



## Borough of River Edge

Mayor and Council  
Agenda June 24, 2019

**Regular Meeting**

Borough Hall  
705 Kinderkamack Road

**7:00 P.M.**

- 
1. Call to Order –
  2. Silent Prayer – Flag Salute
  3. Statement of Compliance with Open Public Meeting Act: This meeting complies with the Open Public Meeting Act by notification on December 21<sup>st</sup> of this location, date and time on the Ridgewood News and the Record and by posting of same on the municipal bulletin board and Borough Web Site and filing a notice of the same with the Municipal Clerk.
  4. Roll Call –
  5. Hearing on Fair Share Housing Settlement Agreement
    - a. **#19-239** Resolution Authorizing the Mayor to Execute a Settlement Agreement with Fair Share Housing Center
  6. Minutes
    - a. Approval of the minutes of the Work Session Meeting of June 11, 2019
    - b. Approval of the minutes of the Regular Meeting of June 11, 2019
    - c. Approval of the minutes of the Closed Session Meeting of June 11, 2019
    - d. Approval of the minutes of the Closed Session Meeting of May 28, 2019
    - e. Approval of the minutes of the Closed Session Meeting of January 22, 2018
    - f. Approval of the minutes of the Closed Session Meeting of February 26, 2018
    - g. Approval of the minutes of the Closed Session Meeting of March 12, 2018
    - h. Approval of the minutes of the Closed Session Meeting of March 13, 2018
    - i. Approval of the minutes of the Closed Session Meeting of March 26, 2018
    - j. Approval of the Minutes of the Closed Session Meeting of April 9, 2018
    - k. Approval of the Minutes of the Closed Session Meeting of May 14, 2018
    - l. Approval of the Minutes of the Closed Session Meeting of June 11, 2018
  7. Public Comments on any item on this agenda –
  8. Proclamations & Awards –
    - a. Proclamation Honoring Rabbi Paul Jacobson
  9. Appointments & Personnel Changes –
    - a. Approve the salary change of Christopher Tabor, Laborer in the Department of Public Works from an annual Laborer II, Step 3 salary of \$44,359.00 to Laborer II, Step 4 - \$44,865.00 effective July 5, 2019.

- b. Approve the hire of Camp Staff from July 1, 2019 through August 2, 2019 as per the list on file with the Borough Clerk's office.
- c. Approve the salary increase of Mary Anne Guiliano, Youth Services Librarian from an annual salary of \$58,919.00 to \$59,399.00 due to an increase in longevity from \$480.00 to \$960.00 effective April 11, 2019.
- d. Approve the resignation of William Payne, Crossing Guard effective June 4, 2019.
- e. Approve the resignation of George Siderias from the Land Use Board, Alternate #2, effective June 19, 2019.
- f. Approve the appointment of John Felice as Alternate #2 to the Land Use Board to fill the unexpired term of George Siderias through 12/31/20.

10. Correspondence –

- a. Municipal User Friendly Budget – 2019
- b. Joint Insurance Fund – Lost Time Accident Frequency Report through 4/30/19

11. Monthly Reports –

- a. Library Board of Trustees - June 2019
- b. Tax Collector - May 2019
- c. Land Use Board - May 2019

12. First Reading & Public Hearing Ordinances –

- a. Ordinance #19-15 Ordinance #19-15 An Ordinance Amending and Supplementing the Revised General Ordinance of the Borough of River Edge, Chapter 400, "Vehicles and Traffic", Article II, Subject 14 "Ambulance Corps Parking Spaces".

*(Description: Increase the number of parking spots for Ambulance Corp. Members)*

13. RESOLUTIONS - By Consent

- a. **#19-240** Resolution to Confirm Construction of an Approved Plan or Design for the 2018 ADA Curb Ramp Improvements at the Intersection of Wayne Avenue and Kinderkamack Road Project
- b. **#19-241** Resolution to Confirm Construction of an Approved Plan or Design for the 2018 Community Development Block Grant Resurfacing Project at Oxford Terrace and Rutgers Place, Phase IV Project
- c. **#19-242** Resolution to Confirm Construction of an Approved Plan or Design for the 2017 Sanitary and Storm Sewer Replacement at Intersection of Kinderkamack Road and River Edge Road Project
- d. **#19-243** Authorize the Petty Cash Reimbursement for the Recreation Camp Program
- e. **#19-244** Amend Agreement with Alan Spiniello, Esq., 45 Essex Street, Hackensack, New Jersey for Expert Legal Services Regarding Tax Appeals
- f. **#19-245** Authorize Mayor to Sign the Grant for the State and Local Cooperative Housing Inspection Program
- g. **#19-246** Enter into Agreement with DTS Trucking LLC, 65 Royal Avenue, Hawthorne, New Jersey 07506 for Leaf, Grass and Yard Waste Recycling
- h. **#19-247** Refund of Application Fee for Temporary Storage Container
- i. **#19-248** Purchase of Ford F-350 Utility Truck Through State Contract
- j. **#19-249** Purchase of Wilo Pump and Sewer Pump, Controls and Wet Well Cover Through State Contract
- k. **#19-250** Authorize the Release of a Performance Bond for Lodge International

Construction LLC for the Property Located at 800 Sixth Avenue, Block 303,  
Lot 24.01

- l. **#19-251** Amendment to Resolution #19-209 Appointing Municipal Humane Law Enforcement Officer
- m. **#19-252** Reappointment of Emergency Management Coordinator

14. **#19-253** Payment of Bills

15. Public Comments

16. Council Comments

17. Adjournment

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-239**

**Resolution Authorizing the Mayor to Execute a Settlement Agreement**  
**With Fair Share Housing Center**

WHEREAS, the Borough of River Edge (the "Borough") is involved in litigation entitled In the Matter of the Borough of River Edge, County of Bergen in the Superior Court of New Jersey, Docket No. BER-L-6292-15, with respect to River Edge's affordable housing obligation; and

WHEREAS, a Settlement Agreement has been reached between the Borough and Fair Share Housing Center, a copy of which is on file with the Borough Clerk.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of River Edge that the Settlement Agreement between the Borough of River Edge and Fair Share Housing Center be executed by the Mayor and Township Clerk in accordance with the provisions of law.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately in accordance with law.

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be provided to: the Fair Share Housing Center; and Brian M. Chewcaskie, Esq.

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this 24<sup>th</sup> day of June, 2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk



# State of New Jersey Local Government Services

Year: 2019 **Municipal User Friendly Budget**

MUNICIPALITY: 0252 River Edge Borough - County of Bergen

Municode: 0252 Website: [www.riveredge.nj.org](http://www.riveredge.nj.org) File Name: 0252\_fba\_2019.xlsm

Phone Number:  
Mailing Address:

201-599-6300  
Borough of River Edge  
705 Kinderkamack Road

Email the UFB if not using Outlook

Municipality: River Edge

State: NJ Zip: 07661

**Mayor**

First Name	Middle Name	Last Name	Term Expires	Business Email
Edward		Mignone	12/31/2019	emignone@riveredge.nj.org
Raymond		Poerio		rpoerio@riveredge.nj.org
Alan		Negreann		anegreann@riveredge.nj.org
Stephanie		Evans		sevans@riveredge.nj.org
Steven		Wielkocz		wielkocz@optonline.net

**Registered Municipal Accountant**

**Governing Body Members**

First Name	Middle Name	Last Name	Term Expires	Business Email
Mary		Davis	12/31/2019	mdavis@riveredge.nj.org
Ellen		Busteed	12/31/2019	ebusteed@riveredge.nj.org
Thomas		Papaleo	12/31/2020	tpapaleo@riveredge.nj.org
Dario		Chinigo	12/31/2020	dchinigo@riveredge.nj.org
Joseph		Gautier	12/31/2021	jgautier@riveredge.nj.org
Michelle		Kaufman	12/31/2021	mkaufman@riveredge.nj.org

East Side  
 West Side  
 M & C  
 All Davis  
 Other  
 RAGP  
 6/11/19

**USER FRIENDLY BUDGET SECTION - PROPERTY TAX BREAKDOWN**

2018 Calendar Year Property Tax Levies - ALL entities levying property taxes		Current Year 2019 Budget				
Calendar Year	Tax Rate	Tax Levy	Taxes			
Calendar Year	Tax Levy	Total Levy	Actual/Estimated			
		% of	Tax Levy			
		Avg Residential				
		Taxpayer Impact				
Municipal Purpose Tax	0.846	\$12,344,561.00	24.93%	\$3,296.41	ESTIMATED	\$12,858,364.85
Municipal Library	0.041	\$589,312.00	1.19%	\$159.75	ACTUAL	\$613,984.00
Municipal Open Space	0.010	\$145,904.21	0.29%	\$38.96	ESTIMATED	\$146,608.86
Fire Districts (avg. rate/total levies)			0.00%	\$0.00		
Other Special Districts (total levies)			0.00%	\$0.00		
Local School District	1.138	\$16,609,231.00	33.54%	\$4,434.17	ESTIMATED	\$16,941,415.62
Regional School District	1.062	\$15,495,919.00	31.29%	\$4,138.04	ESTIMATED	\$16,005,837.38
County Purposes	0.286	\$4,163,095.55	8.41%	\$1,114.39	ESTIMATED	\$4,246,357.46
County Library			0.00%	\$0.00		
County Board of Health			0.00%	\$0.00		
County Open Space	0.012	\$177,538.19	0.36%	\$46.76	ESTIMATED	\$181,088.95
Other County Levies (total)			0.00%	\$0.00		
<b>Total (Calendar Year 2018 Budget)</b>	<b>3.395</b>	<b>\$49,525,560.95</b>	<b>100.00%</b>	<b>\$13,228.48</b>		<b>\$50,993,657.12</b>
Total ESTIMATED amount to be raised by taxes						
Total Taxable Valuation as of	October 1, 2018	\$1,466,088,576.00				3,184,581.09
(To be used to calculate the current year tax rate)						16,095,999.70
Current Year Average Residential Assessment		\$389,646.01				\$37,521,308.27
<b>Prior Year to Current Year Comparison</b>						
<b>Comparison - Municipal Purposes Tax Rate</b>						
Prior Year	0.846			% Change (+/-)		
Current Year		0.877			3.66%	
<b>Comparison - Municipal Purposes Tax Levy</b>						
Prior Year	\$12,344,561.00			% Change (+/-)		
Current Year		\$12,858,364.85			4.16%	\$513,803.85
<b>Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Only)</b>						
Prior Year	\$3,296.41			% Change (+/-)		
Current Year		\$3,417.20			3.66%	\$120.79

**Tax Collections - ACTUAL as of Prior Year**  
 Total Tax Revenue, Collections CY 2018  
 Total Tax Levy, CY 2018  
 % of Taxes Collected, CY 2018  
 Delinquent Taxes - December 31, 2018

49,268,354.32  
 49,654,283.13  
 99.22%  
 \$315,713.36

% of Tax Collections used to Calculate RUT  
 If % used exceeds the actual collection % then reference the statutory exception used

98.90%

USER FRIENDLY BUDGET SECTION - ANTICIPATED REVENUE SUMMARY (ALL OPERATING FUNDS)

FCOA		% Difference Current vs Prior Year	\$ Difference Current vs. Prior Year	Total Realized Revenue (Prior Year)	Total Anticipated Revenue (Current Year)	General Budget	Open Space Budget	Utility	Utility	Utility	Utility	Utility
08	Surplus	16.09%	\$135,143.00	\$839,857.00	\$975,000.00	\$975,000.00						
08	Local Revenue	-10.51%	(\$48,129.26)	\$438,130.31	\$410,001.05	\$410,001.05						
09	State Aid (without offsetting appropriation)	0.00%	\$0.00	\$1,070,715.00	\$1,070,715.00	\$1,070,715.00						
08	Uniform Construction Code Fees	-18.56%	(\$44,442.00)	\$239,442.00	\$195,000.00	\$195,000.00						
	<b>Special Revenue Items w/ Prior Written Consent</b>											
11	Shared Services Agreements	-28.34%	(\$2,675.00)	\$9,440.00	\$6,765.00	\$6,765.00						
08	Additional Revenue Offset by Appropriations	#DIV/0!	\$0.00		\$0.00							
10	Public and Private Revenue	-62.31%	(\$2,070.57)	\$67,516.98	\$25,446.61	\$25,446.61						
08	Other Special Items	-17.06%	(\$4,855.19)	\$521,508.83	\$266,653.44	\$266,653.44						
15	Receipts from Delinquent Taxes	-23.35%	(\$71,570.95)	\$306,570.95	\$235,000.00	\$235,000.00						
	<b>Amount to be raised by taxation</b>											
07	Local Tax for Municipal Purposes	2.37%	\$298,095.03	\$12,869,244.07	\$12,858,380.00	\$12,858,380.00						
07	Minimum Library Tax	4.19%	\$24,672.00	\$389,312.00	\$613,984.00	\$613,984.00						
54	Open Space Levy Tax	0.48%	\$704.65	\$145,918.21	\$146,608.86	\$146,608.86	\$146,608.86					
07	Addition to Local District School Tax	#DIV/0!	\$0.00		\$0.00							
08	Deficit General Budget	#DIV/0!	\$0.00		\$0.00							
	<b>Total</b>	1.17%	\$194,871.91	\$16,608,682.05	\$16,803,553.96	\$16,656,945.10	\$146,608.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

USER FRIENDLY BUDGET SECTION - APPROPRIATIONS SUMMARY (ALL OPERATING FUNDS)

FCOA	Budgeted Positions Full-Time: Part-Time	% Difference Current v. Prior Year	\$ Difference Current v. Prior Year	Total Modified Appropriation for Service Type (Prior Year)	Total Appropriation for Service Type (Current Year)	General Budget	Public & Private Offsets	Open Space Budget	Utility	Utility	Utility	Utility	Utility	Utility
20	5.00	22.41%	\$244,218.03	\$1,089,913.98	\$1,334,132.01	\$1,334,132.01								
21	2.00	12.41%	\$3,568.00	\$28,796.00	\$32,324.00	\$32,324.00								
22	7.00	5.65%	\$11,847.00	\$209,562.00	\$221,409.00	\$221,409.00								
23	1.00	2.22%	\$30,071.00	\$1,314,583.00	\$1,344,654.00	\$1,344,654.00								
25	28.00	0.80%	\$30,787.00	\$3,841,646.00	\$3,872,433.00	\$3,872,433.00								
26	21.00	1.69%	\$38,867.00	\$2,305,603.00	\$2,344,472.00	\$2,344,472.00								
27	8.00	8.68%	\$15,240.00	\$175,602.00	\$190,842.00	\$190,842.00								
28	1.00	53.01%	\$145,763.86	\$276,986.00	\$422,750.86	\$422,750.86								
29	4.00	1.98%	\$12,628.00	\$631,127.00	\$643,755.00	\$643,755.00								
30		-60.56%	(\$43,106.57)	\$713,176.98	\$28,070.61	\$150,000.00	\$27,920.61							
31	1.00	10.60%	\$193,151.00	\$1,821,943.00	\$2,015,106.00	\$2,015,106.00								
32		0.57%	\$1,500.00	\$264,500.00	\$266,000.00	\$266,000.00								
35		0.00%	\$0.00	\$5.00	\$5.00	\$5.00								
36		13.97%	\$189,148.00	\$1,353,797.00	\$1,542,945.00	\$1,542,945.00								
37		#DIV/0!	\$0.00	\$0.00	\$0.00	\$0.00								
42		-28.34%	(\$2,675.00)	\$9,440.00	\$6,765.00	\$6,765.00								
43	5.00	11.16%	\$13,846.00	\$724,097.00	\$137,943.00	\$137,943.00								
44		-5.10%	(\$5,735.00)	\$12,431.00	\$106,716.00	\$106,716.00								
45		-1.64%	(\$25,000.00)	\$1,351,000.00	\$1,325,500.00	\$1,325,500.00								
46		-42.12%	(\$118,557.67)	\$281,486.75	\$162,929.08	\$162,929.08								
48		#DIV/0!	\$0.00	\$0.00	\$0.00	\$0.00								
50		2.19%	\$12,034.30	\$448,825.90	\$460,930.40	\$460,930.40								
55		#DIV/0!	\$0.00	\$0.00	\$0.00	\$0.00								
Total	61.00	4.65%	\$747,094.35	\$16,056,459.61	\$16,803,553.96	\$16,629,024.49	\$27,920.61	\$146,608.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



**ASSESSED PROPERTY VALUATIONS - EXEMPT PROPERTY - PROPERTY TAX APPEAL DATA**

Property Tax Assessments - Taxable Properties (October 1, 2018 Value)				Property Tax Assessments - Exempt Properties (October 1, 2018 Value)			
	# of Parcels	Assessed Value	% of Total		# of Parcels	Assessed Value	% of Total
1 Vacant Land	26	\$2,056,800.00	0.14%	15A Public Schools	3	\$39,369,100.00	28.80%
2 Residential	3,232	\$1,259,335,899.00	85.90%	15B Other Schools	0		0.00%
3A/3B Farm				15C Public Property	90	\$49,123,900.00	35.94%
4A Commercial	126	\$113,564,500.00	7.75%	15D Church and Charities	8	\$26,681,600.00	19.32%
4B Industrial	3	\$9,957,700.00	0.68%	15E Cemeteries & Graveyards	0		0.00%
4C Apartments	15	\$76,737,900.00	5.23%	15F Other Exempt	20	\$21,516,600.00	15.74%
5A/5B Railroad							
6A/6B Business Personal Property							
<b>Total</b>	<b>3,402</b>	<b>\$1,466,088,576.00</b>	<b>100.00%</b>	<b>Total</b>	<b>121</b>	<b>\$136,691,200.00</b>	<b>100.00%</b>

Average Ratio (%), Assessed to True Value	
Equalized Valuation, Taxable Properties	82.27%
Equalized Valuation, Taxable Properties	\$1,782,045,187.80
<b>Total # of property tax appeals filed in 2018</b>	<b>50.00</b>
County Tax Board	12.00
State Tax Court	2.00
<b>Number of 2018 County Tax Board decisions appealed to Tax Court</b>	<b>12.00</b>
<b>Number of pending property tax appeals in State Tax Court</b>	<b>\$4,590.25</b>
<b>Amount paid out by municipality for tax appeals in 2018</b>	<b>9.32%</b>

Prior Budget Year's Payments in Lieu of Tax (PILOT) - 5 Year Exemptions/Abatements			
	Parcels	Billing/Revenue	Assessed Value
G Commercial/Industrial Exemption			
I Dwelling Exemption			
J Dwelling Abatement			
K New Dwelling/Conversion Exemption			
L New Dwelling/Conversion Abatement			
N Multiple Dwelling Exemption			
O Multiple Dwelling Abatement			
<b>Total 5 Yr Exemptions/Abatements</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>



**USER FRIENDLY BUDGET SECTION  
BUDGETED PERSONNEL COSTS**

Organization / Individuals Eligible for Benefit	# of Full-Time Employees	# of Part-Time Employees	Total Personnel Cost	Base Pay	Overtime and other Compensation	Pension (Estimate)	Health Benefits Net of Cost Share	Employment Taxes and Other Benefits
Governing Body		7.00	31,219.00	\$29,000.00				\$2,219.00
Supervisory Staff (Department Heads & Managers)	8.00	5.00	1,265,561.93	\$958,963.00	\$1,400.00	\$125,897.85	\$110,024.08	\$69,277.00
Police Officers (Including Superior Officers)	23.00		4,026,436.96	\$2,763,630.00	\$205,000.00	\$751,730.48	\$264,494.48	\$41,582.00
Fire Fighters (Including Superior Officers)			0.00					
All Other Union Employees not listed above	17.00		1,602,763.86	\$1,057,679.00	\$114,266.00	\$124,444.36	\$231,879.50	\$74,495.00
All Other Non-Union Employees not listed above	4.00	143.00	2,326,169.06	\$1,871,759.00		\$123,360.48	\$163,106.58	\$167,943.00
<b>Totals</b>	<b>52.00</b>	<b>155.00</b>	<b>9,252,150.81</b>	<b>\$6,681,031.00</b>	<b>\$320,666.00</b>	<b>\$1,125,433.17</b>	<b>\$769,504.64</b>	<b>\$355,516.00</b>

Is the Local Government required to comply with NJSA 11A (Civil Service)? - YES or NO

**No**

Note - **Base Pay** is the annualized rate of pay to which overtime (if eligible) and/or pension is calculated. Either calculation is fine at the discretion of the Local Unit. Overtime and other compensation is any other item that is charged as a salary and wage expense but not included in Base Pay.

**USER FRIENDLY BUDGET SECTION - HEALTH BENEFITS**

	Current Year # of Covered Members (Medical & Rx)	Current Year Annual Cost Estimate per Employee	Total Current Year Cost	Prior Year # of Covered Members (Medical & Rx)	Prior Year Annual Cost per Employee (Average)	Total Prior Year Cost
<b>Active Employees - Health Benefits - Annual Cost</b>						
Single Coverage	15.00	\$11,559.48	\$173,392.20	14.00	\$11,184.71	\$156,585.94
Parent & Child	3.00	\$20,691.36	\$62,074.08	3.00	\$19,769.00	\$59,307.00
Employee & Spouse (or Partner)	8.00	\$23,118.96	\$184,951.68	9.00	\$22,326.89	\$200,942.01
Family	23.00	\$32,250.84	\$741,769.32	25.00	\$29,819.04	\$745,476.00
Employee Cost Sharing Contribution (enter as negative - )			(\$242,469.49)			(\$226,503.19)
<b>Subtotal</b>	<b>49.00</b>		<b>\$919,717.79</b>	<b>51.00</b>		<b>\$935,807.76</b>
<b>Elected Officials - Health Benefits - Annual Cost</b>						
Single Coverage			\$0.00			\$0.00
Parent & Child			\$0.00			\$0.00
Employee & Spouse (or Partner)			\$0.00			\$0.00
Family			\$0.00			\$0.00
Employee Cost Sharing Contribution (enter as negative - )						
<b>Subtotal</b>	<b>0.00</b>		<b>\$0.00</b>	<b>0.00</b>		<b>\$0.00</b>
<b>Retirees - Health Benefits - Annual Cost</b>						
Single Coverage			\$0.00			\$0.00
Parent & Child			\$0.00			\$0.00
Employee & Spouse (or Partner)			\$0.00			\$0.00
Family			\$0.00			\$0.00
Employee Cost Sharing Contribution (enter as negative - )						
<b>Subtotal</b>	<b>0.00</b>		<b>\$0.00</b>	<b>0.00</b>		<b>\$0.00</b>
<b>GRAND TOTAL</b>	<b>49.00</b>		<b>\$919,717.79</b>	<b>51.00</b>		<b>\$935,807.76</b>

Note - other health insurances such as dental and vision are not included in this analysis unless included in the employees total premium. Therefore, the total from this sheet may not agree with the budgeted appropriation.

**Is medical coverage provided by the SHBP (Yes or No)?**

YES
YES

**Is prescription drug coverage provided by the SHBP (Yes or No)?**



**USER FRIENDLY BUDGET SECTION - OUTSTANDING DEBT; PER CAPITA AND BUDGET IMPACT**

	Gross Debt		Deductions		Net Debt		Current Year Budget		2020 Budget		2021 Budget		All Additional Future Years' Budgets	
	Debt				Debt		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
Local School Debt	\$15,060,000.00		\$15,060,000.00		\$0.00									
Regional School Debt	\$3,631,636.75		\$3,631,636.75		\$0.00									
Utility Fund Debt														
0					\$0.00									
0					\$0.00									
0					\$0.00									
0					\$0.00									
0					\$0.00									
0					\$0.00									
<b>Municipal Purposes</b>														
Debt Authorized	\$4,839,705.73				\$4,839,705.73									
Notes Outstanding					\$0.00									
Bonds Outstanding	\$7,699,000.00				\$7,699,000.00									
Loans and Other Debt	\$18,728.18				\$18,728.18									
<b>Total (Current Year)</b>	<b>\$31,249,070.66</b>		<b>\$18,691,636.75</b>		<b>\$12,557,433.91</b>									
Population (2010 census)	11,340													
Per Capita Gross Debt	\$2,755.65													
Per Capita Net Debt	\$1,107.36													
3 Yr. Average Property Valuation			\$1,765,383,207.67											
Net Debt as % of 3 Year Avg Property Valuation			0.71%											

Description	2020 Budget		2021 Budget		All Additional Future Years' Budgets	
	Budget	Budget	Budget	Budget	Budget	Budget
Utility Fund - Principal						
Utility Fund - Interest						
Bond Anticipation Notes - Principal	\$0.00					
Bond Anticipation Notes - Interest	\$0.00					
Bonds - Principal	\$1,314,000.00	\$985,000.00	\$985,000.00	\$985,000.00	\$4,415,000.00	\$4,415,000.00
Bonds - Interest	\$189,972.00	\$152,575.00	\$152,575.00	\$128,425.00	\$394,850.00	\$394,850.00
Loans & Other Debt - Principal	\$18,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Loans & Other Debt - Interest	\$1,425.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$1,524,125.00</b>	<b>\$1,137,575.00</b>	<b>\$1,137,575.00</b>	<b>\$1,113,425.00</b>	<b>\$4,809,850.00</b>	<b>\$4,809,850.00</b>
Total Principal	\$1,332,728.00	\$985,000.00	\$985,000.00	\$985,000.00	\$4,415,000.00	\$4,415,000.00
Total Interest	\$191,397.00	\$152,575.00	\$152,575.00	\$128,425.00	\$394,850.00	\$394,850.00
% of Total Current Year Budget	9.07%					
Debt Not Listed Above						
Total Guarantees - Governmental						
Total Guarantees - Other						
Total Capital/Equipment Leases						
Total Other						
<b>Bond Rating</b>	Moody's	Standard & Poors	Fitch			
Rating	Aa2	AA+				
Year of Last Rating	2017	2017				

**Mark "X" if Municipality has no bond rating**





**USER FRIENDLY BUDGET SECTION - Notes**

(Press ALT+Enter to go to a new line in each cell)


Bergen Municipal Joint Insurance Fund

2019 LOST TIME ACCIDENT FREQUENCY

		DATA VALUED AS OF April 30, 2019								
MEMBER_ID	MEMBER	**	# CLAIMS FOR 4/30/2019	Y.T.D. LOST TIME ACCIDENTS	2019 LOST TIME FREQUENCY	2018 LOST TIME FREQUENCY	2017 LOST TIME FREQUENCY	MEMBER	TOTAL RATE 2019 - 2017	
1	37 ALLENDALE		0	0	0.00	2.43	0.09	1 ALLENDALE	1.08	
2	38 ALPINE		0	0	0.00	0.00	2.04	2 ALPINE	0.92	
3	40 CLOSTER		0	0	0.00	0.89	0.00	3 CLOSTER	0.37	
4	41 CRESSKILL		0	0	0.00	0.98	0.49	4 CRESSKILL	0.64	
5	42 DEMAREST		0	0	0.00	3.31	1.10	5 DEMAREST	1.90	
6	44 EMERSON		0	0	0.00	1.40	0.72	6 EMERSON	0.93	
7	45 FAIRLAWN	**	0	0	0.00	0.21	0.00	7 FAIRLAWN	0.09	
8	46 FRANKLIN LAKES		0	0	0.00	1.34	2.11	8 FRANKLIN LAKES	1.49	
9	47 GLEN ROCK		0	0	0.00	2.62	0.52	9 GLEN ROCK	1.33	
10	48 HARRINGTON PARK		0	0	0.00	1.25	0.00	10 HARRINGTON PARK	0.53	
11	49 HAWORTH		0	0	0.00	0.60	1.87	11 HAWORTH	0.83	
12	51 HO-HO-KUS		0	0	0.00	2.09	0.00	12 HO-HO-KUS	0.90	
13	56 MONTVALE		0	0	0.00	0.99	0.94	13 MONTVALE	0.83	
14	63 PARK RIDGE		0	0	0.00	0.00	1.42	14 PARK RIDGE	0.60	
15	64 RAMSEY		0	0	0.00	1.07	0.73	15 RAMSEY	0.77	
16	65 RIVER EDGE		0	0	0.00	1.19	0.80	16 RIVER EDGE	0.77	
17	67 SADDLE RIVER		0	0	0.00	0.00	3.17	17 SADDLE RIVER	1.31	
18	69 UPPER SADDLE RIVER		0	0	0.00	2.94	0.00	18 UPPER SADDLE RIVER	1.26	
19	72 WESTWOOD		0	0	0.00	2.19	1.13	19 WESTWOOD	1.42	
20	74 WYCKOFF		0	0	0.00	0.00	0.00	20 WYCKOFF	0.00	
21	378 RIDGEWOOD	**	0	0	0.00	0.00	0.00	21 RIDGEWOOD	0.00	
22	54 MAHWAH		0	1	0.72	1.43	1.42	22 MAHWAH	1.32	
23	39 BERGENFIELD		0	1	1.11	3.57	3.83	23 BERGENFIELD	3.25	
24	66 TENAFLY		0	1	1.23	0.84	0.91	24 TENAFLY	0.93	
25	50 HILLSDALE		0	1	1.43	0.47	2.35	25 HILLSDALE	1.41	
26	43 DUMONT		0	1	1.60	3.60	2.57	26 DUMONT	2.88	
27	60 OAKLAND		0	1	1.64	1.10	1.63	27 OAKLAND	1.40	
28	73 WOODCLIFF LAKE		0	1	1.98	2.14	2.13	28 WOODCLIFF LAKE	2.11	
29	70 WALDWICK		0	1	2.27	1.44	0.70	29 WALDWICK	1.23	
30	55 MIDLAND PARK		0	1	2.38	0.83	0.80	30 MIDLAND PARK	1.05	
31	71 WASHINGTON TOWNSHIP		0	1	2.53	1.65	0.78	31 WASHINGTON TOWNSHIP	1.39	
32	66 RIVER VALE		0	1	2.56	1.34	2.75	32 RIVER VALE	2.10	
33	58 NORTHVALE		0	1	2.71	0.99	3.17	33 NORTHVALE	2.15	
34	59 NORWOOD		0	1	2.71	0.00	0.97	34 NORWOOD	0.81	
35	61 OLD TAPPAN		0	1	3.16	0.00	0.00	35 OLD TAPPAN	0.47	
36	57 NEW MILFORD		1	2	3.29	1.08	4.79	36 NEW MILFORD	3.00	
37	52 LEONIA		0	2	4.08	2.61	4.91	37 LEONIA	3.84	
38	62 CRADELL		0	2	5.04	0.00	0.91	38 CRADELL	1.15	
Totals:				1	20	0.94	1.25	1.26		1.22

Frequency = (Y.T.D. LOST TIME ACCIDENT \* 200,000) / ADJUSTED HOURS WORKED

\* Member does not participate in the FUND for Workers' Comp coverage

\*\* Member has a higher Self Insured Retention for Workers' Comp and is EXCLUDED from this report

\*\*\* MEMBER WAS NOT ACTIVE FOR THIS FUND YEAR

2018 Loss Time Accident Frequency as of April 29, 2018 1.62

## **Agenda**

### **Library Board Meeting – June 4<sup>th</sup>, 2019**

1. Roll Call
2. Meeting Notification Statement

*In accordance with the provisions of the Open Public Meetings Act, the River Edge Public Library has caused notice of this meeting to be published by having the date, time, and place thereof posted on the bulletin board in the vestibule of the Library, mailed to the Bergen Record and the Ridgewood News and filed with the Borough Clerk.*

3. Public Comment
4. Correspondence
5. Approval of the Minutes of the May 7<sup>th</sup>, 2019 meeting
6. Old Business
  - Construction of Community Center & State construction program update
7. Director's Report
8. Treasurer's Report
  - Lost check
9. New Business
  - Certificate of insurance and hold harmless agreement for providers of library programs
10. Personnel
  - Margaret Churley sick leave
11. Adjournment

**Next Meeting – Tuesday, September 3<sup>rd</sup> at 7:00 PM**

**Board of Trustees  
River Edge Free Public Library  
Secretary's Report – May 7<sup>th</sup>, 2019**

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The regular meeting of the Board of Trustees of the River Edge Free Public Library was held at the Library on May 7<sup>th</sup>, 2019 coming to order at 7:11 pm.

**Roll Call**

Present: Juliet Forte, Cindy Katri, Julie Rabinowitz, Maxine Rumsby and Daragh O'Connor.  
Absent: Linda Smith, Shawn Kucharski, and Councilman Gautier. Lisa Guinta arrived at 7:34 pm.

**Meeting Notification Statement**

As required, the meeting notification statement of date, time and location was published in local papers, placed on the Library bulletin board and filed with the Borough clerk.

**Public Comment**

None.

**Correspondence**

None.

**Approval of the Minutes**

Cindy Katri motioned to accept the minutes to the April 2<sup>nd</sup>, 2019 board meeting with minor changes. Julie Rabinowitz seconded.

**Old Business**

Tile Contract. The Borough Attorney reviewed the tile contract, and verbally stated that the library can easily get out of the contract. Daragh is awaiting an email from the attorney detailing how to end the contract.

**Director's Report**

National Library Week. Several board members and Daragh attended the Mayor and Council meeting on April 8<sup>th</sup>, in which they accepted a proclamation marking National Library Week.

Children's Service Desk. Daragh is in the process of getting updated quotes for a new children's service desk. The desk will be included in the construction project that we will be submitting for the NJ construction bond program, as it would improve ADA access.

Bohemian Rhapsody. This movie was shown in the evening to see what type of turnout we would get. There were 19 attendees.

Friends Help. The Friends agreed to purchase new blinds for the staff work area and lunch room, as well as 3 new flat top book trucks. They also offered to help fund new office desks and filing cabinets for the staff when funds are available. Cindy voiced concern about needing more volunteers to join the Friends, in order continue much-needed fundraising.

**Board of Trustees  
River Edge Free Public Library  
Secretary's Report – May 7<sup>th</sup>, 2019**

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Retirement of Alan Negreann. Daragh will be attending Alan's retirement dinner.

Voice Over Internet Phones. The Borough is in the process of installing voice over internet phones, however BCCLS will not allow these phones on its network, as they interfere with the quality of the connections. Daragh is working with the Borough Administrator on this problem.

Wifi Improvements. The networking guy replaced a broken access point to the library's public wifi network, as well as set up a staff access point in the staff room.

Poetry Competition. The 3<sup>rd</sup> Annual Poetry Awards Reception was held on the evening of April 30<sup>th</sup>. There were about 70 people in attendance. Poet Janet Wong really made the event extra special by presenting the awards to the kids, as well as explaining what she liked most about each poem. She also gave a short talk about poetry and read some of her own poems.

Shopping Cart Donation. A patron has offered to fund the purchase of 2 or 3 mini shopping carts, which would assist patrons with mobility issues. Daragh is looking into ordering them.

**Treasurer's Report**

Linda Smith has reviewed, found in order, and signed all checks. The treasurer's report was submitted in Linda's absence. Maxine Rumsby made a motion and Lisa Guinta seconded that the treasurer's report be accepted.

**New Business**

BCCLS Small Group Meeting. A meeting was held to discuss uniform loan periods, automatic renewals, and uniform fines across all of BCCLS.

**Personnel**

None.

With no further business, Maxine Rumsby moved to adjourn, and Cindy Katri seconded the motion. The meeting adjourned at 8:29 pm.

Respectfully submitted,  
Julie Rabinowitz, Secretary

**Director's Report**  
**Board of Trustees River Edge Public Library**  
**June 4th, 2019**

**BCCLS Delivery**

BCCLS delivery will begin next week. A warehouse has been in rented in Fair Lawn and brand new trucks ordered. Our new driver Stephen has been provided with a key and training on disarming our security alarm as deliveries will happen at 7:15 in the morning. The new bins have been delivered:



Again, my hope is that the new service will greatly reduce delivery time and be more responsive and reliable than T-Force, the State-sponsored service.

**Audit**

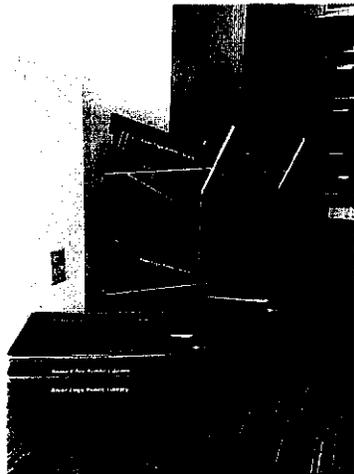
On May 9<sup>th</sup> our annual audit was conducted and we await a report. I did talk to our auditor about the possibility of obtaining a “procurement card” for the purposes of signing up for Amazon Prime. This would be necessary because it is illegal for libraries to have a credit card. Amazon Prime service is desirable as there would be savings and faster delivery of products.

New book trucks, blinds & shopping carts

The Friends of the Library recently sponsored 3 new book trucks that were requested by the staff, plus new blinds. The staff seems happy with these improvements, especially as they chose the colors, styles etc.



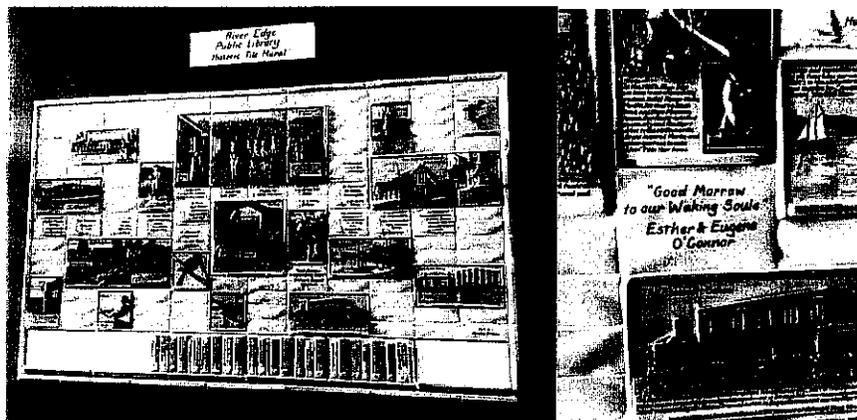
Library patron Estelle Friedberg was also generous to us, donating \$500 to be used to purchase 3 shopping carts and 6 baskets. The new shopping carts will be particularly useful to patrons with mobility issues, but also to patrons with young children.



### Tile Mural Completed

On May 24<sup>th</sup> I had our tile mural completed, meaning there is a full border and blank tiles used to fill wall space. Any blank tile can be removed and replaced with name tile. The tile artist is handing over tile making responsibilities to her friend

Elizabeth Emerson. She has promised me a turnaround time of 2 to 3 months. Do we give this new person a try?



### Schools Community Engagement Meeting

On May 14<sup>th</sup> I attended a community engagement meeting at Roosevelt School. There I suggested that the Schools organize an annual library visit for each 1<sup>st</sup> grade class. During this visit each student would take part in a story time and/or craft program. More importantly they would get their first library card. I also took the time to praise the work of the media specialists who encouraged the kids to take part in our recent poetry competition.

### Retirement Dinner of Borough Administrator Alan Negreann

Last Thursday I attended the retirement dinner for Alan Negreann. He served the Borough for his entire career, with distinction. There were many former council men and women in attendance, plus fellow CFOs from other municipalities and Borough employees.

### Mayor & Council Meeting

Last night I attended Mayor & Council to discuss capital improvements to the Library (HVAC, generator, ADA service desk for Youth Services, security cameras). Included in the discussion was the Library's multipurpose room project. The Borough and the Library need to be on the same page with how it all relates to the State construction bond program and the construction of the new community center. Board President Juliet Forte attended this meeting with me. Tomorrow I

will attend a meeting to discuss the construction of the new community center with  
Borough Engineer Robert Costa.

Respectfully submitted,

RIVER EDGE FREE PUBLIC LIBRARY

Cash Flow1 - Current Month:2

5/1/2019 through 5/31/2019

5/29/2019

Page 1

Category Description	5/1/2019- 5/31/2019
<b>INFLOWS</b>	
Donation	510.00
Fines	785.55
Lost Books	45.00
Lost Cards	3.00
Memorials	430.00
Photocopy	285.43
<b>TOTAL INFLOWS</b>	<b>2,058.98</b>
<b>OUTFLOWS</b>	
Audio Books	96.83
Bldg Maint	72.35
Books AF	1,530.93
Books ANF	1,448.03
Books Foreign	9,000.00
Books Inst AY	197.34
Books J E YA	1,412.79
Cleaning Maint	1,050.00
DVD VIDEO GAMES	474.86
Equipment	1,015.95
Kanopy	196.00
Photocopy Expense	132.50
Postage	9.76
Programs	192.44
Supplies	1,629.13
<b>TOTAL OUTFLOWS</b>	<b>18,458.91</b>
<b>OVERALL TOTAL</b>	<b>-16,399.93</b>

Donation

E. Friedberg - \$500.00  
 Nathan Fink      10.00  
                           \$510.00

Memorials

For Eileen O'Connor - \$430.00



**Budget1 - Current Year:2**

1/1/2019 through 12/31/2019 Using Budget 13

5/29/2019

Page 1

Category Description	1/1/2019 Actual	- Budget	12/31/2019 Difference
<b>INCOME</b>			
Boro Approp	73,168.87	132,410.00	-59,241.13
Donation	985.00	3,500.00	-2,515.00
Fines	4,128.90	11,500.00	-7,371.10
Funds brought fwd.	0.00	10,000.00	-10,000.00
Historic Tile Mural	0.00	1,000.00	-1,000.00
Interest Earned	86.03	50.00	36.03
Lost Books	471.50	1,700.00	-1,228.50
Lost Cards	66.00	300.00	-234.00
Memorials	580.00	600.00	-20.00
Multi Purpose Rm	0.00	0.00	0.00
Photocopy	1,272.43	3,000.00	-1,727.57
State Aid	0.00	5,000.00	-5,000.00
<b>TOTAL INCOME</b>	<b>80,758.73</b>	<b>169,060.00</b>	<b>-88,301.27</b>
<b>EXPENSES</b>			
	<b>MAY</b>		
Audio Books	766.74	1,000.00	233.26
Audit	0.00	2,250.00	2,250.00
BCCLS Computer	21,437.74	42,875.00	21,437.26
Bldg Maint	1,174.61	3,000.00	1,825.39
Books AF	6,594.98	15,000.00	8,405.02
Books ANF	6,478.16	14,265.00	7,786.84
Books Foreign	9,000.00	9,000.00	0.00
Books Inst AY	981.14	3,000.00	2,018.86
Books J E YA	6,252.04	18,170.00	11,917.96
Cleaning Maint	5,175.00	15,500.00	10,325.00
DVD VIDEO GAMES	3,074.26	5,500.00	2,425.74
Equipment	4,317.88	6,000.00	1,682.12
Equipment Maint	2,689.50	2,300.00	-389.50
Historic Tile Mural Expense	164.35	500.00	335.65
Kanopy	1,120.00	2,000.00	880.00
Multi Purpose Rm. Exp.	0.00	0.00	0.00
Music CDs	24.87	0.00	-24.87
Periodicals	6,646.56	10,000.00	3,353.44
Photocopy Expense	795.00	1,800.00	1,005.00
Postage	311.95	400.00	88.05
Programs	785.08	2,000.00	1,214.92
Signage	101.78	1,000.00	898.22
Staff Developmt	806.00	2,500.00	1,694.00
Supplies	6,357.95	11,000.00	4,642.05
<b>TOTAL EXPENSES</b>	<b>85,055.59</b>	<b>169,060.00</b>	<b>84,004.41</b>
<b>OVERALL TOTAL</b>	<b>-4,296.86</b>	<b>0.00</b>	<b>-4,296.86</b>

**Net Worth Report**

**As of 5/29/2019**

**Account**

**5/29/2019**

**ASSETS**

**Cash and Bank Accounts:**

<b>PNC Checking</b>	<b>\$ 12,072.85</b>
<b>PNC Money Market</b>	<b>5,938.29</b>
<b>Savings (Multi Purpose Room)</b>	<b>25,371.22</b>
<b>TOTAL Cash and Bank Accounts</b>	<b>43,382.36</b>
<b>TOTAL ASSETS</b>	<b>43,382.36</b>
<b>OVERALL TOTAL</b>	<b>\$ 43,382.36</b>

**COLLECTOR'S REPORT OF RECEIPTS AND DISBURSEMENTS 2019**

TO THE MAYOR AND COUNCIL OF THE BOROUGH OF RIVER EDGE N.J.

LADIES AND GENTLEMEN:

I HEREWITH SUBMIT TO YOU MY REPORT OF RECEIPTS AND DISBURSEMENTS FOR YEAR-MONTH ENDING

**May 31, 2019**

DATED: MAY 31, 2019

Maureen Murphy Tax Collector

<b>COLLECTIONS</b>	<b>MTD TOTAL</b>	<b>YTD TOTAL</b>
TAX YEAR 2019	4,099,343.76	24,180,328.33
TAX YEAR 2018	9,117.16	162,770.35
Y.E.P.	0.00	4,432.87
INTEREST AND COSTS	4,853.96	24,887.80
FEEES FOR SEARCH/REDEMPTION CALC.	10.00	40.00
<b><u>NET RECEIPTS</u></b>	<b>4,113,324.88</b>	<b>24,372,459.35</b>
<b>PAID TO TREASURER, DEPOSITED AT P.N.C. BANK CURRENT ACCOUNT</b>	<b>4,113,324.88</b>	<b>24,372,459.35</b>

REMARKS

2018 COLLECTED  
2019 COLLECTED

0.36%  
N/A

BOROUGH OF RIVER EDGE

LAND USE BOARD

MEETING MINUTES

COUNCIL CHAMBERS

May 1, 2019

MEMBERS PRESENT:

Dick Mehrman, Vice Chairman  
Eileen Boland  
Lou Grasso  
Michael Krey  
Thomas Papaleo  
Mayor Edward Mignone

Nylema Nabbie, Attorney

MEMBERS ABSENT:

Chris Caslin  
James Arakelian, Chairman  
Ryan Gibbons  
Alfonse Bartelloni – Board Secretary  
George Siderias

ALSO PRESENT:

Thomas Behrens, Planner  
Robert L. Costa, Engineer/Planner

Vice Chairman Mehrman starts the meeting with the Pledge of Allegiance.

Vice Chairman Mehrman - Adequate notice of this meeting is provided by posting on bulletin board at borough hall by email to the news, the record into submission by all parts of the town, the same as provided by law scheduling, including the date and time of this meeting. I'd like to remind all members of the public that we have three fire exits, one here behind me over here one behind you. In addition, we're being recorded both audio and video for purposes of creating a record during the public portion, any member of the public wishing to speak, all they need to do is identify themselves for the record and give their name and address and you can make a formal statement. Chairman Arakelian pauses for a remembrance of former Mayor Dan Dailey who was very active in the community and also a good friend.

Roll call please:                 Dick Mehrman, Vice Chairman - here  
  Eileen Boland – here  
  Lou Grasso - here  
  Michael Krey - here  
  Thomas Papaleo – here  
  Mayor Edward Mignone – Arrived late 7:50 p.m. (missed roll call)

Chairman Mehrman – Just making a quick announcement that there is a curfew for tonight's meeting of 10:30 p.m. in case this meeting goes long which we believe it might. I think we will postpone the approval of the minutes because they were very lengthy and I would like to see more of the Board members here and contributing because it was an important set of minutes. Now we are going to have a completeness review of the individual applications.

The first one was Mary Alfano –Erect an attached car-port – impervious coverage, front yard set-back and side-yard set-back variances requested. Mr. Mehrman – can you just briefly explain your application as we are just going to review the documents that were submitted. For the record state your name and address and tell us what you plan to do. was Mary Alfano – 915 Poplar Ave., River Edge, NJ. Ms. Nabbie – Chairman I'm sorry I have had the opportunity to review the notice that was sent in, published and served by Ms. Alfano. Unfortunately, Ms. Alfano what you published in the newspaper is deficient and what I mean by that is that there are certain requirements that have to be in the notice and unfortunately your notice does not have that information in there. I just want to point out two things, typically when you notice for a public hearing you have identify the body that you are appearing in front of, so in this case it would be the Municipal Land Use Board. There's also a sample form of notice that my firm prepared and sent over to the land use secretary. My recommendation is that you strictly follow that form of notice at the time that you publish it so that you can avoid this situation again. Mr. Mehrman – we're sorry about that but that's the procedures. Thank you.

The second application for completeness is Choongman Chicken, 626 Kinderkamack Road and it looks like Mr. Barrett is representing them. Mr. Barrett – I am. Mr. Chairman members if the board my client is hear this is application required under your ordinance because a food handler’s license is required hence the site plan approval. The applicant intends with your permission to occupy the space formerly occupied by La Toscana. The only changes that are taking place are the name, the type of food and the owner of the restaurant. Nothing else is changing. Mr. Mehrman – have you reviewed the mailings and so forth? Ms. Nabbie – I have Mr. Mehrman and I find that this Board has jurisdiction, the notice that was published does meet the minimum requirements of the Municipal Land Use Law. Mr. Mehrman – okay so it sounds like you’re good to go – don’t go too far.

Mr. Mehrman – the third one for completeness is the Bergen County Historical Society. Thomas Barrett for the applicant. This is an application to erect a 2,300 and 31 square foot building to house a museum, assembly space, a library and storage for the storage of artifacts. It will become the primary building on the site. I have with me tonight the officers of the Historical Society, we have our engineer, our landscape architect, our architect and our traffic expert. Mr. Mehrman – have you reviewed the application. Ms. Nabbie – I have Mr. Mehrman and counsel and I have been in touch on a couple of occasions before this meeting and I know that counsel has published their notice and one question arose today and I would like to have Mr. Behrens weight in tonight and the issue is whether or not you are going to have multiple buildings on the one lot whether or not that triggers a D variance now and at the beginning before this meeting I spoke with Mr. Behrens and so now I have a questions for you. Mr. Behrens do you feel that given the fact that there are multiple uses and buildings on this lot will that trigger a D variance in your opinion? Mr. Behrens – In this case I don’t believe that it does. As Mr. Barrett said I believe that the new larger museum building will serve as principal building and those smaller structures will be accessible to that and they will continue to function as a museum and historical site. Ms. Nabbie – now counsel you do understand that if this Board takes jurisdiction and a challenge later ensues it’s your client’s risk. Mr. Barrett – yes, we understand that. Ms. Nabbie – so your client still wishes to proceed? Mr. Barrett – yes, that is correct. Mr. Mehrman – that’s it? Ms. Nabbie – That’s it. I did review the notice that published and served. It does identify the variances the applicant is seeking. Since a D variance is not implicated here it is my opinion that this Board has jurisdiction.

Mr. Mehrman – okay so we are going to move onto new business. Let’s have a vote on the completeness of the two applications. The Choongman Chicken and the Bergen County Historical Society. Mr. Grasso – if you can separate the, because I am going to recuse myself on the Choongman Chicken. Mr. Mehrman – okay so let’s do the Chicken one first. Mr. Krey – I move to accept this as complete. Mr. Mehrman – okay but please have the record indicate that we do have a recusal. Okay, is there a second. Ms. Boland second. All in favor, aye. All opposed – okay

Mr. Mehrman – let’s move onto the Bergen County Historical Society. A motion for completeness. Mr. Krey, so moved, Second, Ms. Boland. All in favor, Aye -All opposed – okay now – here we are – Mr. Barrett. So, this is the application for the Choongman Chicken. Let the record show that the Mayor has joined the Board at 7:51 p.m. Okay Mr. Barrett proceed.

Mr. Barrett – The couple who are seated to my left – the restaurant will be operated by Na (spelling ?) and his wife is here to interpret. Mr. Na has command of the English language, but he is more comfortable in some instances in having his wife interpret for him, so I believe you are going to swear them both in at this point in time. Ms. Nabbie – raise your right hand – do you swear and affirm that the testimony you are about to give will be the truth, the whole truth and nothing but the truth. Mrs. Na, I have question for you independent of your husband. Do you swear and affirm that the transcription that you will be giving this evening will be the truth, the whole truth and nothing but the truth? Mrs. Na – yes. Ms. Nabbie – thank you.

Mr. Barrett – so you have entered into a lease for the premises located at 626 Kinderkamack Road. You have to answer out loud because they can't record the nodding of your head. This space was formerly occupied by LaToscana? Mrs. Na interprets. Mr. Na – yes. Mr. Barrett – you intend, initially at least to prepare and sell chicken. Mr. Na – yes. Mr Barrett – do you intend to make any changes to the site itself – the outside of the building, parking – are there going to be any changes? Mr. Na – no change. Mr. Barrett – and to the interior, other than some of the equipment, are you going to be making any changes to the interior? Mr. Na – No changes. Mr. Barrett – so everything is going to be the same as it was when it was La Toscana other than the fact that you're going to run it, you're going to serve chicken rather than pizza and Italian food and you are going to change the name? Mr. Na – yes. Mr. Barrett – I have no further questions at this point. Mr. Mehrman – okay just for the record Mr. Barrett it this going to be both sit down and take out? Mr. Barrett – yes that is correct. Mr. Mehrman – okay . Mr. Barrett just for a little more clarity – how much of your business will be take out or delivery? Mrs. Na is interpreting. Mr. Na – maybe 80%. Mr. Mehrman – so 80% of your business will be take out or delivery. Mr. Barrett and with respect to your deliveries to the site – how do you intend on getting the product to the site? (Mrs. Na interpreting). Mr. Barrett – so you are going to buy the food and bring it back yourself. So, at this point there won't be any delivery trucks or anything of that nature. Mr. Mehrman – so the applicant states that delivery of supplies and all will be by him personally rather than truck delivery, so we don't need to really consider a truck spot. Mr. Barrett – No. Mr. Barret – your anticipated hours of operation 11:00 a.m. to either 10:00 – 11:00 p.m. seven days a week? Mr. Na - yes Mr. Barrett – It is my understanding that besides yourself you will have either two or three employees depending the day of the week? Mr. Na – Yes. Mr. Barrett and that includes your delivery person? Mr. Na – yes. Mr. Barrett – now I believe I am done. Mr. Mehrman – Can we hear from the planner on this?

Mr. Behrens – As you have heard so far there does appear to be any site modifications. This particular space has been occupied by a number of restaurants in the past. The applicants testified that they are keeping the same number of seats which they said is 30 which the former pizzeria La Toscana had. I don't have direct confirmation of that but that's the testimony – that will be the case moving forward. LaToscana had been approved a number of years ago an effectively existing non-conforming conditions none of which have been exacerbated or which have been improved in the past, so it does appear to be a technical formality in terms of changing tenants. It may be fair to ask if whether or not the striping in the back is adequate at this time. Mr. Barret to Mr. Na – Are the spaces in the rear delineated with any striping? Mr. Mehrman – I would suggest that the applicant ask the landlord to restripe both the front

and rear parking areas particularly upgrade the handicapped spots so its more visible. I really must remind the Board that the applicant is really here for a food handlers license and that automatically triggers a site review. So, Mr. Behrens you really have no problems with this application – its basically a mirror image of what was there. Mr. Behrens – that is what is being presented. Mr. Mehrman – okay.

Board members let's start with the councilman. Mr. Papaleo – no questions I'm good. Ms. Boland – There's no information on signage – that will be conforming? Mr. Barrett – yes whatever is there now will be the same except the name. Mr. Krey – so you said there will be one delivery person? Mr. Na – yes. Mr. Krey if it grows it can be two. Mr. Na – yes if business improves. Mr. Behrens – I do have one more question to ask as we have with similar tenants – there will be no overnight storage of commercial vehicles? Mr. Barrett to Mr. Na – so you're not going to have a commercial vehicle with the name of the business on it overnight? (Mrs. Na is interpreting) Mr. Na – no overnight parking. Mr. Krey – same question about the delivery of supplies, if the business increases do you anticipate having truck deliveries because right know you are bringing them in your personal vehicle but if your business grows are you going to be using (Mrs. Na is interpreting) Mr. Na – No. Mr. Mehrman – Mr. Mayor – There has been some building maintenance issues and I think we need municipal approval that the (inaudible) and that everything is okay with the Building Department. I don't know if there are any other site deficiencies. Mr. Behrens and you aware of any deficiencies? Mr. Behrens – as far as I am aware the rear of the lot line (chimes are going off hard to hear) adjacent to the single-family home down Madison (something about fencing) (inaudible). Mr. Mayor – the parking layout does not seem very regular. Mr. Behrens – that's true. Mr. Mayor – we will have Mr. Costa go out there and make sure these are safe spaces. (Bantering between Board members in audible). Mr. Mehrman -any other questions? I think you folks have pretty well covered them. Let's have a motion to open it to the audience please. So moved, Second. Okay so at this part of the meeting the public can make comments on this application and what we are going to do is start in the front and move make through the last row. Nothing that's the whole front row. Second row- nothing., Third row – nothing. The row behind that nothing – hey were batting 1,000 how about that. The final row – no comments. We should have this all the time. Not hearing any public comments I'll entertain a motion to close it to the public. So moved, second, all in favor – aye. Okay

Ms. Nabbie – Mr. Chairman may I make a suggestion – I took down certain conditions and I just want to make sure that they are in accordance with the Board's desires. The first is that the Landlord will restripe the front and rear parking lot and the handicapped spot as well? Mr. Barrett – yes. Ms. Nabbie – okay – No overnight parking of commercial vehicles. Any site deficiencies are to be addressed to the reasonable satisfaction of the Board Engineer by the landlord and Mr. Costa the Mayor I believe has asked that you make sure the spaces are safe once they're restriped. Is there anything Board members that I may have missed? Mayor Mignone – Mr. Costa do you think it would be prudent to have a sewer lateral (inaudible) Mr. Costa – I think you should. Ms. Nabbie – so we need a sewer lateral. Mr. Mehrman yeah – especially with grease I think we should. Ms. Nabbie – Now to the extent that he can, does the applicant understand and agree to these conditions? (Mr. Barrett is conferring with Mr. Na.) (Mrs. Na is interpreting) Mr. Barrett, the applicant will speak with the landlord about the sewer lateral because we are not sure if both sets of buildings are serviced by the same sewer or not (Mr. Costa is

speaking but is inaudible he is too far away from a mike) Mr. Costa – the landlord is very easy to deal with – it shouldn't be an issue. Ms. Nabbie – now that Mr. Costa has said that – we have been here before or with other similar type applications – how does this Board or you guarantee that the Landlord will comply with conditions that pertain to the landlord? And I guess my questions is – have you had a discussion with the landlord at all? Mr. Barrett – regarding this – no. Other than the application requirements we'll have a conversation with him. Mr. Mehrman – Mr. Barrett – Along those lines in making sure that this gets done can we have an understanding that in a period of time if nothing is accomplished by the landlord then the Borough will be taking other action. Mr. Barrett – understood. Mr. Mehrman – okay so let's call that other time – three months fair? Mr. Barrett okay – but what else is there – Mr. Mehrman – basically we just named them. Mr. Barrett – Okay then that's fine. But there was some general comment about issues with the Building Department – are they outstanding issues? Mayor Mignone – I don't know if they are outstanding. Ms. Nabbie – three months. Mr. Mehrman – three months is fair. Ms. Nabbie – so three months to satisfy conditions – Mr. Mehrman – set conditions. Ms. Nabbie – okay. Mr. Mehrman – Any additions from the Board members? Okay can you read that again. Ms. Nabbie – I'll try. Ms. Nabbie – the landlord is to restripe the front and rear parking lots as well as the handicapped spot, there will be no overnight parking of commercial vehicles, all deficiencies are to be satisfied by the landlord to the reasonable satisfaction of the Board and the Board and the Board Engineer. Mr. Costa is to ensure that the parking spaces are safe once they are restriped and the landlord shall (inaudible) the sewer lateral and Mr. Barrett these site conditions will be addressed within three months from the date of the adoption of the memorializing Resolution– Is that okay with the Board? Mr. Mehrman okay – anyone want to second that motion? Mayor Mignone – so moved. (inaudible regarding moved and second). Mr. Mehrman – Roll call Ms. Nabbie – Councilman Papaleo, yes; Ms. Boland, yes; Mr. Mehrman, yes; Mr. Grasso recused himself; Mr. Krey, yes and Mayor Mignone, yes. Mr. Mehrman – welcome to River Edge. Mr. Barrett – If it is possible my client would appreciate it if you can memorialize this at the next meeting because they signed a lease which was not contingent on these requirements (inaudible) Mr. Mehrman – I think our wheels can move accordingly. Thank you. Once again, welcome.

Mr. Mehrman – Okay we are now going to hear the application for the Bergen County Historical Society, 1201 and 1209 Main Street, River Edge is being represented by Mr. Barrett. Mr. Barrett – Thank you Mr. Chairman. We will start out tonight by stating the Bergen County Historical Society is a non-profit organization and we let them describe (inaudible) at this point I have James Smith, President of the Historical Society, Deborah Powell, and we also have Mary Donohue. Ms. Nabbie swearing in President of the Historical Society. Mr. Smith you swear that the testimony you are about to give is the truth, the whole truth and nothing but the truth. Mr. Smith, I do. Ms. Nabbie please state your names for the record. James Smith, Deborah Powell and Mary Donohue. Mr. Barrett – okay so tell us what the project is, what you envision etc.

Mr. Smith – Yes thank you very much Mr. Barrett and thank you everybody else for allowing us to be here tonight. Good Evening, my name is James Smith and I am the current President of the Bergen County Historical Society. I'm excited to be here today to represent our organization on this momentous occasion. The Bergen County Historical Society was founded in 1902 to preserve and promote Bergen

County rich history as a whole from its original inhabitants from the Colonial period until today. We are a 501C3 organization and no one here receives a dollar. From its beginning members of our organization recognized the rich and storied history that exists within our county and they got started right away to collect artifacts and securing space at the Johnson Library in Hackensack, New Jersey as Senator Johnson being a founding member of our organization. In 1926 the Bergen County Historical Society started working with the state of New Jersey to protect and acquire the Von Steuben House and preserve it for future generations. After its purchase the society was invited by the state of New Jersey to make the Von Steuben House a state historic site our home in 1939. Yet we were not done yet. The site continued to be threatened by an ever-expanding auto parts yard and the Society started purchasing the surrounding property to preserve the house and surrounding property and preserving this revolutionary war battleground.

With the post war boom and a 4-lane road also threatening this site, the Society sold it for \$1.00, the area that would become New Bridge Road to the County of Bergen. As the Society's collection expanded so did the historic New Bridge Landing with the addition of the Demarest House and the Thomas Westervelt barn in 1955. As early as 1965 plans were in the works to construct a museum building, but those plans changed with the Campbell Christy house being removed in 1977. As the site expanded the former Pizza Town lot was added for additional parking the site. The parking lot that the Historical Society donated to the State of New Jersey from the Von Steuben House was removed and replaced with a turn around to improve the visitors experience and the junk yard was removed thanks to the efforts of many which has now been replaced by a green meadow. Much of this was (inaudible) due to the New Bridge State Park Commission. Due to funding that the New Bridge State Park Commission has now received, many additional improvements are already being planned to the site as whole. We are very excited about that moving forward.

When we look at the status of historic sites today, we understand what we need to do. The days of house museums are pretty much gone. Artifacts need to be preserved and displayed in a safe and secure place. Secondly, the structure will add much needed ADA bathrooms. That can be access even when only certain buildings are opened. There, the structure provides a great jumping off point as the visitor begins their journey back to the historic core of the site, the Von Stueben House. People love the experience of visiting the historic site in River Edge and we are excited to continue to educate the device crowds from all over Bergen County, the state of New Jersey and beyond to this complex history again, in our own backyards in River Edge. And finally, the visceral experience we want to provide an authentic experience with a structure that can blend into the surrounding structures but has the amenities for visitors and artifacts alike so that people today and generations tomorrow can enjoy the rich history of our county as a whole. People want to feel the past, to touch it with reduce modern intrusion and that is what this building will do. The original home of Bergen County's first people, eleven military engagements during the American Revolution, a historic destination for our state and with the addition of our primary museum building a proper 21<sup>st</sup> century green structure that will tell a multi-layered story here in Bergen County. This structure will look the part blending in with the green surroundings of historic New Bridge Landing but provide the ideal environment for visitors. The deck area will become a gathering place for our various events throughout the year with steps serving almost like an

amphitheater for outdoor lectures. Assessible ADA bathrooms and meeting space will not only benefit the site and society but will allow for the full restoration of the Von Stueben House, a state historic site. That has never been done. Thank you for your support and I ask everyone to join us as we, not me, we are the generation that will make history and construct the first museum to fully telling the story of Bergen County right here in River Edge, New Jersey. Thank you.

Mayor Mignone – What typically goes on during the course of a month, two months at the site. Deborah Powell – Well we have events, regularly programmed events, ambitious events throughout, opening up the whole site with 25 to 35 volunteer historians and so its three sand stone houses, a barn, outdoor kitchen where we have demonstration cooking, then walking tours, tours of bridge, the 1889 bridge which replaced the 1744 bridge the original bridge. We have lectures in the evening, and we have many meetings. We love meeting its like we have a meeting every night it seems like.

(I'm not sure who is speaking I believe it is the Mayor) How do you handle larger events; I've noticed advertisement for re-enactments etc. Ms. Powell – well when we have a fairly large event like for vintage baseball day or Barren Fest, we hire parking attendant company who will park cars efficiently and get people through efficiently through the parking lot so that's one way and then for a really large event like Barren Fest we have gotten parking in the New Jersey Transit lot and we had to take out additional insurance so its kind of like a stumbling block – but you have to weight making money or not. We do all of our functions either through fundraising, donations or membership. So that's how we make things happen. Mayor Mignone – so one of the concerns or comments in Mr. Costa's letter was how do you deal with the garbage or recycling. Mr. Smith – We are a carry in, carry out type of facility. So, after an event the garbage is removed from the site and we don't leave any garbage behind.

Mr. Barrett – I know Mr. Behrens brought up a point in his comments with respect to school buses – do you have any school buses that come to the site or – Mr. Smith – right now we do not have any school buses that come to our site we do open New Bridge Landing for multiple events on weekends. It should be noted that there was a full-time curator at New Bridge Landing from 1939 to 2007 school groups did attend and the parking lot would serve those buses, but we don't foresee that. Mayor Mignone – so there are no plans to restore the curator. Mr. Smith – no not at this time, no.

Mr. Mehrman – I've got a few questions – is it my understanding that the Bergen County Historical Society and this particular site has no affiliation with the government of Bergen County? I know you said Mr. Smith that you were the President of the Bergen County Historical Society is that just the name of an independent group or is there some type of direction affiliation with Bergen County government? Mr. Smith - no in fact the Bergen County Historical Society predates the Bergen County Cultural Historic Affairs Department by seventy-five years. Its an all volunteer organization and not a government agency however, the Bergen County Historical Society with representatives from River Edge, New Milford, Teaneck and the state of New Jersey do make up the Historic New Bridge Landing Park Commission and that park commission helps to manage the different entities involved. Mr. Mehrman – so basically, you're self-standing. Okay so you already told me you're non-profit 501C. I was out there earlier, earlier being a couple of months ago when the application was first submitted and

had a chat with some of the people out there and one of the questions, I asked them was who owns the deed to this land? Who is the real owner of this parcel? Mr. Smith – the Bergen County Historical Society. Mr. Mehrman – so the Bergen County Historical Society holds it themselves – so your it. So, if you for some reason disappear the government doesn't automatically get the land? It's yours to handle, dispose of and so forth? Mr. Barrett – okay there are different parcels that surround it – Mr. Smith from New Bridge Road to the fence is owned by the County and the meadow is owned by the state of New Jersey. Mr. Mehrman – so the parcel you are referring to on New Bridge Road by the fence was the old Bergenfield junkyard, that was Green Acres – yes, I remember testifying at that, not to date myself, but I remember that. Mr. Smith – the property that you mention (inaudible) Bergen as well. Mr. Mehrman and I'm so happy that the town and everybody finally took care of that and it definitely enhances your site. Okay – so when we're talking about parcels and I'll get to that a little later – the parking right now you mentioned is basically across the street and any overflow is New Jersey Transit facility – their parking lot. I think if I recall looking at the drawing the lot across the street was the old Pizza Town that right now, I believe was designated NJDEP not DOT? Mr. Barrett – DEP. Mr. Mehrman – DEP owns it- can you explain that maybe to me? Mr. Smith – that came along with the purchase of the former junkyard property. So again, the state of New Jersey – Mr. Mehrman – so they were the people with the funds available and they were tapped, okay I can see that. As I said later, we are going to discuss that – but they own that parcel – okay. One thing you mentioned was that you have outdoor cooking demonstrations I believe was mentioned. I assume that they are demonstrations and not the sale of food, otherwise we're looking at a food handlers license. Mr. Smith – we do have a food handlers license. Mr. Mehrman – oh you do have a food handlers license. Good. Mr. Smith – just for the record we don't serve any of the 18<sup>th</sup> century foods – a little too much iron in the cookware. (laughter) Mr. Mehrman – Are there domesticated animals on the property? Mr. Smith – No there are no domesticated animals. Mr. Mehrman – so you don't have any for demonstrations? Mr. Smith – we did talk about goats in the past so they would eat some of the phargmites that has come onto the property. Mr. Mehrman – okay. Is it safe to say that right now you don't plan or have any amusement devices? Mr. Smith – No. It might be a fair question for you appear to be the operator – I recall in a drawing you show a natural gas line coming in – I was wondering what that was for. Is it for cooking, for heating what? Mr. Smith – heating. Okay any questions from the Board members. We'll start on the right this time.

Mr. Krey – you stated that currently there are no plans to have buses accessing the property but assuming with success there will be more awareness, there will be more programs developed is it like you don't expect that to happen or will there be programs coming in bringing kids on buses or not? Mr. Smith – I think down the road there's always possibilities, but this is the first major hurdle to have real ADA compliant bathrooms and facilities. When you look at when the Von Steuben House was accepting tours the bathrooms were on the second floor and that's not going to be acceptable. I think that one of the things that makes the site so exciting is we have 25 to 30 people volunteering who have other jobs during the week so when students come on the weekends and many do which seems to debunk the trend that historical sites that we have older crowds coming to the New Bridge Landing and we have engaging activities so people really get the full experience. Ms. Powell- and when we did have school groups they would park on the street in front of the PSE&G substation over there, they wouldn't

interfere with the apartments that of course was before the Pizza Town was vacated but I never saw it as an issue. Mr. Krey – you also said you are going to have garbage go in and then out and I assume that as things develop within the new building you are going to have more activities will it get to the level where you are going to have outside services to take care of that? Mr. Smith – the Von Steuben House did use to have services where we had regular garbage pick-up when we had a full-time curator and if that doesn't occur the DPW has been fantastic – anytime there is an event they absolutely help us. They help with trees and branches and stuff like that. Again, what I think is so exciting about this is that the primary building is going to shift a lot of the dynamics as well. We do have a lot of lectures at the Von Steuben house so these lectures will shift to the new structure – its just going to change the dynamics. Mr. Krey – Okay but do you expect to have regular garbage pick up going forward or no? Mr. Smith – I don't foresee it being an issue. Ms. Powell – Not now but as things change if we have to make arrangements, we'll make arrangements.

Mary Donohue - I would like add something? I am a member of the Historical New Bridge Landing State Park Commission and we work very, very closely with the Historical Society. This project is very interesting to us as residents of River Edge. This historic museum is going to be an economic engine for our town because we expect that will have many, many visitors that will want to visit this very historic site. More of the history of the American Revolution took place in New Jersey and right here in our area than any other place in the state and we believe that it has not been fully developed. We hope with the building of this museum that we are going to attract not only more visitors – we're seven miles away from the George Washington Bridge we should be bringing national and international guests to our site and we hope that this museum will do just that. We are doing it for River Edge – at least my vested interest in having it be an economic and very productive project for River Edge. Mr. Mehrman to the Mayor – are you done? Mayor Mignone – No Mary stole my thunder (laughter). I've been following this project for the past nine years on the council as Mayor I am extraordinarily please to see where it is today through your efforts to bring it where we are today. I see the vision as Mary sees it. I think this uplift us economically, it will hopefully spark some of the redevelopment plans that have faltered in the south end of town. It's going to put River Edge back on the map, from my personal interest as a history buff I think its going to be a great cultural asset for us also I am very excited about the project and I hope it becomes successful, I want it to be successful – it will be our little crown jewel of River Edge. So, thank you for all your efforts.

Mary Donohue – I would just like to add Mayor Mignone has been a wonderful help and asset to us and we appreciate all the help that he has been giving us. He understands what we are trying to do. Mr. Mehrman – Next, Mr. Grasso – no comment; Ms. Boland – no. Mr. Papaleo– I'm new to the Board so there's one thing I want you to explore with me a little bit. I'm on the page where it talks about flood hazard notes it looks like the elevation of the building on the east side will be as high as eight feet above water level and the west side as low as five feet. I'm just assuming, and I would like you to talk about how the building has been designed in case of flood and how it would flood that sometimes do occur. Mr. Barrett speaks but its inaudible. Mr. Papaleo – I am very supportive of this project I just curious about that contingency. Mr. Barrett – I believe he deferred the question to the engineer. Mr. Mehrman – I have one quick question, if I heard correctly you mentioned restoration of the swing bridge – Mr.

Smith – at the Von Steuben House. Mr. Mehrman Oh okay – because I had a vested interest in that bridge. (laughter). Ms. Powell – do you want to buy it? Mr. Mehrman- Actually I was on the local engineering society Board of Directors and I was on the Historical Committee and that was one thing I was eyeing -yeah. Any further questions for these people. Okay Mr. Barrett lets move on. Can we do our engineer? Mr. Mehrman – your going to have your engineer, your architect, your landscape architect and your traffic person. Oh, I'm sorry yes – let's open this up to the public – any questions from the public? Mr. Barrett no one is leaving so do you want to do questions all at the end? Mr. Mehrman – no let's do it after each professional otherwise we are going to get lost here. Motion to open, Motion to second all in favor – aye all opposed aye. Now this public comment is only open to the topics just discussed by these three individuals. So once again, we'll start in the front row – nobody; the second row by the outside wall – second row – no we're moving right along here; third row – no; anybody in the back – no. Okay very good – motion to close – Mayor Mignone – so moved, second (?) all in favor – aye, all opposed, aye.

Landscape architect – Ms. Nabbie – Sir – you swear the testimony you are about to give is the truth, the whole truth and nothing but the truth. Yes – Please state your name – Kenneth R. Grisewood – I am going to start with my credentials. I graduated with a Bachelor of Science degree form the University of Kentucky 1980, I past the national uniform exam in 1983, I am a licensed New Jersey landscape architect as well as a New Jersey licensed professional planner; I'm a registered licensed landscape architect in the states of New York, Delaware, Pennsylvania and Kentucky. I'm a principal at Menlo Engineering and I have been with Menlo Engineering since 1993 in the capacity of senior landscape architect with responsibilities in site planning, green plan preparation, the preparation of lighting and landscape site details as well as environmental impact statements delineating wetlands and regulatory (inaudible). I have testified before Boards across the state of New Jersey as a landscape architect including the Borough of Weehawken, the Borough of Edge Water, the town of Ridgewood, the town of Morristown, the Township of Holmdel, the town of Mansfield, East Windsor and have also testified before the West Hampton Township Board. Mr. Mehrman – have you been before this Board before. Mr. Grisewood – No sir. Mr. Mehrman – Welcome. Ms. Nabbie – I have a question for counsel – is he testifying as landscape architect or both a landscape architect and planner? Mr. Barrett – both. If you can describe the changes being made to the site.

Mr. Grisewood – if you don't mind, I am going to go by the Exhibits. I have two exhibits to introduce tonight. The first exhibit I am going to mark as A1, the exhibit is entitled the Bergen County Historical Society Block 1304, Lot 2, Block 1303, Lot 2, 7.69 acres entitled existing condition exhibit prepared May 1, 2019 by Menlo Engineering Associates. It is a Google Earth image with the area highlighted white and black super imposed over the aerial image. North is obviously at the top of the sheet; east is on the right side of the Board. The second exhibit I will be referring to tonight will be marked Exhibit A2. This exhibit is also entitled Bergen County Historical Society Block 1304, Lot 2, Block 1303, Lot 2, 7.69 acres entitled site plan exhibits dated 5/1/19 again prepared by Menlo Engineering. This is actually a rendered version of sheet four of the site plan submission set of the zoning table overlaid on top of a (inaudible) image. I'm going to begin by describing the surrounding features and then move on to the proposed improvement.

So, I'll begin with exhibit A1 first. The parcel is located at the eastern terminus of the Main Street New Bridge Hackensack Avenue intersection which lies between New Bridge Road and the Hackensack River to the east. The tract in question comprises two lots, Block 1303, Lot 2 which is a small parcel to the north of New Bridge Road, Block 1304, Lot 2 which is south of New Bridge Road. There are no proposed improvements, activities or actions Block 1303, Lot 2 which is north of New Bridge Road, the subject application and all of the improvements that we will be discussing tonight are concentrated on Lot 1304, Block 2. That parcel contains 6.7 acres and is an irregularly shaped parcel with its width and depth varying. The width at its narrowest point is 307 feet over 510 feet at the northern end. Its depth is also variable it ranges from 490 feet along the western boundary to over 695 feet on the eastern half. The tract contains 548 feet of frontage along Main Street which acts as the southern boundary of the tract. The surrounding land use varies from residential, commercial and public open space. Across Main Street to the south lies Setueben Arms Apartments a residential complex, to east lies Block 1304, Lot 2 which is owned by NJDEP, it contains the historic Steuben House as well as the terminus cauld-sac of Main Street and the gravel parking area. To the northeast of the property lies the Hackensack River, north of the property is New Bridge Road and additional parcel owned by the Bergen County Historical Society. To the west of the property is Block 1304, Lot 1 that's the open field area that the ownership is comprised of both the DEP and the county and then immediately southwest of the property is Block 1305, lot 1, this is the parcel that is owned by the NJDEP and acts like a parking lot facility and is currently striped with 63 parking spaces.

Now moving to the actual site features – the site contains 3.7 acres of regulated freshwater wetlands; no wetland limits extend more than halfway across the site and limiting the development potential of the parcel to only the southern and southwest corners of the property. A NJDEP letter of interpretation was issued on June 23, 2017 with a resource value clarification issued on January 22, 2018. The regulated features are indicated on all the site plans. The Buffer associated with the wetland area ranges from 50 feet along the southern limits to 150 feet along the western limits. The parcels topography is gentle and flat. The only developable area in the southwest corner in the southern edges' elevations range from just over 9 to just under elevation 2 along the wetland areas. The flood hazard elevations associated with the Hackensack River in this area is established at elevation 9. From there the parcel has – the existing land use as obviously preserved historical exhibit structures as well as various other structures, the Campbell Chrissy house which is a two-story structure located in the southwest corner the Demarest House which is also a two-story structure is located in the southeast portion of the property and a two story wood frame barn lies in the center portion along the eastern common property line with the NJDEP parking. This barn actually extends across the property line by 2.4 feet and subsequently is going to require an existing non-compliance variance from this Board. Finally, there is a grouping of out buildings, an out kitchen and a framed shed along with an out house that lie immediately north of the Campbell Chrissy House just south of the wetlands area. The parcel contains 15, 600 square feet of existing impervious coverages which includes the buildings and a compacted gravel earth parking area along the western property line. It falls within M1 district as shown on your zoning map which is the public land zone – there are no specific bulk standards applied under that zone the existing proposed use remains as a cultural historic center opened to the public. The vegetation found in the community can

be divided basically into two communities. We have a phragmites fermented wetland that has scattered trees around the perimeter. The trees are comprised of poplar, black walnut, black locust, pin oak (?) and sweetgum. None of the specimens that we observed were outstanding or significant. The second community is basically an 18-long landscape along the historic structures in the south and southwestern portions of the property. So that's the existing conditions and surrounding land use and I will now move onto our proposed improvement.

Referring now to Exhibit A2 again north is to the top of the sheet to the right-hand side of the board. We are professionally focusing on the construction of a brand new two-story barnlike structure with a footprint area of 2,331 square feet the 63 x 37 proposed structure provides a much-needed museum space, artifacts storage, exhibit area, library space, meeting room and restrooms. The proposed structure which is shown on this exhibit is light tan, located 131 feet from the Main Street right-a-way, 13 feet from the western property line, 30 feet from the Campbell Chrissy House. Given the constraints of the property the wetlands comprise – like I said 3.7 acres and that doesn't include the transition area. So, this parcel has a very limited developable envelope. So, the siting of this building can only occur in this southwest corner, so it was tightly tucked in. The limit of disturbance was potentially narrowed we only disturbed .47 acres of land area. The plan provides only 3,016 square feet of new impervious surface which results in a proposed impervious coverage of 6.4 percent across the site. So, the remaining 93.6% of the site is open impervious coverage landscape area. Ancillary to the new building there are a couple of (?) features (inaudible Board members shuffling the plans into the microphone) outside of the (again inaudible do to paper shuffling) paver gathering area for when the society has outdoor events, there is an inner connected walkway system as well as a gravel service drive leading to in the very southwestern corner of the property two new ADA stalls and a defined and paved entrance and exit driveway. The purpose of the ADA stalls was to ensure that the new structure would be ADA compliant with the ADA parking stalls and an ADA accessible route to the new structure.

The new materials chosen were to blend with the existing structure, the gravel for the driveway is red shale stone with dark shale pavers, the fencing materials which will enclose the parking and separate the service drive from the walkways are anticipated to match the existing fencing which is a combination of split rail fencing on the exterior and picket fencing on the interior. So, there were no specific standards for the zone, there wasn't any specific standards for the parking calculations for this particular use, so we applied what noted as the community building standard which requires one space per 75 gross square feet. So, with the 2,331 square foot footprint divided by 75 results in 31 parking stalls. As we described there are 63 parking stalls located on Block 1305, Lot 1 which is offsite parcel owned by the DEP so there will be a significant surplus of parking based on that calculation. There are two new ADA parking stalls on site, down in the southwest corner, they will be constructed in accordance with all the ADA standards, we will provide an ADA accessible route, a new formalized driveway is proposed to be 24 feet wide provide to adequate backup space that's paved and will be curbed. The parking spaces are located 9 feet from the Main Street right-away and 11 feet from the western property line. The planner has noted that we will need a design exception for these two spaces since they are actually located in the front yard, but it does meet the buffer requirements outlined within your ordinance for front yard parking. It will be surrounded by the split yard fence as well as landscaped plantings to screen.

With regard to lighting the facility is currently lit by one single Cobra head style utility pole light which is located midway about 200 feet back. In discussing the lighting with the Historical Society, they felt that this light fixture is not compatible with the character of the historic structure and that they would like that light to be removed. We are proposing a series of six new post light lights to be placed on either side of the ADA parking stalls and then placed within the gathering area. The fixtures are residential in scale and character, they are comprised of 8-watt LED candle style bulbs mounted on a decorative post at 6.25 feet. So, it's a residential scale light and post light. The plan provides a minimum of .3-foot candles with an average of .41 with an average of uniformity ratio of 1.37 to 1. It is anticipated that these post lights will only be illuminated during events. They are not going to be on as far as I am aware dawn to dusk every single night. Additional building mounted fixtures will be installed on the new two-story structure to address additional event lighting and security lighting for the facility.

Landscaping was basically kept to a very simple approach. We focused on trying to screen the non-period correct materials from the historical setting, meaning we were trying to screen the automobiles in parking areas, screen utilities and soften the foundation edges of the new structure. The plan shows three shade trees with red maples, two pink flowering dogwoods along the north side of proposed building, 116 shrubs which is a combination of deciduous and evergreen shrub, including evergreen holly's, ink berries, sweet spire and bayberry. The majority of the materials are native landscape materials. In addition, there will be 163 ground cover plantings, which include, ornamental grasses and black-eyed susans. The project is going to require some addition NJDEP permits which have not yet been applied for. It will require a NJDEP water (inaudible) permit, as a result of developing a tract that is immediately adjacent to a titled body outside the costal area. It will require a NJDEP freshwater wetland transition area waiver for redevelopment a limited amount of disturbance along the north side of the building to allow us the buildings to actually be constructed. It's converting it to grass and then bringing it back to grass and landscape so its considered a redevelopment and then the final one was the NJDEP flood hazard area for construction of a structure within a flood zone. Generally, those three permits get bungled together into one application package that is forwarded to the NJDEP. We are going to need additional utility company permits for water and sewer. I believe the application for the Bergen County site plan has been filed as well as the Bergen County Sewer Conservation District.

Now I would like to address the variance and the waiver if I might and I am going to sit down to read this. Alright I am going to begin with the building setback. The existing wood frame barn lies over the use in common line with Block 1304, Lot 3 by 2.4 feet. The granting of the variance furthers the purpose of the MLUL and the benefits in granting the variance outweigh any detriments. First, the variance relates to this specific property which contains multiple historic structures and has not impact on any surrounding properties. As a result of the wetlands the parcel contains only a limited buildable envelope restricting the placement of additional structures. Since the Historical Society requires additional exhibit space the new structure provides, the existing barn cannot be relocated to another area of this parcel. The historical nature of the structure and the historical setting including the relationship to the other historical structures constitutes an extraordinary and exceptional situation affecting this

specific property and structure. The barn is a portion of a historical context which includes the adjoining publicly owned parcel Block 1304, Lot 3 which contains the Von Steuben House creating a unique situation. The purposes of zoning listed in the MLUL further by his application are as follows:

To encourage the municipal action to guide the appropriate use for the development of all lands in this state in a manner which will promote the public health, safety, morals and general welfare. The existing barn in its existing location is part of an overall cultural center promoting the public's general welfare.

To promote a desirable visual environment through creative development techniques and good civic design and arrangement. The barn's physical location as it relates to the Von Steuben House on the NJDEP parcel to the east and the Demarest House on the application parcel Block 1304, Lot 2 adds context to those two structures.

To promote the conservation of historic sites in districts open space energy resources and natural resources in the state and to prevent urban sprawl and degradation of the environment through the improper use of land. The preservation of the barn in its current location ensures the conservation of this historical structure. Therefore, the granting of the variance promotes the intent and purpose of the Municipal Land Use Law by promoting the public welfare promoting a desirable visual environment and the conservation of historic sites and district without substantial detriment to the public. Since the facility including the barn is open to the public and partially on lands owned by a public entity the benefits are to the public in general and not simply an individual property owner.

Negative Criteria – Granting the variance does not present a substantial detriment to the public good and must not substantially impair the intent and purpose of the Zone Plan and Zoning ordinance. Granting of this variance has no impact on any surrounding properties since the parcel is surrounded by public lands and (inaudible shuffling of papers again) the variance does not impair or interfere with the light, air or open space on this property or any of the adjacent properties. It is unique to the property and promotes the historical use and the goals of historic preservation.

With regard to the exception of the front yard parking, the two ADA parking spaces are set back 9 feet from the right-away located but located in the front yard. The Borough Planner notes the parking as requiring an exception for its front yard location but compliant with the buffer requirements. It is my opinion that the exception can be granted without resulting in a substantial detriment to the public good for the following reasons:

First, by keeping the parking associated to the street rather than the adjacent historic structures the intrusion into the historic site with non-period materials such as asphalt is limited further protecting the context surrounding the historic structures.

Secondly, the surrounding on street parking on both sides of Main Street and the lack of any screening on surrounding off street parking area results in a far greater negative visual impact then the two

proposed ADA spaces. The two ADA parking spaces are enclosed with period fencing and surrounded by landscape materials screening the parking. And that concludes my testimony.

The Councilman who requested clarification before with regard to the elevation – the finished floor of the proposed structure will be set one foot above flood hazard elevation which is level 9. So, the finished floor of the building is at elevation 10. The structural integrity and how these foundations are adapted for this situation probably can be better answered by the architect. If the finished floor elevation is compliance with the NJDEP rules establishing the finished floor should be one foot above the flood hazard elevation.

Mr. Mehrman – Mr. Behrens do you want to address the planning aspects?

Mr. Behrens – yes, I will address what think I can. First and foremost, I think he did a great job with the planning testimony. I really have no objections to the testimony that was offered. The issuance of the variance however, I'm just wondering if the Board can technically even grant it. I don't think it even impacts what's being proposed tonight but we are talking about an off-site improvement without consent of the state. So, I think we need to acknowledge that it exists and move on, or cross that bridge another day. Again, I don't think it impacts what's being proposed I just caution the Board in granting that and setting a precedent without that formal approval from the state.

Mr. Mehrman – understood. There will be additional questions about that particularly from the parking standpoint, I believe we will leave those for your engineer. Mr. Barrett – what question might that be? Mr. Mehrman – off-site parking.

Mr. Behrens – let me ask the Planner – I believe the arrangement with the DEP lot and parking was approved at some point? Mr. Barrett – there is a letter authorizing (inaudible). Mr. Behrens – so that arrangement was constructed some time ago? Mr. Barrett is speaking but away from microphone (inaudible). I believe he has asked Mr. Smith to come forward. Mr. Smith perhaps you can educate all of us.

Mr. Barrett to Mr. Smith – We have surrounding parcels that are owned by different entities – Mr. Smith – correct. Mr. Barrett – does the legislation establish – what authority does it give the Park Commission with respect to these parcels? Mr. Smith – right – so we are a State Park Commission authorized by the state of New Jersey and receive funding through the state of New Jersey as well and we help to coordinate and facilitate planning that occurs at historic New Bridge Landing. The whole purpose of the purchase of the Pizza Town lot was to add parking to the historic New Bridge Landing Park Commission and also it coincides with a 2006 historic information plan and it viewed the parking lot and Main Street and Hackensack Avenue has the gateway to the park. So prior to that, in 1955 when the barn was moved to historic New Bridge Landing, The Bergen County Historical Society donated the property for a parking lot at the Von Steuben House and what we call that is drive up history, where you can drive up to the historic building , get out of your car, walk into the house, get back into the car and drive away. We really wanted to change that orientation, that was the whole idea as to why the parking

lot was acquired so we changed the orientation so you can park at that entryway and then make your way at the museum building and begin a path to the historic court and that has been the main part of the Commission going back at least 2006.

Mr. Barrett – I think the question was more – does the Park Commission have the authority to allow the society to use that parking area? Mr. Smith – absolutely.

Mr. Mehrman – Is there any way that they can withdraw that? In other words, at some point down the road and your very successful and for some reason they decide that they don't want you to park there anymore, how is this locked in stone?

Mr. Smith – It's purchased through Green Acres funding and the society has been involved at New Bridge Landing as I mentioned in my initial testimony since 1926 and has been a partner with the state since 1939 – we have a really positive relationship with the state of New Jersey. They do have a representative on the Park Commission – so I would very surprised if there was a termination of the parking issue.

Mr. Mehrman – Does your Letter of Agreement state anywhere that it can be revocable? Can you send us another copy of that? Mr. Barrett – If you would like I could read it to you, it's very short. July 13, 2019 – this is from the historic New Bridge Landing State Park Commission. The historic New Bridge State Park Commission the use of parking lot with 31 spaces at the corner of Hackensack Avenue and Main Street by Resolution – this parking lot facilitates parking requirements the link of 1201 Main Street River Edge at the museum site 1201-1209 Main Street. New paragraph – the lot was acquired for use by staff and visitors to the museum site Historic New Bridge Landing. The parking lot is now owned by the NJDEP and under the jurisdiction of the Park Commission.

Mr. Mehrman – what was the number of spaces they mentioned? Mr. Barrett – 31. Mr. Mehrman – didn't we hear 50 or 60 spaces. Mr. Grisewood – Its currently striped with 63 spaces.

Mr. Behrens – My understanding with regard to off-site parking I think the parking area allows for 63 parking spaces, 31 are required and the ordinance does allow for off-site parking within a certain proximity to the site. So, I'm not sure of any relief is required. Mr. Mehrman – so do they reserve the remainder for themselves? (Not sure who is speaking) No I believe since we required 31, they are authorizing 31. Mr. Behrens – why not all 63? Mr. Mehrman – yeah – can you get them to revise that letter and get the 50 or 60 - - Mr. Barrett to Mr. Smith as the Chairman to the Committee inaudible everyone starts to laugh). Mr. Mehrman – So you'll amend your letter. Mr. Barrett – yes, we will get a revised letter. Ms. Nabbie and send it to me.

Mr. Costa – Mr. Chairman if I can if you take all the parking on that parcel and dedicated to this use which is required anyway what happens to the remaining parcels? Mr. Mehrman – it's wooded right now. Mr. Costa – no its state owned. There are other properties owned by the state. They only require this - - my personal opinion if it's not in perpetuity really just request a variance relief for the parking.

Because the only parking you're really providing on site are two parking spaces. Mr. Mehrman – correct. Mr. Costa – and if you don't have a long term – parking in perpetuity here's what will happen. If you lose it you'll be back here. Mr. Mehrman and then we will be the bad guys for shutting them down. Mr. Costa – right. Mr. Mehrman – let me ask you this question. The piece of land there across the street, has some greenery and quite a bit of asphalt, of the 50 or 60 spaces that are striped is that represent all that asphalt that is there. Yes, yes it does – okay.

Mayor Mignone – the other question I had when the county had their widening plan for Hackensack Avenue what was the impact on this parcel at that point? Mr. Costa – all of that land was acquired. That right-a-way line was established based on the - - Mayor Mignone – if they vacate the jug handle the Commission would get part of that. Mr. Costa – they would get more. The issue would be that the Hekemian apartments would also get a portion of that jug handle but the remaining parcel they would get and ultimately if that went forward then you could vacate the rest of road and the entire parcel becomes park. I don't know what happened with the PSE&G substation – whether PSE&G still owns that – if they didn't, they would acquire that and obviously everything would be separate.

Mayor Mignone – one other question – as to jurisdiction – you already testified that where we had that small buildable footprint area on that parcel are there any legal or Deed restrictions as to why the Commission couldn't expand onto the parcel to the west which is owned by the County of Bergen?

Mr. Grisewood – we did not explore that – we worked within the parcels under the ownership of the Deed. (Not sure who is speaking) That's the County to the left the DEP is - - Mr. Costa no no – the DEP is to the west. The county is just a right-a-way. Mayor Mignone – that's not what our plan says. Lot 1 is (cannot hear they are shuffling the plans in the microphone) Mr. Costa – that's been corrected. Mayor Mignone (truly cannot hear because of the shuffling) something to do with being conveyed to the DEP and junk yard.

Mr. Costa – I had that conversation with Jimmy Ansavino - that is DEP not county. The only thing the county did was when the property was given back to the DEP the right-a-way was created in order to get the road widening in there to eliminate the jug handle. That's all that was done. So, the remaining parcel is NJDEP. They own that and they own the Pizza Town property. Then when you go into the park, I believe the Historical Society owns the right side and the DEP owns the left side as you get closer to the river, that's my recollection. That's when the town vacated Main Street it was done twice, because the original vacation was given totally to the Historical Society and that was in error because they don't own both sides. Mayor Mignone- but that was the vacation at the very end. Whose jurisdiction is then between Hackensack Avenue and that piece? Is it still the Borough's? Mr. Costa – that's the million-dollar question. I think it's the Borough's. The Borough owns up to where the PSE&G substation is. Mayor – But also part of the jug handle is the Borough? Mr. Costa – the jug handle I believe is the county as you come back out then its local. It's a little confusing. If there is no long-term leasing in perpetuity how do you restrict the parking? I would ask for relief. Again, why put the two handicapped spaces on this lot? Why not leave it on the other lot?

Mr. Grisewood- we contemplated that but because we did not have adequate information to confirm that the ADA spaces that are striped on that parcel complied with ADA requirements, we felt and recommended to the applicant – Mr. Costa – why not stripe it? Mr. Grisewood – well there was slope involved, improvements needed that we felt it would be better for the applicant to do the ADA spaces directly on site - - Mr. Costa – here’s the question – if you don’t require parking, you don’t require the ADA parking spaces. Mr. Grisewood, we still want to address the public access allowing ADA – Costa – what I’m trying to say is if there’s ADA spaces on that parking lot and your not touching the lot, your not improving it, you’re doing nothing, you do not have to bring that up to today’s code it remains as is – we’re not replacing what’s there.

Mr. Mehrman – would striping what’s there fall in that category? Mr. Costa – then you got to meet code. Why would you restripe what’s there? Mr. Mehrman- if I’m going to put 50 cars over there I sure as heck want to put lines so I can see where the lines are, and the isles are. Costa – they use it now. I’m just saying your building this little parking lot out front for two parking spaces. Mr. Mehrman -its more than that. We just talked about how we are going to get people from the world coming here and you got a sea of asphalt there where stripes that are probably half gone and that will be further gone later on, it certainly makes sense from a safety standpoint to restripe them and if you’re going to restripe them put your handicapped over there and then you won’t have cars encroaching on your site. Alright but we have other issues there too. You people have been very nice not to show that parcel of land across the street but I think you better and you better show you’re striping over there and you better show you’re handicapped over there - - we’re not going to neglect it because with that jug handle that place is a horror scene, it’s a mess with the cars and that includes safety with the speed. Those people go around that corner and block that intersection and everything else. Mr. Barrett – that’s an enforcement issue and has nothing to do with use. Mr. Mehrman – Well we might make it a part of this application for you to do and while we’re at it you got a crosswalk situation that you have there that we’re going to talk about later. Mr. Barrett – when we have our traffic engineer. Mehrman – yes, we are going to talk about it later.

Mayor Mignone – what is the expected hours of operation for the facility? It is going to be opened regularly, is it going to be opened for appointments, is it going to be opened every other weekend – what do you perceive at this point. Mr. Smith – I perceive us continuing with the schedule we already have right now. We have an event on May 19<sup>th</sup> – hope you can make it. It’s a Sunday so at that point there are no commuters parked over in that area – it’s Sunday in Bergen County. We have a lecture coming up on May 23<sup>rd</sup> at 7:30 at the Von Steuben House, so we do have multiple events throughout the month. Mayor – is it limited mostly to weekends unless you have a lecture or something like that? Mr. Smith – right. Mr. Mehrman – its still a safety issue, we don’t schedule people getting hit. The primary parking is awesome – we all agree to that. The primary parking needs to be redefined. Mayor Mignone – I’m not saying that – but to say that they can’t use it – its there. Mehrman – It’s there they have to use they have no choice, Mayor – I agree maybe a crosswalk, some flashers down the road. Maybe some sort of fencing so you can channel people to the crossing rather than across the cross but that’s something we can talk about with the traffic engineer.

Mr. Barrett -it is my understanding that the Commission has funds when they become available intend to improve that area. That's dependent upon the government. Mr. Mehrman – our criteria is going to be one thing when you implement is dollar wise that's your area not ours. Mr. Barrett – what do you mean? Mr. Mehrman – we have certain criteria about parking and crosswalks. The implementation of that is your problem not our problem. We're setting the site standard. Mr. Barrett -you have to be more specific – I don't know what that means. Mr. Mehrman – well what it means is striping, handicap and were going to discuss the crosswalk situation. Now if you people are pleading poverty which I can understand as a non-profit, that's not going to sway my decision and our decision I would imagine is based on pure safety and accommodating the hundreds of people that will be coming to this attraction. Mr. Barrett – people are already coming. Mehrman – alright. Mr. Barrett – there is no change in the change is that they now have the facility and its not going to change drastically – you park in the lot, you cross at the light, you get to the other side and then there is an internal path you use – Mehrman – no, we're going to discuss that okay number one with your traffic person. Mayor Mignone – I think we should here from the architect about occupancy of the building and things like that and how it will operate. Mr. Mehr.an – Board members - any questions of the landscape architect.

Mayor Mignone – the permitting process, how long do you think that will take and we do you think you can break ground? Greiswood – about six months, sometimes it varies but usually its six months. Mr. Behrens – I just wanted to offer something more to the landscape architecture and I appreciate your efforts to increase the landscaping as I requested. The sites is listed on both state and national registers as historic places and the Secretary of the Interior has certain guidelines in terms of rehabilitation, restoration, new build and that sort of thing and because your private entity technically your exempt but I still wonder about achieving all native plants, that sort of thing – are there any suitable alternatives. Mr. Greiswood – the only non-native is the Japanese holly – Mr. Behrens – do something suitable. Also, in terms of the paving materials obviously our goal is to match what's there to have it be historically accurate with the period – are there certain materials that may lend themselves better than what's being proposed - I don't know – I think Belgium block is being proposed. What type of pavers? Mr. Greiswood – we haven't quite decided the specific paver yet – we want to sit down with the Society. Mr. Behrens – Maybe you just want to keep that in mind maybe something historically sensitive would be my recommendation. Mr. Mehrman – speaking of the pavers – when you were you discussing the onsite handicapped parking – what is the pavement material over there. Mr. Greiswood – that would be asphalt. Mr. Mehrman – but right now your rendering is showing pretty red – Mr. Greiswood – so long as it's an ADA compliant service we would select ADA compliant paver. Mr. Mehrman – if I'm reading your rendering correctly your showing where the handicapped parking would be in red. Mr. Greiswood – I'm not sure what you are looking at but (everyone talking over one another shuffling and so forth) Mr. Mehrman - right now your proposing normal black pavement from the curb line of Main Street up to the interior gate. Mr. Greiswood – correct. Mehrman – okay and beyond that is your pavers. Okay got it – alright.

Mr. Krey – one question you talk about changing the lighting and you gave us some numbers on illumination is there any significant (inaudible due to shuffling of plans in microphone) Mr. Greiswood – the proposed lighting is going to provide a much further spread of light and its concentrated at one

point in one area to provide lighting across the paved surfaces with low level period acceptable fixtures. Mayor Mignone – Your lighting plans shows that there is no offsite spillage of light and there will be no negative impact on the apartments across the street? Mr. Greiswood – no – these would be very low-level lighting. Mr. Mehrman – Is there a need to put a streetlight at your entrance on Main Street? Mr. Greiswood the frequency of usage at night is very limited, so I don't think so but I also can't recall where the closest streetlight is at that intersection. I do know that there is a substantial amount of light coming from the apartment complex. Mr. Mehrman – I would like to see you consider lighting that entrance especially for your non-summer activities when it gets darker earlier. Mr. Greiswood – we'll look into it.

Mr. Mehrman – we have to go to the public. Do I have a motion, yes, second. All in favor, aye, all opposed, aye. Once again, first row – Ms. Powell the parking situation we are going to bid for a redesign of that parking lot and redesign of it -we are going to have it professionally designed in an efficient and environmentally sensitive way that will address striping and all. So that's actually in the works. We are looking at design companies for a bid on that and we have the funds to do that now.

Mr. Mehrman – what would happen in your application you submitted a drawing that showed the restriping as it is now and at some future point when you get a little more funds or when you feel it appropriate you can go that route of doing improvements. Right now, you're only looking at paint. Ms. Powell – that can be done immediately – we have the funds to do that now. Restripe the existing condition and if you want to go for an improvement later on as your funds, your schedule and your population of visitors permit. Anyone else in the front row – public? Second row anyone? – no. Third row – no; back row –

I'm Peggy Norris I live in Elmwood Park I just want to say that the Historic New Bridge Landing Park Commission is really an innovated creative concept of how various landowners and stake holders can come together to create this historic site so I think it's important to think of this site as a whole and that all of the stakeholders are working for the benefit of carrying out the mission for the site so that normally we think of I own this, you own this and she owns that and we have to have those types of agreements you would normally have such as a lease any instrument but with the Park Commission you have a different setup. I don't know how that works legally but it means it's a partnership that creates in the middle of River Edge. So, to some extent we have to change our thinking about how things get done there. Mr. Mehrman – understood – my concern is losing your parking privileges across the street at some point that's what was my main concern. Ms. Norris – I understand that but the control for that actually comes from the Park Commission. Mr. Mehrman – well yeah – we're only reviewing land use here, the administration portion we're leaving to you people and how you incorporate it with your various entities. Ms. Norris – so you have the agreement that the lot will be used for parking. Mr. Mehrman -Correct – I'm just hoping that somehow down the road you don't lose it. Ms. Norris – I hope not too. Mr. Mehrman – It would be catastrophic. Ms. Norris – it would be catastrophic for all the stakeholders. Mr. Mehrman – okay. Thank you for your comments. Anyone else in the back row? No. Okay I'll entertain a motion to close to the public. Mr. Krey- so moved, Mayor Mignone – second. Mr. Barrett your next. We are going to finish up with the architect. Mr. Mehrman – who's going to discuss

the engineering – this is the engineer? Who’s going to take the shortest time? Okay will you state your name and credentials for the Board please.

Jay S. Troutman with McDonough & Rea Associates I am a principal with the traffic engineering firm of McDonough & Rea Associates, 105 Elm Street, Westfield, New Jersey. I’m a licensed professional engineer in the state of New Jersey specializing in the field of traffic engineering. I’ve been practicing in the field for 32 years conducting traffic studies for various types of sites, as well as reviewing traffic studies on behalf of Planning and Zoning Boards that I represent and I have been accepted as a traffic expert in over 100 Planning & Zoning Boards in the state of New Jersey. Ms. Nabbie – You swear the testimony you are about to give is the truth, the whole truth and nothing but the truth.

Mr. Troutman – Yes, I do. Mr. Mehrman – have you appeared before this Board before? Mr. Troutman -no I have not. We were retained to conduct a review of the plans and the site where this building is proposed. We came up and did a site visit with Mr. Smith and his team. We conducted observations of the traffic and parking patterns while we were here. We then had discussions about how the site operates. Probably the main knowledge I got out of that is – everything that would occur in this new building is already occurring at the site in other buildings. This building is just going to make it more accessible and more up to code for the activities. So, all the activities that the Historical Society and all their events that are already occurring, so this is just from a traffic impact standpoint a way to accommodate that activity in a better fashion.

In terms of the parking, you heard Mr. Smith testify that on any type of significant event you would have attendance and people directing the public how to access from the parking to the building which was the main concern I saw when I first examined the whole situation. The main issue is the pedestrian flow from that remote lot to the building. The proposed pattern is to use the crosswalk across Main Street using the traffic signal control that would stop the Main Street traffic and allow the pedestrians to flow into the crosswalk connecting to the path that is on the old savage yard property and then into the site. So that’s the pedestrian pattern – that’s part of the vision that Mr. Smith discussed that as funds become available this lot would be improved and that whole entrance would be enhanced, and I can describe that on the plan that Mr. Greiswood introduced. So, you can see on the exhibit the remote parking, you can see it as connected by crosswalk, which is then connected to a path, which then connects into the site. So that’s the designated route for the people using the remote parking. Mr. Mehrman – so that’s what’s being used now? Mr. Troutman – correct. Mr. Mehrman – and do you really think that people are going to park in that lot – in the south east corner of that lot, walk all the ways to the northwest corner, cross across the street and come all the way back? Mr. Troutman- that was the main question I had when I first looked at the site and that is when it was described to me that you have attendants who would be managing this and that’s where the pedestrian flow must be directed. It’s the only viable path between this lot and the site and that has to be the path that is used and that has to be the path that is enforced by the operator.

Mr. Mehrman – that would be good in theory – but I don’t think that’s going to work in practice. In the metropolitan area people are very lazy. Mr. Troutman – I appreciate that sir. Mr. Grasso – I have a

question – is it possible that a barrier or some type of fencing around the lot so the people wouldn't have the option to just leave the lot at any point? Mr. Troutman – that is exactly what was discussed as the plans evolved for the management of this lot. That was exactly what was discussed that we would be able to sort of enforce that pattern since that's the safe travel route. Mr. Grasso – I think that would be much more effective having some type of fence or barrier as opposed to having an attendant have it set up that you can't leave the lot except for the way your supposed to. Mr. Mehrman – if we put in fencing where is your means of egress and entry. Mr. Troutman – the existing egress and ingress are either from Hackensack Avenue or Main Street. Mr. Mehrman – nothing from the jug handle – Main Street would be across the street from the old junk yard, okay. So, if you put an opening in your fence, a lot of lazy people are going to jump through that opening. If they cut through there and they would jump over your split rail fence to get to the path or if you remove those few rails, they would go through but now you have a crosswalk in the middle of the block. Mr. Troutman – the only safe pedestrian path that I would endorse for this lot is how I described it. I understand your point, but this is what has to be enforced as far as this lot.

Mayor Mignone – Maybe we can hear something about how it operates today. Mr. Mehrman – what would happen and give us the benefit of your knowledge and look see the corner of the jug handle there at Main Street basically opposite the main entrance, what would happen if you located something over there? Mr. Troutman – I examined that area and I did not see given the traffic control and the position of it, the position of the traffic and the condition of this corner on the apartment corner, I do not see a way to designate this as a travel path. Mr. Mehrman – even with traffic control, walkway lights, whatever? Even if people have to pause at the light at the corner? Mr. Troutman – no that's not constructed correctly to designate a path through there the way the island is position and the stop bar for the traffic is in this location. Mr. Mehrman, there is painted crosswalk there now. Mr. Troutman – there is a painted crosswalk there now – its leads to an accessible corner. Mr. Mehrman – it leads to nowhere right now. Mr. Troutman – that's correct. Mr. Mehrman – well actually it leads to a dumpster. Mr. Troutman – correct. Mr. Mehrman – what about 90 degrees to that going across? Mr. Troutman – 90 degrees you're in the middle of an island and mid-block situation – Mr. Mehrman – slightly towards, no the other way, coming across from the northeast corner of the parking lot – there – what about right there going straight across? And if you put some type of walkway controls in there. Mr. Troutman – that would have to be discussed. The jug handle traffic has the right of way coming up through here. So that's not a stop situation unless you change something.

Mr. Costa – there are no stop signs at the jug handle. The stop signs are on Main Street. Mr. Mehrman – So let's put a stop sign there. Mr. Costa – that would be the simple thing. Mr. Mehrman – just put a stop sign there. Let's hook some type of traffic device there to – Mr. Costa – in reality what happens now people just go that way anyway. Mr. Merhman – pretty fast too. Mr. Costa – and quite frankly I don't think you want to force everybody if you fence everything – you don't want to force everybody to Hackensack Avenue because it's the turnpike. Really you want to get people as close as possible and again, my suggestion was eliminating the two parking spaces you're going to build on site – don't spend the money. Put in a ramp and use the parking lot that the state ultimately brought Pizza Town for andutilize it. Mr. Mehrman – I still think you need to study that corner more. Mr. Costa – as far as the

dumpster you are going to take out the dumpster because that is where you are going to put your sanitary sewer. Mr. Mehrman – I would suspect that, that dumpster is going to serve other people. Your carry in carry out is going to wind up at that dumpster, but that's another thing. Let's look at this crosswalk. I want to see you explore closer how we can put that crosswalk in that corner. Engineers can do most anything. Mayor Mignone – given enough money. My question is that's a two-way that section – is that correct? Mr. Troutman – yes. Mayor Mignone – Is there functional need to maintain two-way traffic there? Mr. Troutman – the only functional need I see is coming across on the green from the other side of Main. Mayor Mignone – but you can still get to the apartment through the jug handle. So I'm just thinking out loud here, if that remains the same way west bound then at least you will eliminate the cross traffic. Mr. Barrett – Mr. Mayor the only way that they can get to the jug handle I think – Mr. Mehrman – down Elizabeth Street. No, you can't you can't cross over there. You have to Rt. 4. Mr. Barrett – correct. There is no access to those apartments other if you are coming north bound from Hackensack Avenue. Mayor Mignone – well that was going to happen if you eliminate the jug handle anyway. Mr. Barrett – if they eliminate the jug handle then you really need Main Street to go east. Mr. Costa – no there is going to be a light at Grand Avenue. That's not going to happen. The county right now there's no funding for it. That's probably today a \$4,000,000.00 to \$4,500,000.00 project. I think we're talking about two ramps and some paint on the street and possibly a stop sign. Mr. Mehrman – at the intersection. Mr. Costa – at that corner- I'm saying at the northeast corner of the parking lot that's where people are going now. Mr. Troutman – Mr. Costa was that envisioning a diagonal crosswalk as discussed. What you just stated? Mr. Costa honestly is to go straight across. I think that's your best bet. Mr. Mehrman – have you done any traffic counts? Mr. Troutman – I have not. Mr. Mehrman – okay so we don't really know how much traffic is coming down Main Street from the west. Mr. Troutman – that's correct. Mr. Mehrman – that's my point. Mr. Costa – and when a train comes in the signal is pre-empted anyway and that goes red. So, every time there is train there's no movement on that jug handle. Mayor Mignone – what about an adapted signal? would that stop cars from making the scoop around the corner? Mr. Mehrman – Once again, you want to take the shortest distance and that's that corner.

Mr. Costa – again if you eliminate the two parking spaces on site the money saved there will certainly offset two ramps. And you are going to put asphalt in front of the buildings then you don't have the asphalt parking lot which I think takes away from the whole thing. Your building all of this for two parking spaces. Mr. Mehrman – any other comments from the Board members? Mayor Mignone – Also coming off of that jug handle its sort of an awkward movement to get into the driveway especially with that little island there. Mr. Costa – Again I don't think you need it. There's a parking lot there to park for the use of the park. Why spend the money on something that is going to be difficult to get to in the first place? It's going to take away from the esthetic. Mayor Mignone – do we allow parking on that side of the street? Mr. Costa – there's parking on the street. Mr. Mehrman – there is parking on the east side of the jug handle – by the entrance back – and there are no curbs. Mr. Troutman – correct. Mr. Mayor – you could do two handicapped spaces along the curb and stripe them if you wanted to. Mr. Mehrman – you could but there is no curb there. You would have to put a curb in and some signs – that might make more sense. Nothing more from the Board. Mr. Behrens do you have any comments on what we're discussing? Mr. Behrens – No not at this point. Mr. Mehrman – Motion to open to the

public. Mayor Mignone so moved, second. Okay we will start the same procedure. Front row –Ms. Powell - I think the stop sign is a very good idea at that jug handle and we can certainly ask the county at the next Historic New Bridge Park Commission meeting for them to facilitate doing that as soon as possible. Mr. Mehrman – okay – well we are still in the planning stage – thank you. Anyone in the second row, no, third row, no, anyone? Mr. Smith – I just wanted to add when you look at where Historic New Bridge Landing is we are looking at what the site is today but we have to look at what the site will be once the museum building is built and I really think that s what we should be focusing on and Mr. Costa s correct that this parking lot was designed for use by the Bergen County Historical Society and events at New Bridge Landing. With the museum building being located in this area is going to be a magnet because we want people to cross at the crosswalk and then you’re going to walk through the meadow an as you walk through the meadow and all your modern intrusions around you, the apartment complex, the traffic, you might hear some people beeping about the left turn into Main Street but your focus is going to be going to the museum. So that is what that pathway was truly designed to do. I actually got to experience this two weeks ago when I got the opportunity to visit Mystic Seaport Museum and the parking lot is across the street and you have to cross at a light to cross. I witnessed families young and old all crossing at the crosswalk, which was clearly defined, and I think that is what we will do here, so I just wanted to share that.

Mr. Mehrman – There’s no reason why we can’t have the proposed one up at the northwest corner and the one in the northeast corner also. So, the people closest to Palisades can cross there and the people closest to the jug handle would cross where they normally would tend to go. Mayor Mignone – You don’ have the opening so there’s no incentive to cross there. Mr. Mehrman – but you still have to get to the attraction. Mayor Mignone – yes but if there is no access there, people would have to go to the path. Mr. Costa – unless you fence that off and put a barrier there’s no way (battering among members cannot hear rest of Mr. Costa’s statement) I have doubt – to many people are going to walk to Hackensack Avenue, cross that crosswalk and then come in through the meadow. Maybe they do, but every time I see activities there, I’ve seen them going in an easterly direction not west to go east. Mr. Smith – that’s a fair point. Mr. Costa – but if you put a physical barrier there – do you really want a fence around the whole parking lot? Mr. Smith – I think that in 1955 when the Historical Society gave the property to the state of New Jersey for the Von Steuben house in 2011 /2012 people were like no way and if you go other historic sites in New Jersey like Princeton Battlefield or Monmouth Battlefield State Park, the parking lot is further away and you are going to have to walk and it’s an expectation and I think that’s what people are going to have to understand here. When the Steuben House was made a state historic site, we actually do have one of the original markers marking historical New Bridge Landing and the Steuben House as a state historic site. There are very few actually that still exist. We do invasion actually of having some sort of destination I the meadow in the future so again, its drawing attention to go to that location and then continue on that pathway. We do have an information kiosk as well at that entrance and we continue to update that again it provides a destination. Mr. Krey – again I think the issue here is choice versus other locations like my parking lot is far away and I have no choice to walk to the entrance, here there is a choice when someone gets out of there car in that parking lot and the shortest distance is heading east that’s where their going. They don’t know that the kiosk is up there, they don’t know that there’s this kind of visual entrance – there’s the place I’m going to – there’s the

direction I'm going. Mr. Smith – that's true but again when I did visit Mystic Seaport, they funnel you to that area to cross. I definitely would concede that when you look at the traffic pattern right now it would be helpful to have flashing signs that would delineate the crosswalk etc., ect. which don't exist.

Mr. Costa – can I take it here – do you want that little parking in front of the new museum – you want that? Mr. Mehrmen – with the handicapped is. Mr. Costa – is that your desire to keep that there? Mr. Smith – obviously that is something we would have to discuss. Mr. Costa – why would you want to lose the esthetic of the building, that's what I'm trying to figure out. Seriously for two parking spaces not to diminish the value of ADA parking, but you have a parking lot across the street for this use – the use of the entire park so why would you do that – to – to basically to take away from the esthetics that you're trying to create.

Mr. Greiswood – let me speak to this. First of all, we have the driveway there now, so this is actually an improvement to the existing condition. What's out there right now is compacted gravel, crushed stone, mud and it's not an attractive in any shape or form. But the enhancement of the parking area designing the edges of the entrance is a safety improvement as well as an esthetic improvement. The parking facility – well yes, the intent was to allow the ADA access directly from those stalls into the park without having to interact with all these offsite intrusions. The screening that's around this is complimentary to the building and the surrounding structures, it's a complimentary fencing scheme, its got a wooden gate – I don't agree with your determination over the esthetics I don't think this is obtrusive, I think what's out here currently is substantially worse.

Mr. Costa – hold that thought because years ago there was a parking lot at the end of Main Street which is all they way down by Stueben House and all the pavement was ripped out because at that time for esthetics. So now fast forward to 2019 the proposal is to build a museum building and put a small parking lot in front of it. I don't get it. Mr. Greiswood – its really to address the ADA access in an expeditious and safe manner. Mr. Costa – instead building two ramps – go right across the street – Mr. Greiswood – well the two ADA parking stalls that are striped currently are actually on the western edge of the property – Mr. Costa – but you heard the Chairman – just restripe it. We're just talking about paint here. I don't know – is there an issue – can you do it? Mr. Greiswood – I don't know the answer to that question. It's a very valid question. Mr. Costa – maybe that's the issue – maybe you're not allowed to do it. Mr. Greiswood – I don't know what their agreement is in terms of what they can and cannot do. That is part of the equation. (not sure who is speaking) I don't know if there is still a need to get loading to this building – of that loading need still exists your already building all of this pavement (several people speaking at once) Mr. Costa – your service drive is gravel once you pass this and the only reason its not gravel where you have it is because of the ADA capability. Mr. Greiswood – but also the turning entrance here and the access also has to be stabilized regardless because if you were to take the ADA spaces away in order to provide adequate access to the service, this apron would need to be improved anyway as you are aware so we would need to have this – Mr. Costa – If you go on the other side of the bridge when New Milford did the improvement they sprayed an aggregate over the pavement to give it an historic look to it. They basically took pavement and put in gravel – Mr. Greiswood – I understand where you're coming from. We're both saying the same thing. Something

needs to be done to improve this regardless. Mr. Costa – all I am saying is and then I am going to cut myself off because once you put a microphone in my hand it's a deadly weapon - - my opinion to this Board is take those parking spaces out. Keep it green or make it something else. Keep the spots on the other side of the street just leave them there. Save the money, make the entry look a little bit nicer. I know what they did at the end of the street I don't know why you would create at this part because once you get there why do you want to introduce cars there? But again, that's up to the Board.

Mr. Mehrman – okay lets – your approaching my bedtime. Any other comments? Are will still open to the public? No. Okay a motion to close to the public, (?) Second (?) Mr. Mehrman – any other comments from the Board members. How does the Board feel that the applicant does some further study on that corner with crossing, the handicapped parking and everything else? Are we all pretty much in agreement? Anybody opposed? All right – I think you got your marching orders.

Mayor Mignone – Can we give preliminary approval so they can proceed with the DEP permits? Mr. Mehrman – we still have to see other witnesses – let's see what happens.

Ms. Nabbie – Mr. Barrett you referenced there was reference and testimony as to the parking agreement. I would like to see a copy of it please. Please send that over to me. Mr. Mehrman – not the letter the whole agreement. Ms. Nabbie – Is there an actual written agreement? Mr. Barret – No. Ms. Nabbie – So its only the letter? Mr. Barrett – correct. As I understand it the jurisdiction of the Historic Park Commission which is established by legislation by the state giving them authority to use this parking area and to allow it to be used. They voted; the Commission voted to allow the Historical Society to use the parking lot which they have been using anyway. It was formalized in a Resolution prepared by the Commission itself. Ms. Nabbie – can you send me a copy of that Resolution please. Mr. Barrett – I'll get it done.

Mr. Mehrman – alright – your call Mr. Barrett who's your next professional. Mr. Dassing our engineer. Ms. Nabbie – please state your name for the record. Eugene Dassing. Ms. Nabbie – Please raise your right hand. Do you swear the testimony you are about to give is the truth, the whole truth, and nothing but the truth? Mr. Dassing – yes. Mr. Mehrman – can you provide us with your credentials?

Mr. Dassing – I have a Bachelor's degree and Master's degree from NJIT. I graduated in 2009 and 2010. I am a registered architect in the state of New Jersey, and I received my license in 2015. I am presently employed as a Project Manager at G3 Architecture in Elmwood Park. My primary focus is interiors however, I do work on ground up projects from time to time. Mr. Mehrman – have you ever testified in Bergen County before? I have not testified in Bergen County. I've testified in Hudson County in Jersey City and North Bergen and I have also testified in I believe its Union County, in Linden. Mr. Mehrman – but your and architect not an engineer, right? Mr. Dassing – I'm an architect. Mr. Mehrman - oh okay so your testifying as an architect. We've been waiting for you. Go ahead we'll listen. Tell us about what your proposal is.

Mr. Dassing – You all have this in front of you. I am going to mark this as A3 entitled Bergen County Historical Society Museum. The building itself is a timber framed structure. The timber frame is actually being produced by a company in Connecticut. It's being purchased as a kit by the Historical Society individuals. I would first like to say that I am more than thrilled to be working on this project as this is a great thing for me, a great thing for Bergen County and we are very happy to be a part of it. The primary function of the space is to be a museum which I believe you heard will be an exhibit gallery and the other primary function as well as the storage of the collection materials. As you heard earlier this evening the building is a total 2,331 square feet in footprint, its two stories. The lower story features an exhibit room, meeting area, associate support and, restrooms, utility spaces. The upper level will be used for climate control, collection, storage and as Jim and Deborah have mentioned they are in desperate need of climate control storage for their collection so that's what's going to be going on in the upper level. As I mentioned before the primary structural frame is going to be timber frame which is being designed by a company in Connecticut. The interior walls we are endeavoring to construct as energy efficient as possible to facilitate the climate control of the interior space. We got into it a fair amount this evening, but the entire area of the building is going to be ADA compliant we are going to feature ADA accessible restrooms as well as ADA compliant exit and entrance. The exterior of the building features a large deck around the front here. It facilitates the indoor-outdoor connection between interior exhibit and the outside of the building. It also functions as a space to hold events and outside gatherings – things of that nature. The height of building is 34 feet from the great planes to the ridge. The exterior materials we selected for the building are fiber cement panels. Its going to be a board and batten system most likely hardie board or something along those lines. I can't speak as to the actual manufacturer we haven't gotten to that level of design yet, but we are looking at something that is durable and easy to maintain, things of that nature. The interior design as you can see on your rendering at the moment, we are trying to keep a clean and simple esthetic. We are introducing track lighting for flexibility of exhibits. When the exhibits are moved around, we can position the light heads – things like that. We also have some windows and doors to let in some exterior lighting as well. There was a question that arose earlier about the occupancy of the building. The lower level as an exhibit space – the code allows I believe it is 30 square foot net, so we're anticipating an occupant load somewhere in the range of 50 people in the lower level, the upper level storage space is 300 square foot net so we are only anticipating 2 to 3 people upstairs. There is a meeting room on the lower level – as you heard the Society holds meetings on a regular basis so in that space, we're thinking somewhere in the range of 15 to 20 people. By code the building is not required to have sprinklers. We are still exploring the pros and cons of sprinklers in the building and we will get into that as we get into the design a little further but per code, we are not required to have sprinklers. I also believe there was a question earlier about the foundation of the building. My client had a soil report done in 2017 and there are soils underneath that are subject to subgiants so, our Geotech engineer is exploring a number of different options for this but the Geotech engineer is recommending a pile support foundation which is either going to be a heatable coil or a wood temper pile. Its going to be a cost implication so we are going to really be looking into that.

Mr. Mehrman – so the poles you show on your rendering basically are decorative rather than a pole – Mr. Dassing – you referring to the interior or exterior. Mr. Mehrman – somewhere I thought you were

referring to some poles – Mr. Dassing – are you referring to the columns? Mr. Mehrman – I guess not – withdraw the question. Continue I didn't mean to interrupt. Mr. Dassing – that's okay – more or less I covered the main aspects. Mayor Mignone – so there will be no access to the second floor? Mr. Dassing – no Mayor Mignone – and for the downstairs portion is it intended to stay open like this so to give you a flexible exhibition space – there's no permanent cases? Mr. Dassing – I wasn't aware that I was going to discuss the actual exhibit design. So, I believe the idea is that its going to be flexible exhibit space that will move and shift. Mr. Krey – if there is no requirement for sprinklers doesn't a fire protection system have to go in? Mr. Dassing – yes there will be a fire alarm system. We will have to provide horns and strobes all things of that nature. There will be a fire alarm – the question about sprinklers is the weighing the pro and con of life safety versus (someone sneezed – inaudible) Mayor Mignone – I'll go over and ask our fire department to go over and look at the site and ask them how they would approach, where the hydrants are and the distances and let them put their comments together for us. Mr. Dassing – understood. Mr. Mehrman – I don't see a kitchen. Are you planning any cooking, or food preparation or food sales? Last I heard you had outdoor cooking. That was demonstrating. Ms. Powell – we could have catering because we have an eating areas. Mr. Mehrman – but it wouldn't be on site prep? Ms. Powell – the meeting room can be a multipurpose room. Mr. Dassing – there is a small pantry that would serve primarily for meetings. There's no on-site cooking.

Mr. Mehrmn – what I see right is this is one of the first attractions that did not have you exit through a gift shop. If you were to have a gift shop, where would you be putting your gift shop? Do you plan one? Ms. Powell – currently we have a gift shop n the Campbell Christy House by the tavern so the people can get a bite to eat in there and then they buy stuff in our gift shop. Mr. Mehrman – so there's no gift shop right now planned for here? It's a money maker. Any other Board member have any questions in the meantime?

Mr. Behrens – I have one quick one with regard to landscape architecture – once again I understand the historical sensitivity and you can only have so much flexibility one example would be that you have four other buildings on site this has vertical siding and they all have horizontal siding. So again, just take a look at what you got there and try to match that up. Stone bases are all blue, this is red. Maybe you want this to stand out as a different color maybe you don't – again try to get as close as you can to what's there. Mr. Mehrman – Mr. Barrett who addresses the signs? The architect? I guess we would like to hear about any proposed signage. Mr. Barrett – It would be in conformity with the ordinance. Mr. Mehrman – that's not an answer. So, you still have to determine your signage? Where, what it says, where its located, everything. Mr. Barrett – Mr. Chairman respectfully I don't believe the ordinance required that. Mr. Mehrman – so we the Board would like to see it – how's that. Mr. Barrett – we don't have any proposals yet. Mr. Mehrman – Well okay – we would like to see, and I am sure other Board members would like to see – I'm sure you're going to have at least one sign at the entrance of some kind and maybe several others. Please show us what you usually submit, the proposed signage, its location, whether its going to be lighted or not, whether it's a ground sign, mounted, whatever. Mr. Barrett – okay. Mr. Mehrman – so that the architect's responsibility? Mr. Barrett – we'll figure it out. Okay I'm going to assign the signage to him. So, if there's nothing else from the Board here lets go to the public. Motion, so moved, second. All in favor, aye, all opposed, aye, all opposed. Okay first row,

second row, third row, fourth row, nobody even in the fourth row. Okay motion to close. Motion, second, all in favor, aye, all opposed okay. Mr. Barrett (inaudible) Mayor Mignone – you should go on the record regarding sanitary and storm water.

My name Christopher Szalay. I work for Menlo Engineering Associates located at 261 Cleveland Avenue in Highland Park, New Jersey I receive a Bachelor's degree in Civil Engineering from the University of Rhode Island in 2008. I been elected a professional engineer in the state of New Jersey since 2013 and I have testified in front of multiple boards mostly Middlesex County, Hudson County Somerset County and Monmouth County. Ms. Nabbie – Please raise your right hand, you swear the testimony you are about to give is the truth, the whole truth and nothing but the truth. Mr. Szalay – I do. Mr. Barrett (inaudible) Mr. Szalay -What the applicant is proposing is an electric service, a water service, a gas service and then the sanitary sewer service which will actually be a forced main, forced by a grinder pumper, a small pump station off of the east side of the proposed facility that will connect to an existing manhole across the street within the property of the Steuben Apartments. It's a gravity sewer that at that point will be picked up and conveyed downstream to water treatment facility. The storm water management is collected on site via catch basin and collects the roof runoff from the proposed facility, it is stored and detained in an oversized 24 inch pump. There's an orifice at the downstream inlet which then controls the flow leaving the site to reduce runoff for the 100 year-10 year storm and actually ,meets the existing for the 2 year storm before connecting into the existing storm water system within Main Street before its discharged into the Hackensack River. We actually by disturbing only a half-acre and increasing the property by (inaudible- I think he said 30,000) square feet we actually don't trigger any storm water management requirements but I'm working with the Board engineer e dd provide that detention and the reduction of runoff leaving the site. Mr. Mehrman – That's it. Mr. Szalay – That's it.

Mr. Mehrman – Okay a couple of quick questions. While we're looking at the forced main and I know Mr. Costa's first comments asked for a little more information on that – there's a manhole out on Main Street pretty much where your line is going to be crossing, PSE&G and I suspect that some kind of underground feeder that was coming out of the prior substation. Have you done a mark out as to what's in the street? Mr. Szalay – No, we have not at this time. Mr. Mehrman – do you intend to? Mr. Szalay – as part of the site plans we have the one call system on the plans where existing services will be marked out but with the forced main if there are any conflicts within the street where we have to cross existing utility services we can go above underneath and tie them into the existing manhole. Mr. Mehrman – don't you think you should check that out a little bit? Because that can be a heavy duty line coming in there and I don't think it was an oil stack but it could have been a pretty big line which means you had a pretty big interference, which means you might have to be talking with PSE&G about even eliminating it, going under it, it might even change your profile. I really suggest that you look at that. I don't recall all of Mr. Costa's comments but when I looked at your first submittal, I didn't see a check valve on that sanitary. Your hooking into a line – you might want to consider a check valve. Mr. Szalay– okay I'll look into that. Mr. Mehrman – What protection on that forced line are you proposing in terms of encasement as it runs under the road? Mr. Szalay – right now it's just 1 ¼ inch PVC – it's proposed PVC forced main you know – typical. Mr. Mehrman – are you contemplating putting

protection on that like encasing it in concrete or anything like that? Mr. Szalay – we don't show that currently proposed – no. Mr. Mehrman – don't you think you should? Mr. Szalay – I think by showing it at the appropriate depth I think its standard crossing a roadway that it would just be a PVC pipe. Mayor Mignone – giving the soft soil you might want to – Mr. Szalay – we can certainly look into that (everything speaking at once) Mr. Mehrman – you folks are showing a new transformer and when I looked at the first set of plans it looked like you were proposing to come off of Main Street underground to the transformer? Mr. Szalay – yes. Mr. Mehrman – right now you have a pole line coming in on the same alignment – why do you want to dig up all that soil with the potential of an environmental condition you might have there? Mr. Szalay – I mean I think its cleaner having an underground service it's something we work with – with the utility company. Mr. Mehrman – its up to you but you might want to save a few dollars – because of that junk yard I'm not sure what you're going to find under that soil surface (Mayor and Mr. Mehrman whispering amongst themselves – inaudible) Mayor – there should have been a no further service letter on that. Mr. Mehrman – Now you heard us discuss the parking lot and the crossing with the traffic engineer – I think we're looking for a layout of that parking lot across the street. So, from an engineering standpoint you're involved also? Mr. Szalay – yes. Mr. Mehrman – I hope he's your buddy because you got some work to do over there and you're going to have to do some work with Mr. Costa on that and I believe we were originally talking about re-striping what's there now, consider moving the handicapped over there and looking at your egresses – so you folks have to work on what's going on across the street there. Mr. Szalay – Certainly. Mr. Mehrman – Are you working on the lighting – oh I see – you have to work together as a team. Mr. Szalay – We do. Mr. Mehrman – you got an entrance there that needs a lot of attention. Any comments from the Board members. Mayor Mignone – question on the storm your tying that storage pipe into that 18-inch line that's on Main Street – that goes directly to the river, right? Mr. Szalay – Correct Mayor Mignone – do we know – I could probably guess, that during high tide that line may be inundated, so does it make sense to even have that storage or does make more sense to have run off go straight into the street. Mr. Szalay-we had originally shown that, and it was requested that we show the additional storage so we complied. Mayor Mignone – (inaudible- something about 6 inch difference) Mr. Szalay – You're right the pipes flood I think provides some additional storage for any on site run off (the Mayor, Mr. Mehrman and engineer all speak at once) (something about a tide gate and that's the County) Mr. Szalay – that's what the Historical Society is trying to get done. Mayor Mignone – that might be a better solution. Mr. Mehrman – Board members – that's the way I feel – its past my bedtime. That's why we set a 10:30 curfew. Okay so let's go to the public – a motion – so moved, second, second. All in favor, all opposed. Here we go again let's go through the drill. First row, second row, third row, fourth row. Oh okay Mr. Smith – I'm a school teacher I must be up very early tomorrow but I must say to add to that last comment, the Historical Society and the new Bridge Park Commission has been working in trying to work with the County to put in a (inaudible) flap in front of the Von Steuben House and that's is a lot of issue where the water comes into (Board members turning pages of the plan – inaudible I cannot hear Mr. Smith) so when the tide rises it actually drains – the Park Commission the County of Bergen has consulted an engineer and they are developing plans to solve that issue. Mr. Mehrman – we haven't heard much from the public – so now is your chance if you want to say anything. Mr. Mehrman – so Mr. Barrett you've got some work to do. Mr. Barrett – Can we go over what has to be done. Mr. Mehrman - I'll tell you what I got. We got traffic engineer in conjunction

with your engineer and Mr. Costa will work on that crosswalk and you folks are going to prepare a drawing of the parcel across the street with the parking. Ingress and egress, you got to do something on signs, especially for the parking field, and your main sign or signs for the attraction and the site. Mr. Costa – did I miss anything? Mr. Costa – I think you got everything. Mr. Mehrman – oh yes, you’re going to work on the entrance lighting when you look at that entrance. I think you might want a streetlight there of some kind. Native plantings. Mr. Barrett – you need a copy of the Resolution – Ms. Nabbie and that letter. Mr. Mehrman – what did I miss. Ms. Nabbie – I’m going through it now. What I can do is if there is anything, we missed I can reach out to Mr. Barrett. Mr. Mehrman – time extension don’t wave your head say yes so we can get it on the record. Mr. Barrett – okay Ms. Nabbie – can I ask in a legal way? Mr. Barrett – yes. Ms. Nabbie – does the applicant extend all time frames for this Board to act? Mr. Barrett – yes, they do. Ms. Nabbie – when am I carrying it to? (bantering back and forth) Mr. Barrett maybe the second meeting in June. Ms. Nabbie that would June 19<sup>th</sup> if my calendar is right. Ms. Nabbie – so June 19<sup>th</sup> – yes. So anyone who is here tonight on this application for the Bergen County Historical Society 1201- 1209 Main Street, Block 1303, Lot 2 and Block 1304, Lot 2 is being carried to June 19, 2019 at 7:30 p.m. in these chambers you will not receive any further notice and the applicant is to (inaudible) all statutory time frames for this Board to act. Mr. Mehrman – Is this correct Mr. Barrett? – yes. Mr. Mehrman anything from the Board – Mayor Mignone - Motion to adjourn, second, second. Mr. Mehrman – I guess we need a roll call, or can we just say aye, AYE – I guess that answered that question. Meeting adjourned.

BOROUGH OF RIVER EDGE  
ORDINANCE #19-15

AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE BOROUGH OF RIVER EDGE, CHAPTER 400, "VEHICLES AND TRAFFIC", ARTICLE II, SUBJECT 14 "AMBULANCE CORPS. PARKING SPACES"

BE IT ORDAINED by the Mayor and Council of the Borough of River Edge, County of Bergen, and State of New Jersey, that Chapter 400 "Vehicles and Traffic" of the Revised General ordinances of the Borough of River Edge is hereby amended and supplemented as follows:

Chapter 400, Article II, Subject 14: *Ambulance Corps parking spaces* shall reflect the following:

Section I: the following shall be rescinded:

It shall be unlawful to park a motor vehicle in spaces in the Borough parking lot on the south side of Continental Avenue between Oak Avenue and Millbrook Drive which are designated "Ambulance Corps Parking: unless the person parking exhibits an approved insignia indicating the person is a member of the River Edge Volunteer Ambulance Corps. and that person is on duty in some capacity with the River Edge Volunteer Ambulance Corps.

Section II: the following shall be added:

It shall be unlawful to park, stand, or stop a motor vehicle near the north curb of Continental Avenue from 75 feet from the west property line of 210 Continental Avenue. This section of the curb is designated "Ambulance Service Parking ONLY" unless the person parking exhibits an approved insignia indicating the person is a member of the River Edge Volunteer Ambulance Service and that person is on duty in some capacity with the River Edge Volunteer Ambulance Service.

All ordinances inconsistent with the provision of this ordinance are hereby repealed as to such inconsistencies only.

Section III:

If any provision of this ordinance are found to be invalid, for any reason, by the final judgment of a court of competent jurisdiction, the invalidity of such portions shall not effect the remaining provisions of this ordinance, which shall be severable therefrom.

Section IV:

This ordinance shall take effect immediately upon final passage and publication as required by law.

---

Mayor Edward J. Mignone

Attest:

---

Stephanie Evans, Borough Clerk

Dated:

# Borough of River Edge

705 KINDERKAMACK ROAD, RIVER EDGE, NEW JERSEY 07661-2499  
201-262-1233 FAX: 201-599-0920



THOMAS D. CARIDDI  
CHIEF OF POLICE

POLICE DEPARTMENT

## DEPARTMENT CORRESPONDENCE:

To: Police Chief Thomas Cariddi, ~~Borough Administrator Raymond Poerio~~, Superintendent Department of Public Works Jason Milito, & Councilman Dario Chinigo, **Through** Lieutenant Craig Casey

Date: June 19, 2019

Regarding: Ordinance Amendment (REVAS)

From: P.O. Patrick T. Diamond # 55- Traffic & Safety Unit

Sir,

With the construction for the new community center the members of the River Edge Ambulance Service lost parking stalls governed by local ordinance 400-14. These parking stalls are for when the members respond to the building to get into the ambulance for medical emergency responses.

Since the members have lost the parking stalls, I have purchased new no parking signs and hardware for a new location. On June 12, 2019, I instructed the Department of Public Works to install these signs from the western property line of 210 Continental Avenue (The REVAS building) to 75 feet west on the north curb of Continental Avenue. These signs have been installed. The Police Department currently has no way to enforce this new parking restriction. I propose the following amendment to the ordinance.

**It shall be unlawful to park, stand, or stop a motor vehicle near the north curb of Continental Avenue from 75 feet from the west property line of 210 Continental Avenue. This section of the curb is designated "Ambulance Service Parking ONLY" unless the person parking exhibits an approved insignia indicating the person is a member of the River Edge Volunteer Ambulance Service and that person is on duty in some capacity with the River Edge Volunteer Ambulance Service.**

This ordinance amendment will give the ambulance members at least three parking stalls on Continental Avenue. The members can also utilize one spot in the front driveway of the REVAS building and one spot in the rear of the building. The members will have a total of five parking stalls for members responding to the building.

Should you need any further information please do not hesitate to ask.

P.O. Patrick T. Diamond #55 – Traffic & Safety Unit  
River Edge Police Department  
705 Kinderkamack Road  
River Edge, New Jersey 07661  
[pdiamond@riveredgepolice.org](mailto:pdiamond@riveredgepolice.org)

*Borough of River Edge, NJ  
Wednesday, June 19, 2019*

## Chapter 400. Vehicles and Traffic

### Article II. Parking, Standing and Stopping

#### § 400-14. Ambulance Corps. parking spaces.

[Added 11-20-1979 by Ord. No. 755]

It shall be unlawful to park a motor vehicle in spaces in the Borough parking lot on the south side of Continental Avenue between Oak Avenue and Millbrook Drive which are designated "Ambulance Corps. Parking" unless the person parking exhibits an approved insignia indicating the person is a member of the River Edge Volunteer Ambulance Corps. and that person is on duty in some capacity with the River Edge Volunteer Ambulance Corps.

*Current Ordinance.*

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-240**

**Resolution to Confirm Construction of an Approved Plan or Design for the 2018 ADA Curb Ramp Improvements at the Intersection of Wayne Avenue and Kinderkamack Road Project**

WHEREAS, N.J.S.A. 59:4-6 provides in pertinent part that neither the public entity nor a public employee is liable for an injury caused by the plan or design of public property or any improvement thereto where the plan or design was approved in advance of construction by the Governing Body of the Borough of River Edge or a public employee exercising discretionary authority on its behalf of where such plan or design was prepared in conformity with standards previously approved by the Governing Body of the Borough of River Edge; and

WHEREAS, the 2018 ADA Curb Ramp Improvements at the Intersection of Wayne Avenue and Kinderkamack Road Project improvement to public property has been designed by Costa Engineering Corporation, 325 South River Street, Hackensack, New Jersey 07601; and

WHEREAS, Costa Engineering has certified that the construction of the 2018 ADA Curb Ramp Improvements at the Intersection of Wayne Avenue and Kinderkamack Road Project has been done in accordance with the plans and specifications of the project; and

WHEREAS, the Governing Body of the Borough of River Edge wishes to record its confirmation of the construction of said design.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of River Edge as follows:

1. Plans and specifications entitled "2018 ADA Curb Ramp Improvements at the Intersection of Wayne Avenue and Kinderkamack Road" prepared by Costa Engineering Corporation dated May 14, 2018 be, and hereby are, approved as constructed.
2. The improvements described herein above have been completed and have been inspected by Costa Engineering Corporation and they have certified to the Governing Body of the Borough of River Edge that said improvement has been constructed in accordance with the above referenced design.
3. The Borough Clerk shall archive this resolution in a manner consistent with the purpose of perpetually documenting governmental immunity in the event of any claim based upon the plan, design or construction of the improvement.

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

I hereby certify that this resolution, consisting of \_\_ page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this      day of                      2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-241**

**Resolution to Confirm Construction of an Approved Plan or Design for the 2018 Community Development Block Grant Resurfacing Project at Oxford Terrace and Rutgers Place, Phase IV Project**

WHEREAS, N.J.S.A. 59:4-6 provides in pertinent part that neither the public entity nor a public employee is liable for an injury caused by the plan or design of public property or any improvement thereto where the plan or design was approved in advance of construction by the Governing Body of the Borough of River Edge or a public employee exercising discretionary authority on its behalf of where such plan or design was prepared in conformity with standards previously approved by the Governing Body of the Borough of River Edge; and

WHEREAS, the Curbs and Sidewalks for the 2018 Community Development Block Grant Resurfacing Project at Oxford Terrace and Rutgers Place, Phase IV Project improvement to public property has been designed by Costa Engineering Corporation, 325 South River Street, Hackensack, New Jersey 07601; and

WHEREAS, Costa Engineering has certified that the construction of the 2018 Community Development Block Grant Resurfacing Project at Oxford Terrace and Rutgers Place, Phase IV Project has been done in accordance with the plans and specifications of the project; and

WHEREAS, the Governing Body of the Borough of River Edge wishes to record its confirmation of the construction of said design.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of River Edge as follows:

1. Plans and specifications entitled "2018 Community Development Block Grant Resurfacing Project at Oxford Terrace and Rutgers Place, Phase IV Project" prepared by Costa Engineering Corporation dated December 17, 2018 be, and hereby are, approved as constructed.
2. The improvements described herein above have been completed and have been inspected by Costa Engineering Corporation and they have certified to the Governing Body of the Borough of River Edge that said improvement has been constructed in accordance with the above referenced design.
3. The Borough Clerk shall archive this resolution in a manner consistent with the purpose of perpetually documenting governmental immunity in the event of any claim based upon the plan, design or construction of the improvement.

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

I hereby certify that this resolution, consisting of \_\_\_ page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this \_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-242**

**Resolution to Confirm Construction of an Approved Plan or Design for the 2017 Sanitary and Storm Sewer Replacement at Intersection of Kinderkamack Road and River Edge Road Project**

WHEREAS, N.J.S.A. 59:4-6 provides in pertinent part that neither the public entity nor a public employee is liable for an injury caused by the plan or design of public property or any improvement thereto where the plan or design was approved in advance of construction by the Governing Body of the Borough of River Edge or a public employee exercising discretionary authority on its behalf of where such plan or design was prepared in conformity with standards previously approved by the Governing Body of the Borough of River Edge; and

WHEREAS, the Curbs and Sidewalks for the 2017 Sanitary and Storm Sewer Replacement at Intersection of Kinderkamack Road and River Edge Road Project improvement to public property has been designed by Costa Engineering Corporation, 325 South River Street, Hackensack, New Jersey 07601; and

WHEREAS, Costa Engineering has certified that the construction of the 2017 Sanitary and Storm Sewer Replacement at Intersection of Kinderkamack Road and River Edge Road Project has been done in accordance with the plans and specifications of the project; and

WHEREAS, the Governing Body of the Borough of River Edge wishes to record its confirmation of the construction of said design.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of River Edge as follows:

1. Plans and specifications entitled "2017 Sanitary and Storm Sewer Replacement at Intersection of Kinderkamack Road and River Edge Road Project" prepared by Costa Engineering Corporation dated May 14, 2018 be, and hereby are, approved as constructed.
2. The improvements described herein above have been completed and have been inspected by Costa Engineering Corporation and they have certified to the Governing Body of the Borough of River Edge that said improvement has been constructed in accordance with the above referenced design.
3. The Borough Clerk shall archive this resolution in a manner consistent with the purpose of perpetually documenting governmental immunity in the event of any claim based upon the plan, design or construction of the improvement.

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

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\_\_\_\_\_  
Stephanie Evans, Borough Clerk

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-243**

**Authorize the Petty Cash Reimbursement for the Recreation Camp Program**

WHEREAS, N.J.S.A. 40A:5-21 authorizes the establishment of Petty Cash Fund for the Office of the Chief Financial Officer of the Borough of River Edge; and

WHEREAS, said the petty cash fund was established by resolution dated January 3, 1983 by the Mayor and Council of the Borough of River Edge as amended by Resolution #90-149 dated August 6, 1990; and

WHEREAS, Resolution #87-169, dated August 3, 1987, established that the maximum amount of a single draw down on the Petty Cash Fund shall not exceed \$35.00; and

WHEREAS, Resolution #99-188, dated June 7, 1999 increased the maximum amount of a single draw limit to \$50.00; and

WHEREAS, the purpose of having a Petty Cash Fund is to eliminate staff time and paper work for small purchases which could be handled more cost effectively through a Petty Cash Fund; and

WHEREAS, the Recreation Commission of the Borough of River Edge operates a camp for its residents and has a unique need to purchase supplies for programs, activities and projects for the children of the camp on a daily basis; and

WHEREAS, the Mayor and Council recognize that the unique nature of a camp operation does not always lend itself to advance planning and there is an immediate need to purchase items such as first aid supplies, food and drink, and arts and crafts materials.

NOW, THEREFORE, BE IT RESOLVED that Geeta Birnbaum, Custodian of the Petty Cash Fund, is hereby authorized to reimburse the Recreation Director up to a single draw down limit of \$50.00 per slip and said authorization to initiate the day the Borough of River Edge camp opens and expire on the last day of camp operation, and as long as the Recreation Director complies with all other policies and procedures in effect for the Borough of River Edge with regard to the maintenance of its Petty Cash Funds.

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

I hereby certify that this resolution, consisting of \_\_ page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this      day of                      2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-244**

**Amend Agreement with Alan Spiniello, Esq., 45 Essex Street, Hackensack, New Jersey for Expert Legal Services Regarding Tax Appeals**

WHEREAS, there exists a need for Expert Legal Services for tax appeal representation; and

WHEREAS, the Borough of River Edge has previously awarded a contract to Alan P. Spiniello, Esq. via resolution #19-09 dated January 1, 2019 in the amount of \$5,000.00; and

WHEREAS, additional funding is required for Expert Legal Services for tax appeal representation; and

WHEREAS, the Chief Financial Officer has determined and certified in writing that the annual aggregate value of the service may exceed \$17,500; and

WHEREAS, Alan P. Spiniello, Esq. has completed and submitted a Business Entity Disclosure Certification which certifies that Alan P. Spiniello, Esq. has not made any reportable contributions to a political or candidate committee in the Borough of River Edge Governing Body in the previous one year, and that the contract will prohibit Alan P. Spiniello, Esq. from making any reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #01-2010-20-1552-174 of the Current Fund in the amount not to exceed \$20,000.00.

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection;

WHEREAS, the rate of pay shall not exceed \$125.00 per hour:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of River Edge as follows:

1. The Mayor and Clerk are hereby authorized and directed to execute the attached agreement with Alan P. Spiniello, Esq., 45 Essex Street, Hackensack, New Jersey, 07601 in the amount not to exceed \$20,000.00.
2. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and
3. The contract is awarded without competitive bidding as a "Professional Service" in accordance with 40A:11-5(1)(a) of the Local Public Contracts Law because the service performed is by a person authorized to practice a recognized profession.

June 24, 2019

# Borough of River Edge

705 KINDERKAMACK ROAD, RIVER EDGE, NEW JERSEY 07661 • 201-599-6300

FAX: 201-599-0997



## **MEMORANDUM**

TO: Mayor and Council

FROM: Alan P. Negreann, Chief Financial Officer

DATE: June 13, 2019

RE: Amendment to Contract with Alan Spiniello, Esq., - Tax Appeal Attorney

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Attached please find a copy of a voucher for Alan Spiniello, Esq, our Tax Appeal attorney indicating that there is \$753.64 left for his services. In anticipation for additional services this year, I am requesting an amendment to his contract not to exceed \$20,000.00.

A resolution authorizing this amendment will be listed on the agenda for the meeting of June 24th.

If you have any questions or concerns, please do not hesitate to contact me.



---

/jlo

Attachment

Cc: Raymond Poerio, Borough Administrator

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-245**

**Authorize Mayor to Sign the Grant for the State and Local Cooperative Housing  
Inspection Program**

BE IT RESOLVED, that the Mayor is hereby authorized to sign the Grant for the State and Local Cooperative Housing Inspection Program for \$1,200.00.

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

I hereby certify that this resolution, consisting of \_\_ page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this      day of                      2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk



State of New Jersey  
DEPARTMENT OF COMMUNITY AFFAIRS  
101 SOUTH BROAD STREET  
PO Box 810  
TRENTON, NJ 08625-0810

PHILIP D. MURPHY  
*Governor*

LT. GOVERNOR SHEILA Y. OLIVER  
*Commissioner*

June 1, 2019

The Honorable Edward Mignone  
Mayor, Borough of River Edge  
705 Kinderkamack Road  
0252 River Edge, New Jersey 07661

Re: State Local Cooperative Housing Inspection Program

Dear Mayor Mignone:

On behalf of Governor Philip Murphy and the New Jersey Department of Community Affairs, it is my pleasure to welcome the Borough of River Edge's participation in the State Local Cooperative Housing Inspection Program. Under this Program, your municipality has requested and received authorization to conduct the State mandated inspections of hotels and multiple dwellings within its jurisdiction on behalf of the Bureau of Housing Inspection during the period from July 1, 2019 to June 30, 2020. This Authorization is based upon the requirement that these inspections and their related activities be conducted in strict accordance with the Conditions of Authorization enclosed with this letter.

In order to pay your municipality for conducting these State inspections during Fiscal Year 2020, the Bureau has allocated the sum of \$1,200.00. This amount is based upon the number of hotels, motels and multiple dwellings in your municipality that will require inspection during Fiscal Year 2020. In addition to the current inspections, this number may also include inspections determined by the Bureau to be overdue.

To indicate your acceptance of this authorization, please sign both copies of this letter and return one copy to Joseph Krajewski, Supervisor of the State Local Cooperative Housing Inspection Program, Bureau of Housing Inspection, Post Office Box 810, Trenton, New Jersey 08625-0810. Please retain the other copy for your files.

I thank you for your interest in the Department's State Local Cooperative Housing Inspection Program and look forward to working with you during the upcoming months toward our common goal of ensuring safe and decent housing within your municipality.

Sincerely,

  
Edward M. Smith  
Director  
Division of Codes and Standards

Edward Mignone, Mayor  
0252 River Edge  
Enclosure



**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-246**

**Enter Into Agreement with DTS Trucking LLC, 65 Royal Avenue, Hawthorne, New Jersey 07506 for Leaf, Grass and Yard Waste Recycling**

WHEREAS, the Borough of River Edge has included the collection of leaf, grass and yard waste as part of its recycling program in an effort to reduce solid waste; and

WHEREAS, DTS Trucking LLC has agreed to enter into a contract with the Borough of River Edge for the purchase and disposal of compost; and

WHEREAS, N.J.S.A. Section 40A:11-5(1)(s) and N.J.S.A. 40A:11-36 permits the awarding of a contract without competitive bidding for the marketing of recyclables; and

WHEREAS, the Superintendent of Public Works has prepared a contract containing the approved terms and conditions of the sale.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Clerk be authorized to enter into an agreement with DTS Trucking LLC, 65 Royal Avenue, Hawthorne, New Jersey 07506 at a price of two dollars (\$2.00) per cubic yard of ground compost material sold.

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

I hereby certify that this resolution, consisting of \_\_ page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this      day of                      2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk



**June 4, 2019**

**Borough of River Edge  
Mayor and Council  
705 Kinderkamack,  
River Edge, NJ 07661**

**Re: Letter of Intent to Purchase "Finished Compost"**

**We, DTS Trucking, LLC, hereby state and represent that it is our intention to purchase 1500 yards of "Finished Compost" at \$2.00 per yard totaling \$3000.00.**

**Enclosed with this letter is a \$1000.00 deposit (disbursed on our check #3876, dated 6/4/19). As agreed the material will be picked up by 8/31/19.**

**We look forward to receiving your confirmation to this Letter of Intent.**

**Best Regards,**

A handwritten signature in black ink that reads "Kevin Downes". The signature is written in a cursive style with a large, sweeping "K" and "D".

**Kevin Downes  
President**

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-247**

**Refund of Application Fee for Temporary Storage Container**

WHEREAS, Barbara Tinti Wilson, 141 Manning Avenue, River Edge, New Jersey obtained a temporary storage container permit from the Building Department on June 10, 2019; and

WHEREAS, the \$50.00 application fee was paid in full on June 10, 2019; and

WHEREAS, the storage container company was not able to place the container in the driveway because it was too narrow and on a slope; and

WHEREAS, Barbara Tinti Wilson has requested a refund for the \$50.00 application fee.

NOW, THEREFORE BE IT RESOLVED that the Accounts Supervisor is authorized to make the following refund:

<u>Name &amp; Address</u>	<u>Amount</u>
Barbara Tinti Wilson 141 Manning Avenue River Edge, NJ 07661	\$50.00

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

I hereby certify that this resolution, consisting of \_\_ page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this      day of                      2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-248**

**Purchase of Ford F-350 Utility Truck Through State Contract**

WHEREAS, the Borough of River Edge desires to purchase a Ford F-350 Utility Truck From Route 23 Auto Mall, 1301 Rt. 23 South, Butler, New Jersey 07405; and

WHEREAS, the vendor, Route 23 Auto Mall is an approved State Contract participant, bearing the State Contract #T-2959/40321; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #04-2150-55-1913-525 of the Capital Fund in the amount not to exceed \$49,922.52; and

WHEREAS, N.J.A.C. 5:34-1.2 requires that any local contracting unit purchasing pursuant to N.J.S.A. 40A:11-12, must award the contract by a resolution of the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk is authorized to accept the State Contact bid on the purchase of a Ford F-350 utility truck as per the State's specifications in an amount not to exceed \$49,922.52.

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

THIS IS TO CERTIFY that this is a true and compared copy of a resolution adopted by the Municipal Council of the Borough of River Edge on \_\_\_\_\_.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk

# RIVER EDGE F350 NJ STATE CONTRACT T-2959 05/29/2019

PLEASE ADD OPTIONS TO THE RIGHT AFTER SELECTING OPTION VIA DROP-DOWN MENU  
 ROUTE 23 AUTOMALL, LLC  
 4100 ROUTE 23  
 BUTLER, NJ 08411  
 908-840-1000  
 Contact: Danie Avila get 904-922-9862 danie@route23automall.com

DEALER PRICE	YOUR PRICE
58,860	49,922.52

PLEASE DROP-DOWN MENU  
 BY CLICKING ON SHOW  
 TO RIGHT OF COLUMN  
 PLEASE SELECT EACH  
 OPTION NEEDED. TOTAL  
 WILL BE CALLED ON  
 BOTTOM OF PAGE

## CHASSIS OPTIONS

PLEASE USE DROP-DOWN MENU ON RIGHT OF LAST COLUMN TO SELECT

	8325	8325	
99Y 6.7L In-Cool Diesel Engine			34,196.52
44T 5 speed automatic single overdrive (requires gas engine)	495	388	
6ZR Delete PTO provision for diesel engine	320	290	
X4N 3.73 limited slip axle	420	360	
X8E 4.88 limited slip axle (REQUIRES 68M)	420	360	
X8L 4.30 limited slip axle	420	360	
T1R8 All Terrain Tires	220	220	220.00
TGB Tires 2 traction rear and 2 traction front tires 18"	265	125	
51Z Spare tire and wheel mounted same as on chassis	575	473	473.00
945 Stainless steel wheel covers set of four mounted on wheels Ford direct	595	480	
611 Wheel well liners	230	180	180.00
67D Extra heavy duty alternator	90	75	75.00
2S Roll up tonneau cover	380	330	
96V XL value cd player, mp3, 4 speakers, cruise control, chrome bumper	775	595	
90L LED LED LIGHTS	90	85	85.00
67H Spray in bedliner	450	425	425.00
63S High capacity trailer tow package (68M required as well) Chassis Only	835	665	
98G CNG / LPG fuel capable engine	420	315	
63E Engine idle shutdown (optional, not mandatory in New Jersey)	365	290	
98R Operator commanded regeneration (diesel only)	345	250	
67A Dual alternators	485	380	
213 4x4 shift on the fly	320	225	225.00
65M 28 gallon mid ship fuel tank	245	125	
65C Dual diesel fuel tanks 68 gallon capacity 40 gallon 28 gallon mid ship	550	380	
63I Trailer Tow Package (Package must be selected with Tow Command)	310	230	230.00
18B 6" angular cab steps molded-in-color running boards	595	388	388.00
41A Rapid heat supplemental cab heater	325	250	
76S Remote Start (requires 90L)	240	195	195.00
91M SYNC hands free cell phone system hardware (requires 62D)	495	395	395.00
62D Steering wheel audio controls (required with SYNC)	95	70	70.00
17E Chrome front bumper with aerodynamic headlights	160	125	
64F 18 inch steel road wheels	585	455	
62S Cruise control	360	235	
942 Daytime running lights	85	45	45.00
43S Manual sliding rear window with privacy glass	180	125	
41H Long Bed	685	590	
68S Radio/AM/FM stereo with single CD Player	340	275	
1CC Green color VSO paint	880	880	880.00
2WD 2 wheel drive IN LIEU OF 4X4 CHASSIS ONLY		-2739	

MP Upgrade to Meyer 8 Foot Lot Pro	4889	4889	
BP Upgrade plow to 8.5 foot Western Pro Plus	5640	5420	5,420.00
WP Snow Deflector	380	380	
LG Tommy Gate G2 installed electric hydraulic 1,300 lb capacity	3988	3988	
RD Reading plus 8 cap	6420	6420	6,420.00
IPA Four Corner Strobes	970	970	
DE NFORCE amber and white 54 inch lightbar with led and alley lights	2483	2483	
WA 7 YEAR 100,000 MILE BUMPER TO BUMPER WARRANTY CHASSIS	6290	5922	
WA2 6 YEAR 100,000 MILE BUMPER TO BUMPER WARRANTY CHASSIS	6035	5735	
WA3 5 YEAR 75000 MILE BUMPER TO BUMPER WARRANTY CHASSIS	4300	3920	

TOTAL COST OF UNIT BASE PRICE AND OPTIONS

49,922.52

PURCHASE ORDERS TO [dammer@z3n.com](mailto:dammer@z3n.com) OR FAX TO 973-838-5577

CELL 908-872-8867 OFFICE 973-838-0800 x122

\* options are available to members for additional cost not included in base bid

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-249**

**Purchase of Wilo Pump and Sewer Pump, Controls and Wet Well Cover and Through State Contract**

WHEREAS, the Borough of River Edge desires to purchase a Wilo Pump and Sewer Pump, Controls and Wet Well Cover from Rapid Pump & Meter Service Co., Inc.; and

WHEREAS, the vendor, Rapid Pump & Meter Service Co., Inc., 285 Straight Street, Paterson NJ 07501 is an approved State Contract participant, bearing the State Contract #653573; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #04-2150-55-1913-300 of the Capital Fund in the amount not to exceed \$5,685.00 for the Wilo Pump; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #04-2150-55-1913-425 of the Capital Fund in the amount not to exceed \$10,470.00 for the Sewer Pump; and

WHEREAS, N.J.A.C. 5:34-1.2 requires that any local contracting unit purchasing pursuant to N.J.S.A. 40A:11-12, must award the contract by a resolution of the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk is authorized to accept the State Contract bid on the purchase of a Wilo Pump and Sewer Pump, Controls and Wet Well Cover as per the State's specifications in an amount not to exceed \$16,155.00.

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this 24<sup>th</sup> day of June, 2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk

**Rapid Pump & Meter Service Co., Inc.**



Ph: 973.345.5600  
 fx: 973.345.0301  
 www.rapid-service.com

285 Straight Street Paterson, NJ 07501  
 Remit to: PO Box AY  
 Paterson, NJ 07509

**Quote**

Attn	cc
Rick Stephen	
Phone:	Fax:
(201) 410-0893 x	(201) 599-6278 x

<b>Quote Number</b>
RFRQ21001

**Customer Information**

River Edge DPW  
 One Riverside Way  
 RIVER EDGE, NJ 07661

**Ship To Information**

~~KBC Rec Building~~ 150 WAYNE RD  
 705 Kinderkamack Rd  
 RIVER EDGE, NJ 07661

Quote Date:	10/10/2018
Customer ID:	100959
Quoted By:	Jennifer Collins
RFQ #:	
Salesperson:	Larry Paladino
Terms:	Net 10

**Nameplate Information**

Ship Via: Freight Included

**Quote Information**

WAYNE Pump

Required Work: Furnish and deliver one new Wilo Pump FA10.41 E, as per quote

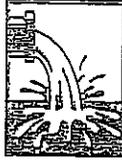
	Pick Up On	Lead Time	Total Price
Work Based on Straight Time:			\$5,685.00

BERGEN COUNTY CO-OP#1800325

All work is quoted on a straight time basis. If overtime is required, this would be at additional cost. Sales taxes, licenses, permits and/or fees, if any, are not included in this proposal.  
 Quote is valid for 30 days.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ PO# (if not yet issued) \_\_\_\_\_

**Rapid Pump & Meter Service Co., Inc.**



Ph: 973.345.5600  
 Fx: 973.345.0301  
 www.rapidservice.com

205 Straight Street Paterson, NJ 07501  
 Remit to: PO Box AY  
 Paterson, NJ 07509

**Quote**

Attn	cc
Rick Stephen	
Phone:	Fax:
(201) 410-0893 x	(201) 599-6278 x

<b>Quote Number</b>
RSRQ53302

**Customer Information**

River Edge DPW  
 One Riverside Way  
 RIVER EDGE, NJ 07661

**Ship To Information**

River Edge DPW  
 One Riverside Way  
 RIVER EDGE, NJ 07661

Quote Date:	12/10/2018
Customer ID:	100959
Quoted By:	Carl Haight
RFQ #:	
Salesperson:	Carl Haight
Terms:	Net 30

**Nameplate Information**

Ship Via:

**Quote Information**

Reason For Work: Replacement of sewage pumps, controls and wet well cover

**Required Work:** Furnish the labor and equipment required to hose down the interior of the wet well and pump out to bottom.

Furnish the labor and equipment required to remove the rotted inner cover and the existing solids handling sewage pumps and piping from the wet well.

Furnish the labor, materials and equipment to install new sch 80 PVC piping from one 3" discharge pipe for the two new pumps with sch 80 PVC with isolation ball valves.

Furnish the labor, materials and equipment required to install two New Myers VS20 2 HP 230 V 3 Phase cutter pumps.

Furnish the labor materials and equipment required to install a new 1/4" thick aluminum 2 pc inner cover.

Furnish the labor and equipment required to cut back and cap off (1) one 3" discharge pipe and cut back the existing vent pipe and reconnect through the new cover.

Furnish the labor, materials and equipment required to install a new duplex pump control panel with HOA switches, alternating relay, and local alarm, with (4) four new floats

	Pick Up On	Lead Time	Total Price
Work Based on Straight Time:		3 weeks	\$10,470.00

**BERGEN COUNTY CO-OP#1800325**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PO# (if not yet issued) \_\_\_\_\_

**Rapid Pump &  
Meter Service  
Co., Inc.**



Ph: 973.345.5600  
 Fx: 973.345.0301  
 www.rapidservice.com

285 Straight Street Paterson, NJ 07501  
 Remit to: PO Box AY  
 Paterson, NJ 07509

**Quote**

Attn	cc
Rick Stephen	
Phone:	Fax:
(201) 410-0893 x	(201) 599-6278 x

<b>Quote Number</b>
RSRQ53302

**Customer Information**

River Edge DPW  
 One Riverside Way  
 RIVER EDGE, NJ 07661

**Ship To Information**

River Edge DPW  
 One Riverside Way  
 RIVER EDGE, NJ 07661

Quote Date:	12/10/2018
Customer ID:	100959
Quoted By:	Carl Haight
RFQ #:	
Salesperson:	Carl Haight
Terms:	Net 30

All work is quoted on a straight time basis. If overtime is required, this would be at additional cost. Sales taxes, licenses, permits and/or fees, if any, are not included in this proposal.  
 Quote is valid for 30 days.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ PO# (If not yet issued) \_\_\_\_\_

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-250**

**Authorize the Release of a Performance Bond for Lodge International Construction LLC for the Property Located at 800 Sixth Avenue, Block 303, Lot 24.01**

WHEREAS, the Borough of River Edge received a Performance Bond from Lodge International Construction LLC in the amount of \$40,800.00; and

WHEREAS, the Borough Engineer has certified that the Developer has fully performed the project in accordance with the Planning Board and has recommended release of the Performance Bond and cash deposit.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of River Edge that the above referenced Performance Bond be hereby released and the Accounts Supervisor is hereby authorized to release the cash portion of the Performance Bond in the amount of \$4,080.00 on the condition that the Developer first provide a Maintenance Bond, acceptable to the Borough Attorney, in the amount of \$6,120.00 to run for a period of two (2) years for all public improvements and facilities which are part of the project.

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby instructed to send a copy of this resolution to the Guarantee Company of North America, 1 Towne Square, Southfield, MI 48076 Company and Lodge International Construction LLC, 4-06 Bellair Avenue, Fair Lawn, NJ 07410.

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

THIS IS TO CERTIFY that this is a true and compared copy of a resolution adopted by the Municipal Council of the Borough of River Edge on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk



**COSTA ENGINEERING CORPORATION**

Professional Engineers • Surveyors • Planners  
325 So. River Street, Suite 302, Hackensack, NJ 07601

Tel (201) 487-0015  
Fax (201) 487-5122

State of NJ Certificate of Authorization No. 276726

Please Reply To:  
325 So. River Street  
Hackensack, NJ 07601

March 6, 2019

Nicole Schnaper – Technical Assistant  
Borough of River Edge  
705 Kinderkamack Road  
River Edge, NJ 07661

**RE: Lodge International Construction LLC  
As-Built Plan  
800 Sixth Avenue, Block 303, Lot 24.01  
Borough of River Edge  
Bergen County, New Jersey**

Dear Mrs. Schnaper:

Pursuant to the review of the As-Built Foundation Walls Survey prepared by Page Consultants, dated January 11, 2019 and the confirmation of the placement of the concrete monuments at all corners of the property all items have been addressed and completed according to the approved plans.

*According to the developers agreement: "At the time of completion of all improvements and the formal acceptance thereof by the Borough, the Developer shall be required to post a maintenance guarantee in the amount of Six Thousand One Hundred Twenty (\$6,120.00) for the development located at 800 Sixth Avenue (...). Said maintenance guarantee will cover all bonded improvements constructed by the Developer in connection with the Plans as more particularly referred to in Exhibits "B" and "C". Said guarantees shall run for two (2) years of the date of acceptance by the Borough and be made by way of a guarantee permitted by N.J.S.A. 40:55D-53 and N.J.S.C. 5:36-4.2" Due to this reason, the Borough of River Edge can release the performance guarantee in the amount of \$4,080.00 to Lodge International Construction LLC upon the receipt of 15% of the total amount of \$40,800.00 which equals to \$6,120.00.*

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

**COSTA ENGINEERING CORPORATION**

Robert L. Costa, P.E., P.P. & C.M.E.  
River Edge Land Use Board Engineer

cc: Alan Negreann – Borough Administrator/CFO  
Brian M. Chewcaskie Esq., - Planning Board Attorney  
Thomas J. Barret Esq.

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-251**

**Amendment to Resolution #19-209 Appointing Municipal Humane Law Enforcement Officer**

WHEREAS, N.J.S.A. 4:22-1 requires the governing body of a municipality to submit at least one applicant for designation as a municipal humane law enforcement officer who shall be responsible for animal welfare within the jurisdiction of the municipality, and who is required to enforce and abide by the animal cruelty laws of the State and ordinances of the municipality; and

WHEREAS, the municipal humane law enforcement officer shall be authorized to perform all the duties set forth in N.J.S.A. 4:22-14.2 including but not limited to enforce, investigate and sign complaints concerning any violation of the animal cruelty laws of the State of New Jersey or ordinances of the Borough of River Edge and to act as an officer for the detection, apprehension, and arrest of offenders against the animal welfare and animal cruelty laws of the State of New Jersey and Borough of River Edge; and

WHEREAS, N.J.S.A. 4:22-14.2 requires for an application for designation as a municipal humane law enforcement officer be submitted by the governing body of a municipality to the chief law enforcement officer of the municipality; and

WHEREAS, the chief law enforcement officer of the municipality shall examine the character, competency, and fitness of the applicant for the position, including initiating a criminal background check at the expense of the applicant; and

WHEREAS, upon completion of an examination of an applicant, the chief law enforcement officer of the municipality shall approve or reject the applicant and provide a written determination to the applicant and to the governing body of the municipality which, if applicable, shall state any reasons for rejecting the applicant; and

WHEREAS, the Chief of Police has recommended the designation of Roni Wildoner, who has worked for many years with Bergen County SPCA in a voluntary capacity. She has received the required Waiver from the State Police Training Commission giving her the authority to act as a Municipal Humane Law Enforcement Officer.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of River Edge in the County of Bergen and State of New Jersey hereby appoint Roni Wildoner to serve as the municipal humane law enforcement officer for the Borough of River Edge.

BE IT FURTHER RESOLVED, that all other Borough officials are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-252**

**Re-Appointment of Emergency Management Coordinator**

WHEREAS, the Mayor of every municipality in the State of New Jersey shall appoint a Municipal Emergency Management Coordinator as provided by N.J.S.A. 40:69A-95; and

WHEREAS, the Emergency Management Coordinator is responsible for the planning, activating, coordinating and the conduct of Emergency Management operations within the municipality; and

WHEREAS, the Emergency Management Coordinator shall serve for a term of three (3) years.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of River Edge in the County of Bergen, does hereby confirm the Mayor’s appointment of Ronald Starace as Emergency Management Coordinator to serve a three (3) year term effective May 16, 2019 through May 16, 2022.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized to forward a certified copy of this resolution to the following:

1. County of Bergen Office of Emergency Management
2. State of New Jersey Office of Emergency Management

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

THIS IS TO CERTIFY that this is a true and compared copy of a resolution adopted by the Municipal Council of the Borough of River Edge on      , 2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #19-253**

**Payment of Bills**

WHEREAS, vouchers for the payment of goods and services rendered to the Borough of River Edge have been received; and

WHEREAS, each bill has been checked by the receiving department, approved by the Chief Financial Officer and Borough Clerk and reviewed by the three members of the Finance Committee.

NOW, THEREFORE, BE IT RESOLVED that bills as listed now be confirmed for payment from the appropriate funds as follows:

CURRENT ACCOUNT	\$156,995.26
CAPITAL ACCOUNT	\$ 11,825.27
RECREATION ACCOUNT	\$ 6,284.55
TRUST OTHER ACCOUNT	\$ 57,271.66
OPEN SPACE ACCOUNT	\$ 8,092.92
TRUST OTHER DEVELOPERS ACCOUNT	\$ 3,470.00

BE IT FURTHER RESOLVED, that claims read and approved by the Governing Body at a Council meeting will be dated the day after the reading of those claims and will appear on the following bill list at the next public meeting of the Mayor and Council at which time claims would be paid

June 24, 2019

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Davis						
Gautier						
Kaufman						
Papaleo						
Mayor Mignone						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this 24<sup>th</sup> day of June, 2019.

\_\_\_\_\_  
Stephanie Evans, Borough Clerk

**BOROUGH OF RIVER EDGE**

**Bill list**

**CURRENT ACCOUNT - JUNE 24, 2019**

<b><u>Vendor</u></b>	<b><u>Amount</u></b>	<b><u>Description</u></b>	<b><u>Account</u></b>	<b><u>Check #</u></b>
BANK OF AMERICA	274.65	PAYMENT FOR PCARD	MUNICIPAL	0
BANK OF AMERICA	170.24	PAYMENT FOR PCARD	POLICE DEPT	0
BANK OF AMERICA	0.00	PAYMENT FOR PCARD	RECREATION	0
BANK OF AMERICA	541.12	PAYMENT FOR PCARD	RECREATION	0
DEPOSITORY TRUST	15600.00	2007 BOND INTEREST DUE	INTEREST ON	0
BOROUGH OF RIVER	13684.06	SOCIAL SECURITY PAY OF	SOCIAL	53757
ALL AMERICAN FORD	0.00	260436,260541,260554,2	VEHICLE	53758
ALL AMERICAN FORD	2987.06	260436,260541,260554,2	VEHICLE	53758
ALL AMERICAN FORD	1000.00	260436,260541,260554,2	CLEAN	53758
ALL AMERICAN FORD	21.81	260805	VEHICLE	53759
ALL AMERICAN FORD	0.00	260628,260662,260699,C	VEHICLE	53760
ALL AMERICAN FORD	870.37	260628,260662,260699,C	VEHICLE	53760
ALL AMERICAN FORD	1000.00	260628,260662,260699,C	CLEAN	53760
ALANA SZOBER	152.40	REIMBURSEMENT FOR	MUNICIPAL	53761
AMERICAN WEAR,	879.20	554172,556819,559437,5	PUBLIC	53762
AUTOMOTIVE BRAKE	129.91	1975291,5928,6034,6178	PUBLIC	53763
AUTOMOTIVE BRAKE	34.35	1975291,5928,6034,6178	VEHICLE	53763
AUTOMOTIVE BRAKE	0.00	1975291,5928,6034,6178	MECHANICAL	53763
AUTOMOTIVE BRAKE	239.03	1975291,5928,6034,6178	MECHANICAL	53763
ATLANTIC COAST	66.47	INV109088	RES.RECYC./	53764
BRAEN STONE	429.07	53961	PUBLIC	53765
C & C TIRE, INC	475.50	91583	VEHICLE	53766
C & C TIRE, INC	503.80	91578	VEHICLE	53767
CONSTELLATION	402.29	VARIOUS ACCTS MAY	ELECTRIC&NA	53768
DATA NETWORK	180.00	49773 JUNE 2019	PUBLIC	53769
DELGADO	160.00	36330-SPANISH	MUNICIPAL	53770
DELUXE INTERN'L	136.03	X102016421:01	VEHICLE	53771
DELUXE INTERN'L	153.43	X102014860:02	VEHICLE	53772
DURIE LAWN MOWER &	90.75	A004504	MAINT. OF	53773
FISH WINDOW	38.00	2697-56854	BUILDING &	53774
FOLEY, INC.	606.41	PSIN2190900	VEHICLE	53775
FOSTER & COMPANY,	647.49	898738,898739,898740	PUBLIC	53776
IDEMIA IDENTITY	2130.86	121638 - MAINTENANCE	POLICE DEPT	53777
INTERSOFT	1317.98	061019-RE 2019 3RD QTR	MUNICIPAL	53778
JOSEPH R. DONAHUE	306.00	16615 ST-VS-MARIBEL	PUB.	53779
KEEHN POWER	298.83	15872,15961	MAINT. OF	53780
KIM MASTER	205.00	INV DTD 5/24/19 KOREAN	MUNICIPAL	53781
LIVEWIRE	404.00	1575	PUBLIC	53782
MAIN LOCK SHOP	375.00	0166804-IN	BUILDING &	53783
NATIONAL	450.00	6112 - BASIC FIELD	POLICE DEPT	53784
NATURE'S CHOICE	512.00	0056949-IN	RES.RECYC./	53785
NATURE'S CHOICE	3060.00	0056208-IN,6344,6345,6	RES.RECYC./	53786
NATURE'S CHOICE	1024.00	0057212-IN,0057214-IN	RES.RECYC./	53787
NORTH JERSEY MEDIA	1080.57	ACCT#1101735 - MAY	MUNICIPAL	53788
NORTH JERSEY MEDIA	279.51	ACCT#1101735 - MAY	MUNICIPAL	53788
NORTH JERSEY MEDIA	0.00	ACCT#1101735 - MAY	MUNI LAND	53788
NORTH JERSEY MEDIA	16.50	ACCT#1101735 - MAY	MUNI LAND	53788

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>	<u>Account</u>	<u>Check #</u>
OFFICE CONCEPTS	147.40	885431-0	MUNICIPAL	53789
OFFICE CONCEPTS	339.75	885244-0	MUNICIPAL	53790
OFFICE CONCEPTS	71.53	885041-0	POLICE DEPT	53791
PALMER ACE	223.44	699260, 699265, 699334	PUBLIC	53792
PALMER ACE	44.40	699129	PUBLIC	53793
PRESTIGE AUTO WASH	42.00	2944	POLICE DEPT	53794
PSE&G	1386.58	VARIOUS ACCTS APRIL	MAINT./PUB.	53795
PSE&G	0.00	VARIOUS ACCTS APRIL	MAINT.PUB.L	53795
PSE&G	140.54	VARIOUS ACCTS APRIL	MAINT.PUB.L	53795
PSE&G	16017.49	VARIOUS ACCTS APRIL	ELECTRIC&NA	53795
RACHLES/MICHELE'S	511.18	299598	PETROLEUM	53796
ROBERT'S AND SON,	238.88	05539161	VEHICLE	53797
RUSCON TRUCK	644.74	113743	FIRE OE	53798
RUSCON TRUCK	5153.89	113745	FIRE OE	53799
RUSCON TRUCK	2578.89	113744	FIRE OE	53800
SOUTH JERSEY	2512.15	VARIOUS ACCTS	ELECTRIC&NA	53801
SUEZ WATER NEW	9803.67	10008725412222 JUNE	FIRE	53802
TREASURER STATE OF	173.00	190704910 AIR QUALITY	BUILDING &	53803
TREASURER STATE OF	820.00	190704920 GENERATOR	BUILDING &	53804
VERIZON	974.82	9831246391 MAY 2019	TELEPHONE &	53805
VERIZON	88.53	ACCT#	TELEPHONE &	53806
VERIZON	1492.94	ACCT#	TELEPHONE &	53806
VERIZON	256.98	ACCT#	TELEPHONE &	53806
VERIZON	0.00	ACCT#	TELEPHONE &	53806
VERIZON	64.99	ACCT#	TELEPHONE &	53806
VERIZON	87.24	ACCT#	MAINT.-PUB.	53806
BANISCH	72.50	P19-29382	LEGAL	53807
BANISCH	177.50	P19-29382	LEGAL	53808
BURGIS ASSOCIATES,	552.50	35611 - HOUSING PLAN	ACCOUNTS	53809
BURGIS ASSOCIATES,	4500.00	35637 - MASTER PLAN	ACCOUNTS	53810
BURGIS ASSOCIATES,	617.50	35682 - LAND USE BOARD	MUNI LAND	53811
MATTHEW GIACOBBE,	1275.00	70461 - LEGAL SERVICES	LEGAL	53812
MATTHEW GIACOBBE,	1739.84	70284 - LEGAL SERVICE	LEGAL	53813
MATTHEW GIACOBBE,	240.16	70284 - LEGAL SERVICE	LEGAL	53814
DANTE'S ITALIAN	125.00	REFRESHMENTS FOR SWIFT	FIRE OE	53815
DEC OFFICE	73.26	IN138071 SERV CHG MAY	RECREATION	53816
DEC OFFICE	19.95	IN137709	RECREATION	53817
DELFOORD FLOWERS &	85.00	ORDER# 029404/1	FIRE OE	53818
MINDFUL SCHOOLS	850.00	10661 - MINDFULNESS	MUN.ALL.ALC	53819
RED WING	169.99	55-2-22226	PUBLIC	53820
STATE LINE FIRE &	312.75	119020	FIRE OE	53821
ATLANTIC TACTICAL	2053.20	SI-80668422	BODY ARMOR	53822
BOROUGH OF RIVER	5.00	ACCUMULATED ESSENCES	ACCUMULATED	53823
BOROUGH OF RIVER	19000.00	2019 PAYOVER TO	SUI OE	53824
MORRIS COUNTY	40.00	REPLACEMENT CK#53671	POLICE DEPT	53825
U.S. BANK NATIONAL	420.00	NJ ENVIRONM. INFRASTR.	FINANCIAL	53826
U.S. BANK NATIONAL	0.00	NJ ENVIRONM. INFRASTR.	NJ ENVIRON.	53826
U.S. BANK NATIONAL	18163.12	NJ ENVIRONM. INFRASTR.	NJ ENVIRON.	53826
U.S. BANK NATIONAL	666.28	NJ ENVIRONM. INFRASTR.	NJ ENVIRON.	53826
OPTIMUM	121.55	ACCT#	FIRE OE	53827
OPTIMUM	16.65	ACCT#	FIRE OE	53828
OPTIMUM	91.56	ACCT#	TELEPHONE &	53829
OPTIMUM	89.90	ACCT#	EMERGENCY	53830
OPTIMUM	167.44	ACCT#	POLICE DEPT	53831
OPTIMUM	149.94	ACCT#	PUBLIC	53832

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>	<u>Account</u>	<u>Check #</u>
ROBERT COSTA	357.50	19899 FINAL - PROF	ENGINEERING	53833
RUSCON TRUCK	3165.86	113765	FIRE OE	53834
TRI-BORO FIRE	1100.00	2019 TRI-BORO FIRE	FIRE OE	53835
VERIZON WIRELESS	38.03	9830763011 APRIL- MAY	EMERGENCY	53836
OFFICE CONCEPTS	38.75	887552-0	MUNICIPAL	53837
OFFICE CONCEPTS	306.07	882355-0,882355-1	CONSTRUCTIO	53838
ONE CALL CONCEPTS,	80.24	9055125 MAY 2019	MUNICIPAL	53839
ROBERT COSTA	2102.00	19901 - PROF SERVS	ENGINEERING	53840
WERNER, SUAREZ &	620.17	391 - PROF SERVS	LEGAL	53841
WERNER, SUAREZ &	642.33	391 - PROF SERVS	LEGAL	53842
<b>Total Bill List:</b>	156995.26			

**BOROUGH OF RIVER EDGE**

**Bill list**

**CAPITAL ACCOUNT - JUNE 24, 2019**

<b><u>Vendor</u></b>	<b><u>Amount</u></b>	<b><u>Description</u></b>	<b><u>Account</u></b>	<b><u>Check #</u></b>
BERGEN COUNTY	1075.00	DEMOLITION PERMIT	VAR PUBLIC	3225
GENERAL SALES	835.28	103017	PURCH	3226
OFFICE CONCEPTS	469.99	884579-0	PURCH.	3227
ROBERT COSTA	1105.00	19905 - PROF SERVS	IMPVTS SAFE	3228
ROBERT COSTA	2015.00	19904 - PROF SERVS	RD RESUR	3229
ROBERT COSTA	1141.00	19860 - PROF SERVS	STORM &	3230
ROBERT COSTA	3689.00	19860 - PROF SERV	STORM &	3231
ROBERT COSTA	1495.00	19898 FINAL -PROF	STORM &	3232
<b>Total Bill List:</b>	11825.27			

**Borough of River Edge  
Miscellaneous Accounts  
Bill List 06/24/19**

<u>Check #</u>	<u>Vendor</u>	<u>For/Invoice</u>	<u>Amount</u>
<b>Recreation Account</b>			
5365	SADDLE RIVER TRAILS,INC	CHRTR ID#13564,BUS TRIP YANKEE STADIUM 7/21/19 REC/DED/PROGRAM TRIPS	\$ 1,245.00
5366	BOROUGH OF RIVER EDGE,CURRENT ACCOUNT	CORRECTLY CHG. P.CARD PURCH.-MAY 2019, REC/DED/RUN	\$ 2.00
5367	BOROUGH OF R. E.,TRUST OTHER ACCOUNT	COMMUNITY PASS/ELECTRONIC RECEIPT FEES,MAY 2019 FEES REC/DED/CAMP,TRIPS,W.S.,TENNIS	\$ 1,347.62
5368	APEX COPY & PRINT LLC	INV DTD 5/22/19 CAMP FLYERS FOR SCHOOLS, RE/DED/CAMP	\$ 162.50
5369	BOUNCE U OF PARAMUS	INV# 33511672-DEPOSIT, SUMMER CAMP TRIPS,REC/DED/CAMP	\$ 450.00
5370	CROWN TROPHY	INV# RE-50102, TROPHIES & MEDALS, REC/DED/RUN 2019	\$ 2,403.83
5371	ULTIMATE TEAM OUTFITTERS, LLC	INV#041519RER,T-SHIRTS FOR R.E.RUN STAFF,REC/DED/RUN	\$ 273.60
5372	MONSTER MINI GOLF	VARIOUS INVOICES.CAMP TRIPS 7/9,16,18,& 25/2019-DEPOSIT, REC/DED/CAMP	\$ 400.00
<b>Recreation Account Total:</b>			<b>\$ 6,284.55</b>
<b>Animal Welfare Account</b>			
<b>Animal Welfare Account Total</b>			<b>\$ -</b>
<b>Self Insurance Account</b>			
<b>Self Insurance Account Total:</b>			<b>\$ -</b>
<b>Trust Other Account</b>			
2418	USPS	BULK MAIL,4TH OF JULY MAILER,T.O. - SPECIAL EVENTS	\$ 762.54
2419	ANY EXCUSE FOR A PARTY	INV#13178,LEAD GRADUATION 5/29/19, T.O./ READ	\$ 575.00
2420	BOROUGH OF RIVER EDGE,CURRENT ACCOUNT	POLICE OUTSIDE DUTY OVERTIME PAID, APRIL 2019	\$ 12,129.43
2421	BOROUGH OF RIVER EDGE,CURRENT ACCOUNT	POLICE OUTSIDE DUTY REVENUE, APRIL 2019	\$ 8,274.07
2422	BOROUGH OF RIVER EDGE,CURRENT ACCOUNT	POLICE OUTSIDE DUTY REVENUE,PRIOR YR 2018 MRNA, MAY 2019	\$ 2,160.00
2423	BOROUGH OF RIVER EDGE,CURRENT ACCOUNT	POLICE OUTSIDE DUTY REVENUE, MAY 2019	\$ 13,038.36
2424	BOROUGH OF RIVER EDGE,CURRENT ACCOUNT	POLICE OUTSIDE DUTY OVERTIME PAID, MAY 2019	\$ 19,382.26
2425	TRI-COUNTY IRISH WAR PIPE BAND	4TH JULY PARADE PERFORMANCE, T.O - SPECIAL EVENTS	\$ 950.00
<b>Trust Other Account Total:</b>			<b>\$ 57,271.66</b>
<b>Open Space Account</b>			
1633	THE ATHLETIC FIELD DIVISION	INV#290,SPRING MAINTENANCE ROOSEVELT FIELDS,REC-18-75-MOE	\$ 3,240.00
1634	LET IT GROW, INC	INV#6085 MAY 2019, MAINTENANCE, 19-85-MOE - 9-11 MEMORIAL	\$ 650.00
1635	MARLIN BUSINESS BANK	INV#16946867,AED LEASE PAYMENT,REC- 19-89- MOE	\$ 3,731.42
1636	TRUGREEN	INV#101445116,MEMORIAL FIELD SERV.,2018 REC-18-75-MOE	\$ 249.00
1637	PACIFIC LAWN SPRINKLERS	INV# 809931,SPRING START-UP, 2018 REC- 18-75-MOE	\$ 222.50
<b>Open Space Account Total:</b>			<b>\$ 8,092.92</b>
<b>Trust Other Developers Account</b>			
1986	BURGIS ASSOCIATES INC	INV#35641, NEW BRIDGE LANDING APARTMENTS,LLC,B:1302 L:3	\$ 65.00
1987	BURGIS ASSOCIATES INC	INV#35610,BERGEN COUNTY HISTORIC SOCIETY, B:1303/2 & B:1304/2	\$ 130.00
1988	ROBERT COSTA, COSTA ENGINEERING CORP	INV# 19853, SOIL MOVEMENT PERMIT,B: 605 L: 31	\$ 250.00
1989	ROBERT COSTA, COSTA ENGINEERING CORP	INV# 19907, NEW BRIDGE LANDING APARTMENTS, B.1302 L:3	\$ 3,025.00
<b>T.O. Developers Account Total:</b>			<b>\$ 3,470.00</b>