarten explained that the Borough has a master plan that the Planning Board revises every six years. It relates to the land use and existing patterns and whether those patterns reflect the highest and best use. It is not in as minute detail as the Broadway report or Ms. Gruel's proposal.

Mayor Ganz arrived at 7:00 p.m. Deputy Mayor Adler continued to chair the the meeting.

Mr. Keene pointed out that the Broadway report was broad but needs to be filled in. He thought a block by block study would be helpful. He considered two to three blocks in on either side as the corridor not just Broadway. He did not see a real plan for that area.

Bea Leiderman, Orchard Street thought the committee had done most of the work so she thought the cost should be lower.

Ms. Gruel responded that the Committee has done a great deal of work. The study would be much more expensive if that work had not been done. Her proposal would have been higher.

Attorney Lustgarten wondered if the Committee feared that Ms. Gruel's report would include taking of property and if that was why they did not want the study done.

Mr. Brown confirmed that is their fear. People were afraid they were going to lose their home. Mr. Tredgidgo thought the Council should have considered acquiring the house that was for sale on Grunauer Place but that has been sold.

Jack Daniels, 29-09 Broadway and a land owner in the business zone felt that it was not acquisition that made people fearful. It was the grandiose plan of Treeco that created the uneasiness. It will take time to rebuild the confidence of the Broadway residents and business owners. They would not be against acquisition if it were a planned, well-developed strategy that would help everyone. It needs to be done in a forthright way. Councilmember Amato pointed out that it was an uncomfortable situation for everyone. The rumors were rampant.

Mr. Keene noted that the Committee was created because of that situation. Treeco was sprung on the community and the community felt betrayed. This Committee can help with the communication.

Manager Sacks stated that acquisition is involved if the Borough can get money from NJ Transit for parking at the train station. Acquisition does not have to be negative. It can be for the public good.

Robert Kneer, 0-71 27th Street would rather see a study that entailed the side streets. Otherwise, it is not going to be helpful. The \$20,000 fro the study could be used for trees, pavers, cul-de-sacs, signage, banners and parking. He wanted to know what Ms. Gruel could tell them that they did not already know.

Ms. Gruel stated that to do a block by block study they will look beyond the block but the focus is the corridor. Some of the Committee's recommendations may not be what she will recommend. She may have other suggestions that might be more comprehensive or workable. The Committee's outreach to the community is critical. She may be able to find alternatives that the Committee did not. Her firm has the experience to test out the recommendations of the Committee and see if they will work. They can tell the Borough how to maximize the Borough's resources.

Kathy Heytink, 0-100 Whitehall Street thought too many studies had already been done. Deputy Mayor Adler pointed out that Ms. Gruel would take all the issues that have already been raised and present a plan to implement them.

John Alaimo, 37-13 Broadway, business owner and a member of the committee thought Ms. Gruel would refine what

they have already done.

Mr. Brown was concerned that Ms. Gruel would come up with the same recommendations as the Committee. He did not think they would see anything new. He asked what implementation means.

Deputy Mayor Adler explained that it is looking at the problem, figuring out how to solve it and the beginning to solve it. Implementation gives the impetus to move forward. This is an on going process. They are looking for the best expert opinions so that they can move ahead quickly.

Mr. Daniels felt it was an inexpensive investment if the plan is gathered so it involves all members of the community. Broadway has a tremendous amount of energy. The businesses are looking for a plan to follow. If they do not have a plan, they will not work along with the Borough.

Mr. Kwait felt they needed to use all the resources available to reach the goal. They all agree that there is a problem and they want to fix it.

Mr. Tregdigo indicated he did not have a problem with a planner but wondered if the Council had considered other planners. Manager Sacks replied hat she talked to several other planners. Heyer & Gruel are the top firm.

Councilmember Amato stressed that before he reaches a decision he wanted to see something comparable in another community. He wanted to go to a community that had followed her recommendations. Ms. Gruel replied South Orange and North Arlington although North Arlington is an industrial area.

Deputy Mayor Adler thanked Ms. Gruel for her presentation.

ADJOURNMENT - Upon motion by Mayor Ganz and a second by Councilmember Etler it was unanimously agreed to adjourn the meeting at 7:35 p.m.

Respectfully submitted,

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