

**BOROUGH OF RIVER EDGE  
MAYOR AND COUNCIL  
WORK SESSION MINUTES  
MONDAY, APRIL 17, 2017**

**PRESENT:**

Mayor	Edward J. Mignone
Councilman	Vito Acquafredda
Councilman	Alphonse Bartelloni
Councilwoman	Ellen Busteed
Councilman	Dario Chinigo
Councilwoman	Mary Davis
Councilman	Thomas Papaleo

**ALSO PRESENT:**

Borough Attorney	Thomas Sarlo
Borough Administrator	Alan Negreann
Borough Clerk	Stephanie Evans

**ABSENT:**

None

Mayor Mignone called the meeting to order 6:00 PM by reading the Open Public Meetings Act.

**PROCLAMATIONS**

- ❖ **Arbor Day**
- ❖ **National Volunteer Week**
- ❖ **National Small Business Week**

**BOROUGH ADMINISTRATOR'S TOPICS**

1. **JIF Training – Status Report** – Mr. Negreann stated that the Mayor and Council completed the JIF training and the borough should see a premium reduction of \$2,000 for these efforts and his appreciation for taking the time to do this.
2. **Stormwater Training for Mayor and Council – Status Report** – Mr. Negreann stated there was only one more elected official that needed to do the training and there was no deadline for that. This is part of the checklist on the annual report for the Dept. of Environmental Protection so that is way it is essential that the elected officials this training.
3. **Tax Bill Stuffer** – Mr. Negreann turned this topic over to the Finance Chair, Councilman Bartelloni, who provided a first draft for everyone to look at. Councilman Bartelloni explained that on the latest draft some of the numbers needed to be changed particularly in the second paragraph, the increase in the tax levy is 1.4. He tried to put together something that was a little bit more informative than usual and to give a deceit chart. He tried to do a pie chart but with Open Space but you couldn't see it at all and it was hard with the Library as well and Bergen County, it got very small. Mayor Mignone suggested the percentage scale go from zero to one hundred and use a flag to show the percentage or a label. Councilman Bartelloni said he could try but it gets tight with space, and he could work with the program and try. Mayor Mignone felt there would be calls saying Open Space didn't show up, Councilman Bartelloni stated that he did put a carrot there that did say what it was so you could reference it, it was only .4% of the overall tax bill which doesn't show up very well. Doing it in gray scale pie chart just doesn't show up well at all in black and white, which

makes it difficult. A pie chart would show the percentages but it got really small and the gray scale just doesn't work and that was why he went with this chart. Mayor Mignone mentioned that the Citizens Budget Committee was cut off, Councilman Bartelloni replied that on his copy everyone was listed. The final draft will list all the committee members. Councilwoman Busted thanked Councilman Bartelloni for doing this and whether or not we wanted to stress that this was a sustainable and stable budget. That is language that is helpful for people to understand that year over year we are providing a very stable and sustainable budget and they are getting value for their dollar. We are not going \$200 last year and \$50 this year and expect \$300 next year we worked really hard to make it a sustainable and stable budget year over year. She thinks those words are meaningful to people when they are looking at their own personal finances as well. Mayor Mignone said he thinks that probably in the next few years the surplus and cash reserves will continue to grow and will be in a better position. It's hard to articulate and he thinks that's a good suggestion. Mayor Mignone corrected the total spending figure to .7%. A motion was made for conceptual approval subject to numbers and changes that were suggested.

Motion by Councilman Bartelloni, second by Councilman Chinigo to approve.  
All in favor 6-0

#### **WORK SESSION CONSENT AGENDA**

- 1. New Hire – Laborer – Department of Public Works** – Councilman Papaleo wanted to move the new hire of Kyle Joaquin. Kyle comes to River Edge with four years of experience from Waldwick in recycling, driving dump trucks, landscaping, snow plowing, Class B commercial driver's license with tanker and air brake permit. He comes highly recommended by John Lynch, DPW superintendent and also by the Personnel Sub-Committee. A motion was made to hire Kyle Joaquin as soon as he gives his two week notice, he will become a full time employee of the Borough.

Motion by Councilman Papaleo, second by Councilman Bartelloni to approve.  
All in favor 6-0

#### **PAYMENT OF BILLS –**

##### **Resolution #17-155**

**By:** Councilman Bartelloni      **2<sup>nd</sup>:** Councilwoman Busted      **RC:** 6-0

#### **FOR DISCUSSION**

- 1. Combine Zoning/Planning Boards** – Mr. Negreann explained that it was listed because there was an amendment to the title and he wanted the council to have the opportunity for any other changes or points to made on the ordinance itself, this would be the last opportunity before the adoption. Mr. Sarlo said that the ordinance was written pursuant to the statute of merging the boards and there wasn't much wiggle room with the language of the ordinance, it's tailored to the ordinance that dictates the merging of the boards. Mayor Mignone said he keeps going away from that word "merge", it's not merging under land use law its one of the powers of the Planning Board. Under 45:55D-25 16C-in a municipality having a population of 15,000 or less, a nine member planning board, if so provided by ordinance, shall exercise to the same extent and subject to the same restrictions, all the powers of a board of adjustment; but the Class I and the Class III members, which are the Mayor and the Council Representative, shall not participate in the consideration of applications for development which involve relief pursuant to subsection d, D Variances which are density, height over 10%. Councilman Papaleo asked if the sake of the record and his sake how the process of the current members of the Zoning Board, when will they no longer if we approve it at our next meeting, when will they no longer have a function. If he understands, and he could be wrong, if they did the

initial approval don't they have to be part of the second, if something comes before the Zoning Board and they approve it than it has to come back for notification. Mayor Mignone answered that they have to memorialize their decision, Councilman Papaleo said yes has does that work as we transition. Mayor Mignone explained that we will work with Mr. Sarlo and the Planning Board Attorney if the ordinance gets approved and he would assume there would be a transition period for whatever applications they are presently hearing or will continue to hear until they are completed. Councilman Papaleo asked their role on the Zoning Board would continue at least for those pending applications. Both the Mayor and Mr. Sarlo agreed with that. Councilwoman Busted asked if this required the Planning Board to reorganize before next year, they would retain the same positions. Mayor Mignone stated it stays the same, the ordinance does allow us to add two additional alternates which he isn't inclined to appoint at this time. We already have nine members and two alternates and we can't even get them in the room and he doesn't believe four alternates are required. We had four on the Zoning Board and thinks that proved to be a benefit because we had a lot of members that didn't come and the alternates played an active role on the board. Very rarely and Mr. Grasso can correct me, generally we have a quorum on the Planning Board and most of the time the alternates don't vote because there is a full board. No further comments.

2. **Hire Allan Rotto Consultants to Conduct Telephone Audit** – Mr. Negreann provided a few facts on this such as we hired them in the past, they looked at our bills from 2008-2013 and we paid about \$6,700 to them and the credit or savings to us as best we could calculate was about \$10,000 to us. We had two issues back then, one was how to make the award to them whether it was an EUS and we eventually went through Pascack Valley Coop., which is no longer available. It is his understanding that Fort Lee has done it through quotes which would be acceptable if we went out and solicited quotes. Mayor Mignone said it was actually RFP's not necessarily a quote because they're not quoting on a dollar they are giving us a service and they are giving you a criteria. Mr. Negreann said we would be guided by the Borough Attorney's advice on this and in the past he has offered advice on a prepayment discount and things like that. If the Mayor and Council is interested in this consultant we would work with the Borough Attorney to investigate it and issue an RFP and have them come in and do an audit of our telephone service. Mayor Mignone said that he knows Fort Lee has been successful in getting tremendous savings through their efforts. The only difference he sees in the contract is they are now asking for us to pay three years of savings and he thinks it should be just one year and see if they are amenable to that. Also there is no up-front fee we don't pay them until they find you savings. Even then if you don't believe the savings they found are sustainable you don't have to accept the recommendation and they don't get anything. As far as he can see there really is no downside. Mr. Negreann stated that they get 40% of any credits they get back and 40% of any monthly reduction that you see because of them challenging certain rates, that the basis of payment. Councilman Bartelloni asked when you say telephone bill is it all telecom services internet where they recommend providers or different services. Mr. Negreann replied no they are not there to switch your service, they are there looking at the service you currently have and making sure that you have lowest rates and the most appropriate rates. Sometimes there are billing errors on the part of the utility company so that is what they are checking for, they are auditors not consultants to recommend a different service. Councilwoman Davis asked the 40% on the monthly is that every month, Mayor Mignone replied no that is why he said per year, they project what the savings are and then they want you to pay them that difference initially for three years, but he believes we will get 60%, it says the borough will pay them 40%. Mr. Negreann stated that if someone would like to move this we would begin the process of investigating on how to proceed.

Motion by Councilman Papaleo, second by Councilman Chinigo to approve.

All in favor 6-0

## MAYOR'S REPORT

### FOR YOUR INFORMATION

#### UNFINISHED BUSINESS

- **Grove Street –**
- **Borough of River Edge Senior/Community Center –** Mayor Mignone explained that he tried to arrange a meeting with DMR's Attorney, Mr. Charles Sarlo, who was away last. He asked Councilmen Acquafredda and Bartelloni for some dates and times for next week starting on the 25<sup>th</sup> to review their scope and lay-out.
- **Shade Tree Commission –**
- **Sidewalk and Curb Responsibility –**

Councilman Acquafredda requested under "Old Business" to bring back the Police Organization Chart Ordinance as it was originally proposed where there is no Captain and one additional Sergeant added to the ranks for a lack of better words. He needs to see this moving in a very constructive way and there seems to him to be some descent among the ranks and he would rather keep that their problem and not making it his. He is a councilperson and has to look after the best interest of town and that also includes the police dept. of course. A motion was made to bring back the ordinance as originally stated and to have it for first reading at the May 1<sup>st</sup> meeting. Councilman Bartelloni had to state that it couldn't be as originally stated it would eliminate that third Lieutenant, Councilman Acquafredda said he was sorry and not three collective. Mr. Sarlo said it would be a brand new ordinance, you want to introduce a new ordinance for the Table of Organization. Councilman Acquafredda agreed, no Captain and add a Sergeant. Mr. Sarlo added the difference is there is no Lieutenant, eliminate the Captain and add a Sergeant for the Table. Councilman Acquafredda said yes and he was sorry. A motion to introduce a new ordinance eliminating the Captain's position, adding Sergeant's position was made.

Motion by Councilman Acquafredda, second by Chinigo to approve.

Yes: Acquafredda, Bartelloni, Busteed, Chinigo

No: Papaleo

Abstain: Davis

Councilman Chinigo asked about "Sidewalk and Curb Responsibility", and Mayor Mignone said these was ongoing items listed by a former councilperson. Mr. Sarlo said there was a memo he drafted two years ago on it and it didn't go anywhere. A motion was made to remove Sidewalk and Curb Responsibility from Unfinished Business.

Mayor Mignone suggested removing Grove Street Parking Lot and Councilman Acquafredda agreed. Councilman Bartelloni amended his prior motion to include Grove Street as well.

Motion by Councilman Bartelloni, second by Councilman Papaleo

All in favor 6-0

#### OPEN PUBLIC HEARING

**By:** Councilman Chinigo

**2<sup>nd</sup>:** Councilwoman Davis

**RC:** 6-0

Lou Grasso, 840-846 Kinderkamack Rd. – Mr. Grasso first addressed the parking spaces on Grove Street now with 14 have been a huge improvement, prior all the businesses parking on Kinderkamack Rd. and no matter what time of day there were no parking spaces so it did evaluate the problem. He is concerned with the vacant store front adjunct to the Pizza Kitchen

depending on what business goes in there with several employees and they park on Kinderkamack Rd it's going to make it very difficult for the other businesses to survive. Even through there is 2 hr. parking in his past experience people try and game the system when law enforcement mark the tires with chalk they move the car back or forth a 1 ½ so the lines don't line up anymore. When the store is rented and if there are a lot of employees and no available parking on Grove St its really going to make it difficult for that entire street between Lincoln and Washington to survive. Mayor Mignone said that depending on mechanism on which that space gets filled and comes before one of the boards that would certainly be something we would look at. You know that from the being on the Planning Board that parking would be a concern. If it goes to the Building Dept. they are subject to the same requirements. The issue becomes is that it's not a big space so to meet the statutory requirements for parking is probably at a high threshold. The ordinance doesn't discriminate based on the type of use meaning that one retail use from another doesn't require or generate the parking standard. The only time you get a difference, say between a typical retail space or a commercial space versus say restaurant which you have employees plus tables or some formula like that. It is a concern up and down the whole Kinderkamack corridor and we do need better enforcement. Also he thinks and he has stated for the past several years better signage on that little strip there with the six spaces that are there because it is confusing. If we ever do get Kinderkamack repaved he did ask the County to stripe along that curb front because to him striped spaces make it easier for people to know where to park particular on Kinderkamack. Just because it comes off as an unfinished list item doesn't mean that its somethings that goes away. Mr. Grasso felt it was just a concern that space whatever the number are in the Zoning ordinance there are thirty odd businesses that are permitted uses. If somebody wanted to open a business and it's a permitted use in the Zoning code they wouldn't have to appear in front of any board, they would just go to the Building Dept. Mayor Mignone agree with that but said there is also certain occupancy C/O's that they can put in the space so they can't put a (inaudible) of 50 people in there either. Between the Zoning Officer, Code Enforcer, and the Fire Official they would make sure the occupancy matches the physical space and it adheres to all our site plan criteria. He also thinks the problem with that particular property is there is 6 or 8 spaces behind the building which apparently never were allowed to be used by employees or patrons. There is an issue of how much on-site parking they have also, the landlord had to be cognizance also as you are when you lease space to your building cause you don't have on-site parking and so they need to be cognizance of what they have to offer to potential tenants also. Mr. Grasso stated he wasn't convinced the area in the back was good for patrons. Mayor Mignone replied that with all due respect that wasn't the boroughs fault or concern. People can upgrade their property to make them amenable to busy also, it's not always up to the borough to do these things. Mr. Grasso stated he wouldn't expect the borough to do anything. Councilman Papaleo wanted to add that the last time he was down at Grove Street with Mr. Lynch, he asked what it would take to open up access from Lincoln and Mr. Lynch's thought it could be paved, striped, and have one way access and with 5 new parking spaces for a reasonable amount of money about \$10,000, which we are not going to hold him to statement. If there was a need, right now there doesn't appear to be a need, the borough could respond, but until there is a need there isn't good reason to spend that money, but there would be one way in and one way out and that is perhaps something we could do if a need presented. Councilman Bartelloni mentioned that was going to be a Traffic and Safety meeting coming up in the next 2 weeks and one of the issues that came up from the owner of the florist, and it was something he asked the Chief to look into, was whether or not that area might be open to 1 hr. parking on Kinderkamack which he thinks would eliminate employees parking in front of the stores if it was enforced. For most of the businesses there 1 hr. of parking would be sufficient. Councilman Chinigo asked if we could do it on a county road. Mayor Mignone replied we can regulate parking on a county road. Chief Cariddi wanted to clarify the comment on the signage since the police are constantly updating the signs. Mayor Mignone said he thinks they are not

clear when you read those signs, it's the wording, it should just say shoppers parking, its very unclear people think those spaces belong to those buildings, they don't know if they can park there in those center 5 spaces that are the borough's. They should be striped and delineated as such, that they are ours. He knows that on the liquor store side we can demarcate that, but where the borough spaces are it should be clear that those are for patrons of any businesses in the area. Chief Cariddi said they could come up with different wording as long as it's incumbent with the ordinance. Mayor Mignone just wanted it to be clearer so people are able to park there. He has been approached by Dave Bradley who is the President of the River Dell Chamber about this and told him they will meet about global issues involving River Edge and Oradell with similar concerns. Chief Cariddi wanted to address Mr. Grasso point about the parking issue on Kinderkamack being a standard detail every day marking the tires and when we come back to find the vehicle has been moved. Unless we stake out and watch the vehicles its arguable if they even get out and move the vehicle a foot and even move it back again whether they reparked the vehicle or not. Mayor Mignone said if that is recorded as such than you can certainly go into the businesses and say this is not the intent. Chief Cariddi said that have been discussed with all of them. Councilman Bartelloni said that goes to the Mayor's point if the parking spaces are delineated than that kind of eliminates I moved, you are within the confines of the space. Councilman Papaleo asked if we could delineate the spaces on our own by DPW. Mayor Mignone answered we could by having Mr. Costa measuring them out, but first contact the county to make sure there were no concerns, as long as we adhered to all criteria distances from the intersection and driveways and (inaudible) Chief Cariddi said it done on Kinderkamack and (inaudible) Mayor Mignone said that is why he hopes when we finally get it repaved we will be able to do that. Councilman Papaleo said that we didn't know when we will get it repaved so why don't we just do that. Mayor Mignone replied because we would have to get, well John could paint them if he wants to paint spaces. A motion was made to have DPW paint the 5 parking spaces on Kinderkamack Road.

Motion by Councilman Chinigo, second by Councilman Papaleo to approve.

Councilman Bartelloni stated that it would have to be delineated on a map where this is specifically located. Mr. Negreann also stated "from and to" and are you charging Costa to get in touch with the county engineer. Mayor Mignone said he would let John Lynch take the lead and see what he needs to do and if he feels he needs Mr. Costa. Councilman Papaleo said from Lincoln to Washington or do we want to go further, Mayor Mignone said to start there, eventually going further up, but this is where we seem to be having the biggest issue. Try it and see how it works. The motion was amended to Lincoln to Washington Avenue on the east side of the road.

Motion by Councilman Papaleo, second by Councilman Chinigo to approve.  
All in favor 6-0

#### **CLOSE PUBLIC HEARING**

**By:** Councilwoman Davis      **2<sup>nd</sup>:** Councilman Chinigo      **RC:** 6-0

#### **MOTION TO ADJOURN THE WORK SESSION AT PM**

**By:** Councilman Papaleo      **2<sup>nd</sup>:** Councilman Chinigo      **RC:** 6-0

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Stephanie Evans. RMC  
Borough Clerk