



MINUTES
BOROUGH OF EMERSON
MAYOR AND COUNCIL
June 13, 2017
7:30 P.M.
Borough Hall-Council Chambers
Emerson, NJ 07630



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- I. Council President Knoller called the meeting to order at 7:34 p.m. and identified the emergency exits.

II. ROLL CALL

Council President Knoller asked Ms. Dietsche to call the roll of the Governing Body.

Present: Councilwoman DiPaola, Councilman Downing, Council President Knoller, Councilman Lazar, Councilman Worthington

Mayor Lamatina and Councilman Falotico were delayed.

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

III. EXCUSED ABSENCE OF GOVERNING BODY MEMBER

Council President Knoller announced that no members of the Governing Body were absent from the previous meeting.

IV. PROCLAMATIONS & CITATIONS

The following item was delayed to await the arrival of Mayor Lamatina:

- Honoring the Academic Achievements of 2017 National Honor Society Inductees

V. APPOINTMENTS/RESIGNATIONS

- Historic Preservation Committee
 - Appointment of Former Mayor Owen Cassidy as Alternate II member for the unexpired term ending 12/31/17

Council President Knoller announced that Mayor Lamatina was appointing Mayor Emeritus Owen Cassidy as the Alternate II member of the Historic Preservation Committee for the unexpired term ending 12/31/17.

- Volunteer Ambulance Corps
 - Appointment of Adam Winograd as a Probationary Member

☞ **Motion** to appoint Adam Winograd as a Probationary Member of the Emerson Volunteer Ambulance Corps was **moved** by Councilman Downing, **seconded** by Councilwoman DiPaola and carried unanimously.

- Volunteer Fire Department
 - Appointment of Nicholas Castrovillari as a Cadet Member

☞ **Motion** to appoint Nicholas Castrovillari as a Cadet Member of the Emerson Volunteer Fire Department was **moved** by Councilman Lazar, **seconded** by Councilwoman DiPaola and carried unanimously.

- Municipal Court/Department of Public Works/Floater
 - Resignation of Pam Lesnak effective June 2, 2017

☞ **Motion** to accept the resignation of Pam Lesnak as the Municipal Court/Department of Public Works/Floater was **moved** by Councilwoman DiPaola, **seconded** by Councilman Downing and carried unanimously.

VI. MINUTES FOR APPROVAL

- Regular and Closed Session Meeting Minutes of May 16, 2017

☞ **Motion** to approve the Regular and Closed Session Regular Meeting Minutes of May 16, 2017 as amended was **moved** by Councilwoman DiPaola, **seconded** by Councilman Lazar and carried unanimously.

Mayor Lamatina arrived at 7:37 p.m. and presented proclamations and commendations to the Emerson Junior/Senior High School Honor Roll Inductees.

VII. FINANCIAL BUSINESS

- Resolution No. 166-17 Amended Capital Budget

☞ **Motion** to approve Resolution No. 166-17 Amended Capital Budget was **moved** by Councilman Downing, **seconded** by Council President Knoller and carried by a roll call vote of 5-0.

RC: Council members:

YES: DiPaola, Lazar, Knoller, Downing, Worthington

The following item was delayed to await Ms. Bogart who arrived at 8:06 p.m. at which point the Governing Body returned to the discussion of the report on Block 616 and Block 617.01:

VIII. UNFINISHED BUSINESS

- Report on portions of Block 616 and Block 617.01 by Borough Planner Brigitte Bogart

Ms. Bogart explained that she had been asked by the Governing Body to review Blocks 616 and 617.01 to determine if they still met the criteria as an area in need of redevelopment. The methodology she employed was the same as what she used for Block 419. After reviewing her findings in detail, she recommended that the area not be designated as an area in need of redevelopment because of the owners' upkeep of their buildings. In addition, Ms. Bogart recommended maintaining permitted uses but adding a zoning overlay for mixed use to encourage property owners to redevelop on their own.

Ms. Bogart explained that it was up to the Governing Body to determine whether to come up with an ordinance and refer it to the Land Use Board or refer it to the Land Use Board and ask them to review it. Either way, the ordinance would have a first reading with the Governing Body, be referred to the Land Use Board and then return to the Governing Body. Ms. Bogart recommended that the rezoning process begin with the Governing Body. Mayor Lamatina asked that Ms. Bogart discuss her recommendations with the Land Use Board on Thursday. Governing Body consensus was to start the process to change the zone. Mayor Lamatina explained that this would remove these properties from the Redevelopment Zone and the condemnation redevelopment area. It would be a positive step for the property owners and give them more flexibility. The only perceived negative was that PILOT's would not apply if the property was not in the Redevelopment Zone.

☞ **Motion** to take Block 616, Lots 1, 2, 20, 21, 22, 23, and 24 and Block 617.01, Lot 1 out of the Redevelopment Zone was **moved** by Councilman Lazar, **seconded** by Councilwoman DiPaola and carried by a roll call vote of 5-0.

RC: Council members:

YES: DiPaola, Lazar, Knoller, Downing, Worthington

IX. NEW BUSINESS

- Request for Borough to assist with continuation of streetscape on west side of Kinderkamack Road south of the Kinderkamack Road project

Mr. Hoffmann explained that the owners of three business located south of the Central Business District had asked for assistance with extending the streetscape to their area of Kinderkamack Road. These businesses had offered to contribute funds towards the Borough's cost but quotes were still needed. He added that the Borough also had to wait to see if streetscape grant funding would come through.

X. INTRODUCTION OF ORDINANCES

First Reading:

Mayor Lamatina announced that Ordinance 1541-17 was being pulled.

~~**1541-17 AN ORDINANCE TO FIX THE SALARIES, WAGES, COMPENSATION AND OTHER TERMS OF EMPLOYMENT OF CERTAIN EMPLOYEES OF THE BOROUGH OF EMERSON FOR THE CALENDAR YEAR 2017 PULLED**~~

Mayor Lamatina announced that Ms. Dietsche would read the following ordinance by title and it would be further considered at a Public Hearing to be held on June 27th, 2017 at 7:30 p.m. in the Council Chambers of the Borough Hall, Municipal Place, Emerson, N.J. and published in the June 16th, 2017 edition of the Ridgewood News. He added that the ordinance was on file in the Clerk's Office and posted on the official bulletin board of the Municipal Building where copies would be available to the General Public at no charge.

~~**1542-17 BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF GIS MAPPING AND TELEVISION INSPECTION OF THE SANITARY SEWER AND STORMWATER SYSTEMS IN, BY AND FOR THE BOROUGH OF EMERSON, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$100,000 TO PAY THE COST THEREOF, 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 introduce Bond Ordinance No. 1542-17 on first reading was moved by Councilman Lazar, seconded by Councilwoman DiPaola and carried by a roll call vote of 5-0.

RC: Council members:

YES: DiPaola, Lazar, Knoller, Downing, Worthington

XI. ADOPTION OF ORDINANCES

Mayor Lamatina announced that no ordinances were being adopted that evening.

XII. REPORTS

- Borough Administrator Robert Hoffmann reported on the following:
 - The Borough had received complaints about parking near the high school. The Police Department was doing a study and would report back to the Governing Body.
 - The Borough was in discussions with Suez Water about using a portion of their property to help with drainage issues. Discussions were continuing.
 - On June 22nd, there would be a public hearing for the Fiscal Year 2016 grant application on the Broadway walking path. It was currently before the County for approval.
 - The New Jersey Homestead Rebate Program had been delayed. Information had not yet been sent to property owners. He noted that the deadline was June 30th.
 - Assemblywoman Schepisi would be holding a conference on Affordable Housing. He thanked her for her actions and said it was greatly appreciated.

XIII. PUBLIC COMMENT

☞ **Motion** to open the meeting to comments from the public was **moved** by Council President Knoller, **seconded** by Councilman Lazar and carried at 8:40 p.m.

Karen Browne, 114 Pine Drive asked about the grant program for the Broadway walking path. She also asked about the follow up to dumping concerns on the paper streets and requested that signage about illegal dumping be maintained.

Tom Browne, 114 Pine Drive discussed the volunteers who had cleared the walking path and noted that no money had been spent on that effort. He thanked DPW Superintendent Perry Solimando and the DPW employees for their assistance with the Community Garden. He also thanked Walter and Diane Romanski for marking out plots on a very hot day.

☞ **Motion** to close the meeting to comments from the public was **moved** by Council President Knoller, **seconded** by Councilman Downing and carried at 8:53 p.m.

XIV. RESOLUTIONS ON CONSENT AGENDA NO. 167-17

☞ **Motion** to approve Consent Agenda No. 167-17 was **moved** by Council President Knoller, **seconded** by Councilman Downing and carried by a roll call vote of 5-0 at 8:55 p.m.

RC: Council members:

YES: DiPaola, Lazar, Knoller, Downing, Worthington

- CA 168-17 Resolution authorizing inclusion in the Bergen County Community Development Program
- CA 169-17 Resolution authorizing execution of an agreement with the County of Bergen to supersede the Cooperative Agreement dated July 1, 2000 and amendments thereto establishing the Bergen County Community Development Program
- CA 170-17 Block Party Approval – Birch Street between Park Avenue and Lincoln Boulevard; Sunday, June 25th
- CA 171-17 Resolution Requesting Approval of Items of Revenue and Appropriations NJS 40a:4-87 in the sum of \$14,724.77 - Fiscal Year 2017, State of New Jersey, Division of Environmental Protection - Clean Communities Grant
- CA 172-17 Awarding A Contract for Specialty/Hybrid Services - Sidewalk Safety
- CA 173-17 Appoint Open Space Representatives for the period July 1, 2017 to June 30, 2018
- CA 174-17 Approve Community Development Delegate and Alternate for the period July 1, 2017 to June 30, 2018
- CA 175-17 Appointment of Deputy Record Custodians
- CA 176-17 Amend Resolution No. 33-17 for 20% change order
- CA 177-17 Authorize Records Management Research for Pilot and Reorganization of Records for Quicker Retrieval
- CA 178-17 Review of Technology Bid Submissions
- CA 179-17 Summer Kick-Off Fireworks Celebration
- CA 180-17 Shared Service Purchase of Pothole Patch Machine and Trailer
- CA 181-17 Resolution Requesting Permission to Establish a Dedication by Rider for Historical Preservation Committee Donations – Acceptance of Bequests and Gifts Trust Fund Required by NJS 40A:5-29
- CA 182-17 Trust Fund Application Municipal Endorsing Resolution – Washington Oak Park

XV. CLOSED EXECUTIVE SESSION - Resolution No. 183-17

☞ **Motion** to go into an executive session to discuss matters exempt from the public as duly noticed by Resolution No. 183-17 was **moved** by Councilwoman DiPaola, **seconded** by Councilman Lazar and carried by a roll call vote of 5-0.

RC: Council members:

YES: DiPaola, Lazar, Knoller, Downing, Worthington

#17-06/13-27	Personnel – Environmental Commission	N.J.S.A. 10:4-8
#17-06/13-28	Personnel – Property Maintenance Official	N.J.S.A. 10:4-8
#17-06/13-29	Personnel – Technical Assistant	N.J.S.A. 10:4-8
#17-06/13-30	Contract Negotiations Update – PBA	N.J.S.A. 10:4-4
#17-06/13-31	Contract Negotiations Update – DPW	N.J.S.A. 10:4-4
#17-06/13-32	Contract Negotiations – Police Chief	N.J.S.A. 10:4-4
#17-06/13-33	Affordable Housing Update	N.J.S.A. 10:4-5
#17-06/13-34	Litigation - Redevelopment	N.J.S.A. 10:4-5
#17-06/13-35	Personnel – Recreation Director	N.J.S.A. 10:4-8
#17-06/13-36	Personnel – Salary Ordinance	N.J.S.A. 10:4-8
#17-06/13-37	Personnel – Administrative Assistant	N.J.S.A. 10:4-8

Councilman Falotico arrived during Closed Session at 9:45 p.m.

XVI. RECONVENE

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

☞ **Motion** to reconvene was **moved** by Councilman Lazar, **seconded** by Councilwoman DiPaola and carried at 10:59 p.m.

☞ **Motion** to approve Resolution No. 184-17 Property Maintenance Officer – New Hire was **moved** by Councilman Falotico, **seconded** by Councilman Lazar and carried by a roll call vote of 6-0.

RC: Council members:

YES: DiPaola, Falotico, Lazar, Knoller, Downing, Worthington

☞ **Motion** to approve Resolution No. 185-17 Construction Department Technical Assistant – New Hire was **moved** by Councilman Lazar, **seconded** by Councilman Falotico and carried by a roll call vote of 6-0.

RC: Council members:

YES: DiPaola, Falotico, Lazar, Knoller, Downing, Worthington

☞ **Motion** to authorize the execution of the Contract with the Chief of Police 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, Falotico, Lazar, Knoller, Downing, Worthington

☞ **Motion** to approve Resolution No. 186-17 Deputy Clerk/Administrative Assistant/Floater – New Hire was **moved** by Councilman Lazar, **seconded** by Councilman Falotico and carried by a roll call vote of 6-0.

RC: Council members:

YES: DiPaola, Falotico, Lazar, Knoller, Downing, Worthington

☞ **Motion** to return to Closed Session was **moved** by Councilman Lazar, **seconded** by Councilwoman DiPaola and carried unanimously.

☞ **Motion** to reconvene was **moved, seconded** and carried at 11:21 p.m.

XVII. ADJOURNMENT

With no other business to address, at the request of Mayor Lamatina, a motion to adjourn was **moved** by Councilman Downing, **seconded** by Councilman Lazar and carried at 11:22 p.m.

Respectfully submitted,

Jane Dietsche, RMC
Borough Clerk