



MINUTES  
BOROUGH OF EMERSON  
MAYOR AND COUNCIL  
February 2, 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, Councilman Downing, Council President Knoller, Councilman Lazar, Councilman Tripodi, Councilman Worthington

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

III. EXCUSED ABSENCE OF GOVERNING BODY MEMBER

- Absence of Councilman Downing for his departure at 9:36 p.m. from the Regular Meeting of January 19, 2016 due to illness

☞ **Motion** to excuse Councilman Downing for his departure at 9:36 p.m. from the Regular Meeting of January 19, 2016 due to illness was **moved** by Council President Knoller, **seconded** by Councilman Tripodi and carried unanimously.

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 Sine Die/Reorganization Meeting of January 5, 2016

☞ **Motion** to approve the Sine Die/Reorganization Meeting Minutes of January 5, 2016 was **moved** by Councilman Downing, **seconded** by Council President Knoller and carried unanimously.

- Regular Meeting Minutes of January 19, 2016

☞ **Motion** to approve the Regular Meeting Minutes of January 19, 2016 was **moved** by Council President Knoller, **seconded** by Councilman Tripodi and carried unanimously.

#### VII. FINANCIAL BUSINESS

- Budget Preparation and Financial Statutes Presentation by Borough Administrator Robert S. Hoffmann and Jon Reinhardt, Administrator/CFO, Borough of Wharton

Mr. Hoffmann and Mr. Reinhardt delivered a PowerPoint presentation on budget preparation and financial statutes. Among the topics covered were financial trends and budget development, rules and revenue. In addition, budget timelines, projections and forecasting were covered. They explained the history of State Aid and also provided an overview on items including concepts of green purchasing, sustainability and shared municipal services.

- Resolution No. 77-16 Bill List

Mr. Hoffmann requested that two items be added to the Bill List for payment.

☞ **Motion** to add two items to the Bill List for approval: 1. Brigitte Bogart Planning & Design Professionals in an amount not to exceed \$12,000 and 2. Insurance Restoration Specialists in an amount of approximately \$15,000 was **moved** by Councilman Worthington, **seconded** by Council President Knoller and carried by a roll call vote of 6-0.

**RC: Council members:**

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

☞ **Motion** to approve Resolution No. 77-16 Bill List with the two added items: 1. Brigitte Bogart Planning & Design Professionals in an amount not to exceed \$12,000 and 2. Insurance Restoration Specialists in an amount of approximately \$15,000 was **moved** by Councilman Lazar, **seconded** by Councilman Downing and carried by a roll call vote of 6-0.

**RC: Council members:**

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

#### VIII. UNFINISHED BUSINESS

- Discussion of purchase and plans for 58 Locust Avenue - The Governing Body and Mr. Hoffmann discussed options for utilizing the property at 58 Locust Avenue. Suggested proposals included commuter parking, new municipal offices, a recreation center or a new emergency services building for the Police Department and Volunteer Ambulance Corps. Among the points considered were whether the property should be used to generate revenue, whether the Borough should take on debt and whether the property should be purchased without a plan in place. Governing Body consensus was that this property was in a key strategic location and offered at a good price. It would give the Borough the opportunity to explore options to benefit the community and make a difference.

- Authorize Preparation of RFQ for Architectural Services – Mr. Hoffmann explained that significant structural issues required attention at Borough Hall, the Firehouse and the Department of Public Works building. Each building would require study by an architect. He also noted that an architect would be the appropriate professional to help the Governing Body determine the best use for the parcel of land at 58 Locust Avenue. The Governing Body discussed taking on debt and bonding as well as the need to invest in the future to best serve Emerson residents. Council consensus was to prepare an RFQ for an architect and review their fee structures without making any future commitment.

#### IX. NEW BUSINESS

- Sustainable Jersey – Councilman Worthington said that he, the Environmental Commission and Mr. Hoffmann were eager to move forward with meeting the requirements to achieve Sustainable Jersey certification. He added that it would require commitment from many people and could be accomplished this year. He explained that it would allow the Borough to qualify for more grants and other opportunities and was long overdue.
- Authorize Appraisal of 64 Locust Avenue – Mr. Hoffmann said a realtor had informed him that 64 Locust Avenue, adjacent to the property at 58 Locust Avenue, was for sale. It was appraised at \$359,900 and, as a contiguous property, would provide the Borough with more flexibility to expand services to residents. Council discussion included whether the property should be purchased without a plan in place and the future needs of the Police Department as well as exploring the option of building a community or recreation center. Council consensus was to approve the appraisal.

☞ **Motion** to approve Resolution No. 86-16 Authorize Appraisal of 64 Locust Avenue was **moved** by Council President Knoller, **seconded** by Councilman Tripodi and carried by a roll call vote of 5-1.

**RC: Council members:**

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

**NO: DiPaola**

#### X. INTRODUCTION OF ORDINANCES

Mayor Lamatina said that no ordinances were being introduced that evening.

#### XI. ADOPTION OF ORDINANCES

##### **Second Reading & Public Hearing:**

##### **1514-16 AN ORDINANCE AMENDING CHAPTER 232-3, Section I, SIGNS AND AWNINGS**

☞ **Motion** to open the meeting to comments from the public on Ordinance #1514-16 was **moved** by Councilman Lazar, **seconded** by Council President Knoller and carried unanimously.

Seeing no hands, Mayor Lamatina asked for a motion to close the meeting to comments from the public on Ordinance #1514-16.

☞ **Motion** to close the meeting to comments from the public on Ordinance #1514-16 was **moved** by Councilwoman DiPaola, **seconded** by Councilman Tripodi and carried.

☞ **Motion** to adopt Ordinance #1514-16 on second reading was **moved** by Council President Knoller, **seconded** by Councilman Downing and carried by roll call vote of 6-0.

**RC: Council members:**

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

**1515-16 BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF VARIOUS IMPROVEMENTS TO HILLMAN FIELD IN, BY AND FOR THE BOROUGH OF EMERSON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$35,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO APPROPRIATE A COUNTY GRANT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.**

☞ **Motion** to open the meeting to comments from the public on Ordinance #1515-16 was **moved** by Councilwoman DiPaola, **seconded** by Council President Knoller and carried unanimously.

Seeing no more hands, Mayor Lamatina asked for a motion to close the meeting to comments from the public on Ordinance #1515-16.

☞ **Motion** to close the meeting to comments from the public on Ordinance #1515-16 was **moved** by Councilman Downing, **seconded** by Council President Knoller and carried.

☞ **Motion** to adopt Ordinance #1515-16 on second reading was **moved** by Councilman Downing, **seconded** by Council President Knoller and carried by roll call vote of 6-0.

**RC: Council members:**

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

**1516-15 AN ORDINANCE AMENDING CHAPTER 290, ZONING, OF THE CODE OF THE BOROUGH OF EMERSON, IN ORDER TO ELIMINATE THE PCD (PLANNED COMMERCIAL DEVELOPMENT) ZONE**

☞ **Motion** to open the meeting to comments from the public on Ordinance #1516-16 was **moved** by Councilwoman DiPaola, **seconded** by Council President Knoller and carried unanimously.

Seeing no hands, Mayor Lamatina asked for a motion to close the meeting to comments from the public on Ordinance #1516-16.

☞ **Motion** to close the meeting to comments from the public on Ordinance #1516-16 was **moved** by Councilman Lazar, **seconded** by Council President Knoller and carried.

☞ **Motion** to adopt Ordinance #1516-16 on second reading was **moved** by Councilman Worthington, **seconded** by Council President Knoller and carried by roll call vote of 6-0.

**RC: Council members:**

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

**1517-16 BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR MUNICIPAL PURPOSES IN, BY AND FOR THE BOROUGH OF EMERSON, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$425,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.**

☞ **Motion** to open the meeting to comments from the public on Ordinance #1517-16 was **moved** by Councilwoman DiPaola, **seconded** by Council President Knoller and carried unanimously.

Mike Budres, 93 Pascack Avenue, said he thought the purchase of properties on Locust Avenue was a good and safe investment and commented on the dilapidated and unsafe conditions at Borough Hall.

Cathy Hornyak, 123 Palisade Avenue inquired about zoning and construction costs for a new Borough Hall or other facilities and emphasized the need for fiscal responsibility.

Seeing no more hands, Mayor Lamatina asked for a motion to close the meeting to comments from the public on Ordinance #1517-16.

☞ **Motion** to close the meeting to comments from the public on Ordinance #1517-16 was **moved** by Councilman Lazar, **seconded** by Councilman Tripodi and carried.

☞ **Motion** to adopt Ordinance #1517-16 on second reading was **moved** by Councilman Tripodi, **seconded** by Council President Knoller and carried by roll call vote of 5-1.

**RC: Council members:**

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

**NO: DiPaola**

XII. REPORTS

- Borough Administrator Robert S. Hoffmann had no report.

XIII. PUBLIC COMMENT

☞ **Motion** to open the meeting to comments from the public was **moved** by Councilman Lazar, **seconded** by Councilwoman DiPaola and carried at 9:41 p.m.

Billy Price, 9 Emwood Drive expressed concerns about traffic congestion on Main Street and Linwood Avenue and suggested changes to the train station. He also discussed the advantages of building a commuter parking garage.

Dot Haight, 84 Lincoln Boulevard asked about risk management training and safety assignments. She also inquired about property damage at a location where a Borough tree was removed.

Mike Esqueu, 276 Kinderkamack Road commented on notification requirements related to recent rezoning in his area and traffic congestion on Kinderkamack Road.

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 Council President Knoller and carried at 10:10 p.m.

XIV. RESOLUTIONS ON CONSENT AGENDA NO. 78-16

Councilwoman DiPaola requested that Resolution No. CA 85-16 Authorize Preparation of RFQ for Architectural Services be pulled for a separate vote.

☛ **Motion** to approve Consent Agenda No. 78-16 with the removal of CA item No. 85-16 Authorize Preparation of RFQ for Architectural Services was **moved** by Council President Knoller, **seconded** by Councilman Downing and carried by a roll call vote of 6-0.

**RC: Council members:**

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

Ca 79-16	Sustainable Jersey Municipal Certification
Ca 80-16	Opposing Suez Water (United Water) Rate/Tax Increase
Ca 81-16	Authorizing Disposal of Surplus Property
Ca 82-16	Transfer of Funds
Ca 83-16	Approval of LOSAP Certification Lists
Ca 84-16	Support for the Pascack Valley Mayors' Opposition to the Pension & Health Benefit Study Commission Report Dated February 24, 2015
Ca 85-16	Authorize Preparation of RFQ for Architectural Services

☛ **Motion** to approve Resolution No. CA 85-16 Authorize Preparation of RFQ for Architectural Services only was **moved** by Council President Knoller, **seconded** by Councilman Downing and carried by a roll call vote of 5-1.

**RC: Council members:**

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

**No: DiPaola**

XV. ADJOURNMENT

With no other business to address, at the request of Mayor Lamatina, a motion to adjourn was **moved** by Councilman Worthington, **seconded** by Council President Knoller and carried at 10:11 p.m.

Respectfully submitted,

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Jane Dietsche, RMC  
Borough Clerk