



MINUTES
BOROUGH OF EMERSON
MAYOR AND COUNCIL
March 6, 2018
7:30 P.M.
Borough Hall-Council Chambers
Emerson, NJ 07630



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, Councilman Bayley, Councilwoman DiPaola, Councilman Downing, Councilman Falotico, Council President Knoller, Councilwoman Wolf

Also present were Borough Administrator Robert Hoffmann, Borough Attorney Wendy Rubinstein, Borough Architects Piero Gabucci, Ken Shier and Steve Lazarus, and Borough Clerk Jane Dietsche. Ms. Dietsche noted that Borough Architect Joseph Cecco was unable to attend due to health issues.

III. EXCUSED ABSENCE OF GOVERNING BODY MEMBER

Mayor Lamatina announced that there were no excused absences that evening.

IV. PROCLAMATIONS & CITATIONS

- Dave Rector - Appreciation for his years of service to the Emerson Recreation Commission

V. APPOINTMENTS/RESIGNATIONS

Mayor Lamatina announced that there were no appointments or resignations.

VI. MINUTES FOR APPROVAL

- Regular and Closed Session Meeting Minutes of February 20, 2018

☞ **Motion** to approve the Regular and Closed Session Meeting Minutes of February 20, 2018 was **moved** by Councilman Falotico, **seconded** by Council President Knoller and carried unanimously.

VII. FINANCIAL BUSINESS

- Resolution No. 98-18 Temporary Emergency Budget

☞ **Motion** to approve Resolution No. 98-18 Temporary Emergency Budget was **moved** by Council President Knoller, **seconded** by Councilman Falotico and carried by a roll call vote of 6-0:

RC: Council members:

YES: DiPaola, Bayley, Wolf, Knoller, Falotico, Downing

VIII. UNFINISHED BUSINESS

- Presentation by Borough Architects on Municipal Complex Improvements

Borough Administrator Robert Hoffmann gave an opening statement before the presentation. He discussed the background and history of the current Borough Hall. He addressed the need to evaluate options for the current and future requirements of the municipal complex so as to provide cost effective services for the next 80 to 100 years.

Borough Architects Piero Gabucci, Ken Shier and Steve Lazarus introduced a PowerPoint presentation and reviewed various options for adding onto and renovating the current municipal building or tearing it down and replacing it with one or more facilities on the current property and Borough owned property on Locust Avenue.

- Scheme A was to build a new two and a half story building in the current parking lot and then tear down Borough Hall.
- Scheme B was to add onto and renovate Borough Hall.
- Scheme C was to renovate the existing structure with an addition for the Police Department and Municipal Court.
- Scheme D was to build two new structures. The first structure would be an administration building and the second would be for the Police, Court and Council Chambers.
- Scheme D-1, a variation of Scheme D, was to add a third building across Locust Avenue for a community center and senior housing. (reformatted)

The pros and cons of each scenario were discussed. Estimates ranged in cost from \$9.6 million to \$15 million.

At the conclusion of the presentation, Mr. Hoffmann gave closing remarks and explained that there had been discussions since the 1980's about moving or improving Borough Hall. During 2013 the Governing Body had determined that the building required triple its current space. He discussed the need to address ADA requirements, upgraded security for both the Police Department and Municipal Court, costs associated with the replacement of old boilers and roofing, as well as environmental concerns.

☛ **Motion** to open the meeting to comments from the public on the Municipal Building presentation only was **moved** by Council President Knoller, **seconded** by Councilman Downing and carried at 8:38 p.m.

Jill McGuire, 154 Linwood Avenue asked questions of the architects related to their work on buildings with an historic designation or WPA projects and renovations. She discussed submitted a certificate of eligibility worksheet to determine whether Borough Hall would be deemed historic. She said she had done a lot of research and discovered that the murals in Borough Hall were done by the WPA. In addition, she asked the architects if they were given any direction as to incorporating the current Borough Hall into their plans and about their knowledge of the murals' artists and the history of the building.

Ed Bueti, 91 Chestnut Avenue thanked the architects for a thorough presentation and said there were a lot of options. He asked that they build across the street, not more than two stories tall and not housing emergency services in consideration of adjacent residents. He asked that minimal work be done to the current Borough Hall.

Don Pierro, 70 Eagle Drive asked if a preconstruction structural survey of the existing building had been conducted and whether asbestos or hazardous waste surveys were done. He also asked about visual surveys and whether they had noticed any anomalies. He inquired about specialty certifications including LEED certification. He opined that poor craftsmanship had been performed on the building.

Chuck Carpenter, 25 Locust Avenue discussed sharing municipal resources as a way to cut costs.

Art Magrini, 149 Monsey Road asked about floor plans and the allocation of office space for various departments. He requested that project costs be kept down.

Lauren Letizia, 21 James Street, Westwood said that historic preservation pertained to the exterior of buildings. Any renovations could be done to the interior but the public facing should be preserved. She said that murals would be difficult to remove but there was a process that could be researched.

Robert Obernauer, 101 Linwood Avenue said he knew of no other town where the Department of Public Works performed construction work and complimented them for being able to save the town a lot of money. He also inquired about the benefits of historic designation of Borough Hall and recent flooding.

Mike Myers, 38 Allison Way commended the Governing Body for their openness and thoughtfulness of the presentation and willingness to answer questions. He opined that residents' primary concern was related to property taxes.

Bill Price, 9 Emwood Drive commended Ms. McGuire for her work. He also opined that more parking was needed at Borough Hall.

Ken Hoffman, 61 Emwood Drive said he echoed Councilwoman DiPaola's feelings about the historic value of the building. He opined that a lot played into the historic value of a building or site and objected to the fact that Borough Administrator Hoffmann said that Borough Hall had no historic value.

Jill McGuire, 154 Linwood Avenue said grant opportunities were available if a building was designated as historic. She opined that Borough Hall would meet the criteria to be designated as historic and if a certificate of eligibility was filed, grants would be available to renovate the building. She also opined that the murals should be saved and the artists should be celebrated as part of national history.

Paul Hulburt, 55 Jefferson Avenue asked about one of the concept plans and where the Ambulance Corps facility would be located. He also inquired about the likelihood of cost overruns.

Ed Buetti, 91 Chestnut Avenue commended the public for having really good questions. He asked if the cost of a replacement Ambulance Corps and Department of Public Works facility were included in the calculation of construction costs.

Chuck Carpenter, 25 Locust Avenue suggested that if a bigger building was constructed that parts of it could be left uncompleted in anticipation of future needs.

Robert Obernauer, 101 Linwood Avenue opined that he did not support spending taxpayer funds to save the murals.

Brian Gordon, 112 Linwood Avenue commented on Mr. Obernauer's plans for future construction and suggested moving municipal services to the DPW property. He also asked if a Recreation Center was needed.

☞ **Motion** to close the meeting to comments from the public on this topic only was **moved, seconded** and carried at 9:55 p.m.

At the conclusion of comments from the public, the architects departed the Council Chambers.

- Discussion of County Road Right of Way – Mr. Hoffmann provided an update on Bergen County's planned revision of the County Map and the County Easement Map. He and Borough Engineer Gary Ascolese had met with County representatives to share their concerns. The County held pending resolutions until Emerson could provide input and agreed to make changes and update the language. He thanked County Executive Jim Tedesco and Mr. Ascolese for working with the Borough to help resolve concerns related to widths and easements and come up with a workable solution.

IX. NEW BUSINESS

Mayor Lamatina announced that there was no new business.

X. INTRODUCTION OF ORDINANCES

First Reading:

PULLED:

~~1552-18 AN ORDINANCE AMENDING CHAPTER 61, PARKS, PLAYGROUNDS AND RECREATION, DEPARTMENT OF, SECTION 8.1, MANDATORY BACKGROUND CHECKS, OF THE CODE OF THE BOROUGH OF EMERSON, BERGEN COUNTY, NEW JERSEY~~

XI. ADOPTION OF ORDINANCES

Second Reading & Public Hearing:

~~1551-18 AN ORDINANCE AMENDING CHAPTER 274: VEHICLES AND TRAFFIC OF THE CODE OF THE BOROUGH OF EMERSON~~

☞ **Motion** to open the meeting to comments from the public on Ordinance No. 1551-18 only was **moved** by Councilwoman DiPaola, **seconded** by Councilman Downing and carried at 9:57 p.m.

Ed Bueti, 91 Chestnut Street agreed with the ordinance and thanked the Governing Body for taking care of this issue.

Seeing no more hands, Mayor Lamatina asked for a motion to close the meeting to comments from the public on Ordinance No. 1551-18 only.

☞ **Motion** to close the meeting to comments from the public on Ordinance No. 1551-18 only was **moved** by Councilwoman DiPaola, **seconded** by Council President Knoller and carried.

☞ **Motion** to adopt Ordinance No. 1551-18 on second reading was **moved** by Council President Knoller, **seconded** by Councilwoman DiPaola and carried by a roll call vote of 6-0:

RC: Council members:

YES: DiPaola, Bayley, Wolf, Knoller, Falotico, Downing

XII. REPORTS

- Borough Administrator Robert Hoffmann reported on the following:
 - The Continental Woods drainage project had started on March 5th with the digging of test pits. The goal was to have this grant funded project completed by April 16th.
 - The Borough was recognized at the Bergen County Joint Insurance Fund's Annual Safety Breakfast with a Gold Award and \$1,750.00 which could be used for safety related expenditures. He thanked DPW Superintendent Perry Solimando and Borough Clerk Jane Dietsche for their commitment to embed safety practices in the workplace.
 - Senate Bill S-5 was scheduled for a vote by the New Jersey State Senate on March 26th. Amendments were currently being prepared. Some appear to be good for both the potential new Pension Plan and local government. Senate Bill S-1, which is related to shared services in local government was also scheduled for a vote on that date.
 - The Department of Community Affairs had issued new regulations effective Monday, March 5th which changed the rules related to issuing permits for roofs, siding and other items.

XIII. PUBLIC COMMENT

☞ **Motion** to open the meeting to comments from the public was **moved** by Councilwoman DiPaola, **seconded** by Councilman Falotico and carried at 10:07 p.m.

Chuck Carpenter, 25 Locust Avenue asked if a review of the traffic plan was in the works.

Ed Bueti, 91 Chestnut Avenue asked about installing safe cross walks across Kinderkamack Road and by the schools. He also inquired about reducing speed limits, line striping and 'block the box' areas at intersections.

☞ **Motion** to close the meeting to comments from the public was **moved** by Councilwoman DiPaola, **seconded** by Councilman Falotico and carried at 10:07 p.m.

XIV. RESOLUTIONS ON CONSENT AGENDA NO. 99-18

☛ **Motion** to approve Resolution No. 99-18 Consent Agenda was **moved** by Councilwoman DiPaola, **seconded** by Councilman Downing and carried by a roll call vote of 6-0:

RC: Council members:

YES: DiPaola, Bayley, Wolf, Knoller, Falotico, Downing

CA 100-18	Property Maintenance Officer Ron Cenicola change in job title/description
CA 101-18	Confirm the Hiring of Technical Assistant Patricia Rusch Effective March 12, 2018
CA 102-18	Authorize the start of the Police Department hiring process
CA 103-18	Authorize preparation of plans and specifications for Vivian Avenue drainage project
CA 104-18	State Tax Appeal Refund - 2 Louis Avenue - Block 610, Lot 9.01
CA 105-18	State Tax Appeal Refund - 7 Louis Avenue - Block 613, Lot 2

XV. CLOSED EXECUTIVE SESSION

There was no Closed Session.

XVI. RECONVENE

The Borough of Emerson reserves the right to return to Open Session and, if appropriate, take formal action.

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 Falotico and carried at 10:11 p.m.

Respectfully submitted,

Jane Dietsche, RMC
Borough Clerk