



MINUTES  
BOROUGH OF EMERSON  
MAYOR AND COUNCIL  
November 1, 2016  
7:30 P.M.  
Borough Hall-Council Chambers  
Emerson, NJ 07630



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I. CALL TO ORDER

Mayor Lamatina called the meeting to order at 7:30 p.m. and identified the emergency exits.

II. ROLL CALL

Mayor Lamatina asked Ms. Dietsche to call the roll of the Governing Body.

**Present:** Mayor Lamatina, Councilwoman DiPaola, Council President Knoller, Councilman Lazar, Councilman Tripodi, Councilman Worthington

**Absent:** Councilman Downing

Also present were Borough Administrator Robert S. Hoffmann, Borough Attorney Wendy Rubinstein and Borough Clerk Jane Dietsche.

III. EXCUSED ABSENCE OF GOVERNING BODY MEMBER

Mayor Lamatina announced that no members of the Governing Body had been absent from the previous meeting.

IV. PROCLAMATIONS & CITATIONS

Mayor Lamatina announced that there were no proclamations or citations.

V. APPOINTMENTS/RESIGNATIONS

Mayor Lamatina announced that there were no appointments or resignations.

VI. MINUTES FOR APPROVAL

- Regular Meeting Minutes of October 18, 2016

The approval of the Regular Meeting Minutes of October 18, 2016 was tabled for further discussion/amendments.

VII. FINANCIAL BUSINESS

- Resolution No. 267-16 Bill List

☞ **Motion** to approve Resolution No. 267-16 Bill List was **moved** by Councilwoman DiPaola, **seconded** by Councilman Worthington and carried by a roll call vote of 5-0.

**RC: Council members:**

**YES: DiPaola, Lazar, Knoller, Tripodi, Worthington**

## VIII. UNFINISHED BUSINESS

Mayor Lamatina announced that there was no unfinished business.

## IX. NEW BUSINESS

- Presentations by Architects in Response to Request for Proposals for Municipal Facility Needs
  - Settembrino Architects - 7:45 – 8:00
  - Arcari & Iovino – 8:05 – 8:20
  - Netta Architects – 8:25 – 8:40
  - RSC Architects – 8:45 – 9:00
  - T.M. Ryback & Associates - 9:05 – 9:20
  - Environetics Group Architects – - 9:25 – 9:40
  - DMR Architects – 9:45 – 10:00
  - Cecco & Associates - 10:05 – 10:20

Prior to the architectural presentations, Mr. Hoffmann provided an overview of actions taken since 2012 pertaining to the need to renovate or construct a new Borough Hall. He outlined issues including the requirements of the Police Department and Municipal Court, malfunctioning boilers, chimney problems, structural issues at the Department of Public Works and Firehouse and damage from recent flooding. The Ambulance Corps would need a new home because it was one of the parcels slated for new construction in the Redevelopment zone. He noted that in January of 2016 the Governing Body authorized the selection of an architect to evaluate the needs of the Borough and its residents in a cost effective way. He explained that the Request for Proposals was developed after seeking the input of residents at meetings. In addition he had sent a draft to three architects for vetting.

A total of twenty four architects had requested the RFP and eight had responded. He said the evening's meeting was a culmination of a process that had begun in 2012. Each architectural firm was allotted fifteen minutes to make a brief presentation and responded to a series of five questions:

1. What do you know about Emerson's municipal needs?
2. What are your initial thoughts concerning the best utilization for the recently acquired properties at 58 and 64 Locust Avenue?
3. Has your firm been able to assist municipalities in obtaining grant funding for municipal projects? If so, what type of grants? What was the approximate dollar value?
4. Has your firm designed structures that are sustainable and/or LEEDS certified? If yes, what type of structures and where are they located?
5. The Borough has entered into an agreement to acquire an easement for a bus pull off at 129 Kinderkamack Road (Block 610 Lot 1). This agreement also gives the Borough the option to purchase the property for the appraised value of \$450,000. The \$55,000 cost of the easement would be applied to the purchase price of the property. If the Borough acquires this property, what do you believe the best public or municipal use(s) would be?

At the conclusion of the presentations, Mr. Hoffmann thanked the Governing Body for listening to the eight firms and noted that it was an inclusive process which had received good input from neighbors, architects and staff.

Mayor Lamatina suggested narrowing the choice to four firms and asked for feedback from each member of the Governing Body. Governing Body consensus was to ask the following firms to return to give second presentations: Settembrino Architects, Cecco & Associates, T. R. Ryback and Arcari and Iovino. Mr. Hoffmann said he and CFO Lauren Roehrer would do a financial analysis and schedule second presentations for the December 6<sup>th</sup> meeting. He anticipated a final decision would be made no later than the 2017 Reorganization meeting. He told the Governing Body to contact him with specific questions they would like answered. The priorities were to address the relocation of the Ambulance Corps, the deficiencies at the DPW salt shed, and then lighting and other issues at the DPW facility. Mr. Hoffmann concluded by thanking the Governing Body for going through the process.

#### X. INTRODUCTION OF ORDINANCES

Mayor Lamatina announced that there were no ordinances being introduced.

#### XI. ADOPTION OF ORDINANCES

Mayor Lamatina announced that there were no ordinances being adopted.

#### XII. REPORTS

- Borough Administrator Robert Hoffmann reported on the following:
  - A grant application for \$800,000 in streetscape improvements had been submitted. The Borough had received almost 250 letters of support from residents and the business community. He thanked everyone for their endorsements and hard work
  - A joint bid opening with the Borough of Oradell for shared service for garbage and recycling collection and disposal was scheduled for Thursday, November 3<sup>rd</sup> at 10:00 a.m. at Oradell Borough Hall. This had been authorized by the Governing Body in January and the goal was to see if they would be able to get better unit prices for residents.
  - The Office of Emergency Management had received a grant reimbursement in the amount of \$18,000. The grant application had been submitted by Lieutenant Mark Savino and represented a reimbursement for administrative costs associated with a recent storm.
  - Kinderkamack Road improvements were at the sixtieth day of the contract and significant progress had been made.
  - Considerable work had been completed on drainage. Trenches had been cleaned and piping had been installed. Catch basins were now working on Lincoln Boulevard. New drainage was also installed on Linwood Avenue. Mayor Lamatina asked about the shut down date for the winter and Mr. Hoffmann said he would reach out to the Assistant County Engineer to discuss.

XIII. PUBLIC COMMENT

☞ **Motion** to open the meeting to comments from the public was **moved** by Councilwoman DiPaola, **seconded** by Council President Knoller and carried at 10:58 p.m.

Toni Plantamura, Owner of Emerson Dairy Queen thanked the Police Department for doing a great job directing traffic on Kinderkamack Road. She commented on the negative impact the road improvements were having on her business and asked if the Governing Body might consider a tax forgiveness program for those affected. She discussed a recent incident where a flag was stolen from in front of her business and thanked everyone from the community who reached out and assisted her after this stressful event. Among those she thanked for their extraordinary support were members of the Governing Body, the Emerson Fire Department, the Emerson Police Department, the Blue Knights and the large number of residents and customers.

Michele McGuire, 154 Linwood Avenue asked that the character of Borough Hall be preserved and protected as a focal point of the town. She commented on her inability to listen to the audio of the meeting minutes when more than one person was talking at the same time. She shared concerns about redevelopment and building heights.

Paul Hulbert, 55 Jefferson Avenue discussed the fact that development would directly affect his property and recommended that the Ambulance Corps building be relocated to the current Borough Hall property.

Gary Schwinder, 99 Linden Avenue commended the Mayor and Council for the architectural presentations and agreed with the four firms selected. He said emergency services should be located at the site of the Borough Hall and administrative offices should be moved across the street.

Seeing no more hands, Mayor Lamatina asked for a motion to close the meeting to comments from the public.

☞ **Motion** to close the meeting to comments from the public was **moved** by Councilwoman DiPaola, **seconded** by Councilman Tripodi and carried at 11:14 p.m.

XIV. RESOLUTIONS ON CONSENT AGENDA NO. 268-16

☞ **Motion** to approve Consent Agenda No. 268-16 was **moved** by Council President Knoller, **seconded** by Councilman Tripodi and carried by a roll call vote of 5-0.

**RC: Council members:**

**YES: DiPaola, Lazar, Knoller, Tripodi, Worthington**

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| Ca 269-16 | 100% Disabled Veteran Exemption – A. Lione – 43 Dorchester Road   |
| Ca 270-16 | Form of Resolution Requesting Change in Title, Text, or Amount of Appropriation Pursuant to NJS 40a:4-85 - Bergen County Open Space Grant Local Match in the amount of \$20,000.00                                      |
| Ca 271-16 | Resolution Supporting S-2663 and A-4234 to permit JIFs to invest in debt obligations of any governmental entity established under the laws of the State of New Jersey and federal agencies or governmental corporations |

☞ **Motion** to extend the meeting curfew to 11:45 p.m. was **moved** by Council President Knoller, **seconded** by Councilwoman DiPaola and carried by a roll call vote of 5-0.

**RC: Council members:**

**YES: DiPaola, Lazar, Knoller, Tripodi, Worthington**

XV. CLOSED EXECUTIVE SESSION - Resolution No. 272-16

☛ **Motion** to go into an executive session to discuss matters exempt from the public as duly noticed by Resolution No. 272-16 was **moved** by Council President Knoller, **seconded** by Councilman Tripodi and carried by a roll call vote of 5-0.

**RC: Council members:**

**YES: DiPaola, Lazar, Knoller, Tripodi, Worthington**

#16-11/01-34	Update on Litigation – Just Pups	N.J.S.A. 10:4-7
#16-11/01-35	Personnel – Construction Dept.	N.J.S.A. 10:4-8
#16-11/01-36	Potential Litigation – OPRA	N.J.S.A. 10:4-8

XVI. RECONVENE

☛ **Motion** to reconvene was **moved** by Councilwoman DiPaola, **seconded** by Councilman Lazar and carried at 11:35 p.m.

XVII. ADJOURNMENT

With no other business to address, at the request of Mayor Lamatina, a motion to adjourn was **moved** by Councilwoman DiPaola, **seconded** by Councilman Lazar and carried at 11:35 p.m.

Respectfully submitted,

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Jane Dietsche, RMC  
Borough Clerk