

**BOROUGH OF RIVER EDGE
MAYOR AND COUNCIL
SPECIAL WORK SESSION MINUTES
MONDAY, JUNE 25, 2018**

PRESENT:

Councilwoman	Ellen Busteed
Councilman	Alphonse Bartelloni
Councilman	Dario Chinigo
Councilman	Thomas Papaleo

ALSO PRESENT:

Borough Attorney	Michael Rosenberg
Borough Administrator	Alan Negreann
Borough Clerk	Stephanie Evans

ABSENT:

Mayor	Edward J. Mignone
Councilwoman	Mary Davis
Councilman	Joseph Gautier

Council President Busteed called the meeting to order at 7:00 PM by reading the Open Public Meetings Act and called for a roll call.

BOROUGH ADMINISTRATOR'S TOPICS-

- 1. Garbage Collection Bid** - Mr. Negreann reported back on discussions with New Milford regarding a joint bid for solid waste collection. We met with New Milford representatives after our last meeting and indicated that the Borough would like to have a bid which reflected twice a week collection all year long. After much discussion we reached a compromise where we indicated we each would bring this concept back to our councils and that is to have a joint bid with no changes but alert re-bidders there is the possibility that each town or both towns might reject that joint bid at their discretion. In addition both New Milford and River Edge would go out at the same time with their own bid and their own conditions. That would be the scenario to have a joint bid together leaving the situation the way it is currently and then have our own bid and New Milford would have their own bid and then once everything came you could make a choice as to whether you wanted to go with the joint bid or your own bid as well. Mr. Negreann would be looking for a motion tonight for a consensus so that we can start to put together the specifications for those two packages. Councilman Papaleo asked did the compromise to go out with the joint bid evolve into a solo bid based solely on our desire to have twice a week or was there something else that New Milford was looking for that we weren't. Mr. Negreann answered that New Milford was satisfied with the joint bid that we had done in the past and felt the competition was sufficient and we received a very good 5 year bid and they had no desire until we came to the table and said we would like to have our own bid. So in order to ensure they have a collection system in place they would put together their own bid as well. Councilman Bartelloni asked if there would be any additional cost for the two bids, Mr. Negreann replied we would do our bid in house and the only word changes that would be required for the joint bid would be to alert the bidders as to this possibility that we may each go individually instead of awarding on a joint basis. Councilman Chinigo stated that we would

also have to say in the solely bid that we may reject the solely bid and go with the joint bid. Mr. Negreann agreed. A motion was made to prepare a joint bid with New Milford and a solely bid specification for solid waste collection.

**Motion by Councilman Chinigo, second by Councilman Bartelloni to approve.
All in favor 4-0**

FOR DISCUSSION

WORK SESSION CONSENT AGENDA -

- 1. Amend Contract with Matthew Giacobbe, Esq., Labor Attorney in the amount not to exceed \$5,000.00**

**Motion by Councilman Bartelloni, second by Councilman Papaleo to approve.
All in favor 4-0**

FOR YOU INFORMATION –

- 1. Community Center – Robert Costa –**

UNFINISHED BUSINESS –

- Borough of River Edge Senior/Community Center** – Mr. Costa starting by handing out the architect's latest plan from a meeting with the Architect, the Mayor and himself from about 3 or 4 weeks ago. This shows the proposed parking scheme and there might have been some discussion about changing some of the sq. ft. in the building to make it a little bit smaller. Councilman Bartelloni stated that there was some discussion in terms of the overall size of the building as we have gone through the project the size of the building has grown a little bit as we met with some of the constitute groups adding additional spaces and things like that it, it went from the original plan of around 6,000 sq. ft. up to around 6,900 so there is some discussions to scale it back by about 300 sq. ft. because of cost. Mr. Costa explained that based on that layout and the parking area we did a take-off for an estimated cost, which is just a concept. We put in some numbers for earth moving, drainage, which is going to become a major project under DEP rules because you are going to have to clean the water, store the water before you outlet it, and again based on the square footage of the pavement and curbs, and some numbers in there to re-landscape because obviously this doesn't show any re-landscaping, basically the cost of construction. The discussion at that point was to hire a GC does it make sense to bid this separately and get a site contractor to build the site improvements and ultimately set up the pad site similarly to what would happen say at a major strip mall where you would see the mall is up, the majority of the mall is up and part of the parking lot is open and it could be a pad site in the future and you would make this a pad site and then give it over to another bid to a general contractor to build the building. So you would bring whatever utilities you need say within 5 feet of the proposed structure but everything else would be built. Maybe you don't final payment because you don't obviously it's going to get damaged possibly during construction. You can at least create the parking before the building goes up, you keep the Library in operation minimizing the impact, while getting the site basically done then come in in some future point to build your building. The pros would be you would just have site contractors bidding on the site work which could be a cost savings. You create the parking area so if whatever is needed for the Library to continue operations with the least amount of impact to them. You can basically keep their parking lot in play until the other parts are built where then you can exchange the spaced they lose. That was sort of the idea and again bring it to a pad site so once the architectural drawings are complete, the construction drawings are complete and ready

for permitting you can than send that out for bid and a contract. Mr. Costa had a conversation with Liz Stewart of the Shade Tree Commission, who obviously has a concern over the trees. Looking at this concept and again we don't want to take down every tree in the Borough but we think if we build this particular concept to leave 2 or 3 or 4 major trees and try to build around them and try to work with the grades he thinks there will be an issue there. Ultimately, he knows trees are very important, he doesn't think you want to create a liability either so there has to be some discussion on how the council wants to proceed with the ultimate parking arrangement. He wasn't a part of any of the negotiations with Cultural Center but from his understanding based on the conversation he had with Curt from DMR, possibly the Council had conversations with the Cultural Center, that building is going to remain so that's off the table for the time being. There is a lease involving that parcel. They are going to have access to the new parking area, with drop off areas in the front. Possibly you could tweak this plan a little bit to get a little more efficiency as far as double aisles. But you are kind of stuck with the geometry that exists, there really isn't a lot of leeway of what you can do out there. Councilman Papaleo asked if the estimated was for everything but the building, Mr. Costa answered correct, but the pavement thickness that we put in here again, we don't have any soil information and he doesn't know how good the soils are so we made it a very heavy pavement, possibly you don't have to make it that heavy once we get some soil samples which could be somewhat of a cost savings. We put in some numbers for some retaining walls, there is a grade difference between the property. So again you try to get a concept and try to get back to a budget. We are trying to give you a worst case scenario, it's probably going to come in a little bit cheaper. The only thing he can say based on some bids that we received recently it seems like everybody is so busy that the pricing as actually gone up dramatically. We saved a lot of money on the resurfacing this year which is a good thing but again with the sewer project we just sent out those numbers were very high. Some other stuff he sent out recently has come in much higher than anticipated with less bidders, which tells him a lot of people are extremely busy at this point. Whether or not that's going to last, he doesn't know. Councilman Papaleo's second question is the trees that he sees on the projected design are those the current trees or are they the trees that are going to remain. Mr. Costa replied trees that are going to remain, some of the bigger trees with maybe a 36" diameter are substantial trees, the two major trees in the center to try and keep them you are not putting parking in that area and maintain that with the parking lot around that and he doesn't know how realistic that is. If you can compromise the root system, basically the roots go to the drip line of the tree so if the tree extends 40 or 50 foot in diameter literally that is where the roots are going, so if you damage the roots because you compromise the tree again you are going to get into a safety issue. Years ago Howland don't cut the trees, so left the trees. Let's do the curbs and the sidewalks you have to cut the roots, during the storm the trees come down. If you want to in caution take the trees down and then replant. He understands the Shade Tree's feeling on that. But if you want to build the community center and the parking that is shown and his personal opinion and he hates to say it but these trees are going to be compromised. Whether you take them down now or whether they ultimately run into trouble in the future but he thinks they need to go. If the council wants to build this parking lot his personal opinion is build the parking lot and then re-vegetate it, put money in the landscaping budget, landscape the perimeters and interiors if you want to do that way. That would be his recommendation. Councilman Papaleo asked how many parking spaces there were. Mr. Costa and Councilman Bartelloni thought it was the low 80's, 84 possibly. Councilwoman Busted asked how many there now and Councilman Bartelloni believes its 33, it maintains the Library parking plus an additional 50 spaces. Mr. Costa

added that the plan does show some additional parking on the street itself on Continental that would be striped spaces there. Councilman Papaleo had always thought that we would do this as a single phase, you are saying or recommending to the Council that we do two phases, build the parking lot and do all the grading, put in all the plumbing, sewage, and everything, and when all that's done we start working on the building. Mr. Costa agreed and added two separate contracts. Councilman Papaleo asked if we went with that how long until it would actually be open. Mr. Costa said his understanding the construction drawings haven't been started yet, you are months away from construction drawings to pulling a permit. You have to finish the construction drawings, bid the project out, award the project, permit the project, and ultimately start the construction. Then if you do it that way you have a general contractor which would then sub out to a site contractor. Councilman Bartelloni stated this actually help us expedite the process. Mr. Costa believed this would help speed things up. If we could get this job, again if the Council says design this plan, (inaudible), let's say we can get this out there within a month, just the parking lot. Councilman Chinigo had a question regarding the American Legion, is that part of this, Mr. Costa replied yes, it would be demolished. Councilwoman Busted had a question that Mr. Costa may not have an answer for, the design of the building, will that go before the Land Use Board and will the public have an opportunity to review and weight in and share concerns or recommendations and how does that fit in to this whole process. Mr. Costa stated that the Land Use Board would not have jurisdiction, under a capital improvement your requirement is to go before the Board and present the case, ultimately they can make recommendations if they wanted to, but it's not binding. Councilwoman Busted wanted to make sure that the public has an opportunity just like any other project that comes before the Land Use Board whether they are residents in close proximity or members of the public have an opportunity to share concerns whether their pleased or not pleased. Mr. Costa said any capital project, again of this magnitude has to under the statute but that is what has to be done. If you don't do that you run the risk that if there is a third party that feels they have standing they can file an action to stop that. Many years ago he was involved in a case like that in Fort Lee and there is no question you have to as the municipality go before the Board. Strictly for a recommendation, you don't have to take their recommendation, but you do have to take that step. Councilman Bartelloni said to answer to Councilman Chinigo's question referring to the screen, the dotted lines, that is the existing building, Councilman Chinigo thanked him. Councilwoman Busted referred to the screen and the large parking lot, top right hand corner access is from Continental not Elm correct, Mr. Costa under this proposal it is not. Councilman Bartelloni explained on the screen where the existing garage is and the proposed entrance and existing exit are. It is in and out on Elm and was done specifically to try and discourage pedestrians from crossing from Memorial Park across Continental mid-block. The hope is to direct them to the corner where it is much safer, especially if you are having a building like this which may we hope attracts teenagers and children to want to come and force them to use the crosswalk as opposed to mid-block. So that was done intentionally with the hope later on that there will be some type of plantings and things like that when we are done that will further discourage people from crossing over. Councilman Bartelloni addressed the number of spaces and why it was this big was to try and get within the Borough's own zoning regulations with respect to the amount of parking vs. the sq. ft. of the building, that is why you that amount of parking. Councilman Chinigo asked if this plan had the amphitheater, and Councilman Bartelloni explained the 9-11 tree is in that area and the committee was not comfortable in removing it, so the concept was eliminated. Councilwoman Busted asked Mr. Costa if we were to go forward with your suggestion of splitting, when do you

think we would be at appoint of where they would be before the Land Use Board. Mr. Negreann said first you would a contract to work on this (simultaneous talking) Mr. Costa states he isn't sure of the concept is sufficient going before the Board and opening up a discussion with the public that he doesn't know. He doesn't know how far the plans would have be, obviously you wouldn't need construction drawings, but you probably would need the floor plan which DMR has, he doesn't know if they have the revised one. Councilman Bartelloni stated that he did speak with Curt today and this is the latest drawing. Councilwoman Busted asked Councilman Bartelloni if the Architect who did these renderings take into consideration the exits and the entrance and the impact on the residents on Elm and Tenney. She didn't want to get into details with headlights and all that type of stuff because it is changing what is there today. Councilman Bartelloni said this exit on the screen is the existing Library driveway which is changing anything, and the garage is facing inward. It isn't dual like it is currently and he wouldn't anticipate any headlights from here would be able to reach any of the homes that are significantly far from away. (simultaneous talking) Councilman Chinigo added that they are on a hill. (simultaneous talking) Councilman Bartelloni added they still have bushes and shrubs and it's still quite a distance away. Councilman Papaleo said even though he was placed on the Committee Center Committee there hasn't been any meetings, has this gone before Traffic and Safety or ask the Police Dept. to weigh on the traffic pattern. Councilman Bartelloni stated this was done back in February and he did discuss it with Traffic and Safety Committee and he did show them the plan at one of those meetings he had with all constitutes groups and did discuss it with them as to where the exit and entrance was going to be. At that time one of their main concerns was parking for the Ambulance Corp., but he did discuss it with them. Councilman Papaleo asked about parking for the Ambulance Corp., Councilman Bartelloni explained that there was a phase II that was discussed in the past which would be on Continental and perhaps either adding some additional parking for them there or along the side adjoining the park. There would be consideration again generally on average they only have about 4 people, you may see only 4-5 cars. Their driveway holds 2 cars and there is parking on Continental that can accommodate them so we did think about that and they will be closer to the building than they are right now. Councilman Papaleo said this would be in this budget year and the building would be and he was assuming would be in the next budget year. Councilman Bartelloni answered by saying it depends, he doesn't know how Mr. Negreann would interrupt it but to go forward we have to have all the monies available and as of right now and based on the cost projections we have gotten we are within that the monies we have available. Which is why Mr. Negreann gave everyone what monies are available at this point. Councilman Bartelloni stated that he did have a discussion with Curt today and he was concerned with the possibility of steel tariffs being put in place that the cost of the building could go up. Originally Curt was thinking that this would be steel framed and Councilman Bartelloni suggested using wood if steel was going up, it was absolutely within our code, there is a sprinkler system that was going to be in there and there is no reason why we couldn't, it's a one story building. Councilman Papaleo asked Mr. Negreann if he concurred with Councilman Bartelloni, his original question to Councilman Bartelloni that is, even though we are doing this in two phases we have enough funding to proceed. Mr. Negreann said he provided the available funds he privy to any of the estimates so he leave it to others to decide whether the available funds he has indicated are sufficient to meet their estimates. Councilman Bartelloni said that right now the projections that we received with how it was spec'd out, the site work, and from the architect was around \$2.6 million and we do have that in existing funds. We won't know until we go out to bid though. We do have the existing funds based upon this

projection which like he said we are looking to shrink it down about 300 sq. ft., at about \$250.00 to \$300.00 a sq. ft. so the price will come down a little bit. Councilman Papaleo asked if the patio will remain, Councilman Bartelloni replied yes the patio remains. He went on to say what we are looking to do primarily he thinks is shrinking the lobby size which is extensive and another might come down a little bit, again just to keep the seating in line with the available parking to meet our zoning ordinance. But the patio area is still there. Councilman Papaleo said he is fine with that. It just seems counterintuitive that we are going to put in all this parking lot and then move construction equipment over it. He doesn't see how that makes sense. Councilman Bartelloni said we wouldn't put the final base on, the actual asphalt top. Mr. Costa said honestly it really is the best way to do it. If you look at the project on Kinderkamack right now, mud and dirt all over the place, once the building starts construction that mud and dirt is inside the building. It just becomes a nightmare. Leonia recently built 37 units doing the site work first, putting the stabilized base down, and it's a much cleaner job. It's easier, faster, deliveries, and everything else, and then at the end of the project, you come in you put your surface course, your 2 inch top, your lot and striping. Councilman Papaleo said he was thinking about the concrete curbs and sidewalks. Mr. Costa said you could lose a little bit but not everything. Again you would basically you would have the new lot so the Library could, this is what he envisions, the lot towards Continental would be available, so you would have the driveway coming off of Elm, or whether you change the driveway locations whatever, so that would be your in and out. Basically you would that other part of the parking lot and just fence it out with temporary fencing and that would be the construction area. Councilman Bartelloni referred to the screen and stated this area could be finished off by putting down a top coat, finish it so the Library has available parking while this aspect is going on. Mr. Costa mentioned fencing that area and that is where you would have the rest of the construction. Councilman Bartelloni said that during the interim something we were cognizant of was the placement of was the entrance way, as he referred to the screen, the area directly across from proposed driveway, you can see any headlights would actually miss both houses that are there on Elm. They would actually hit the garage or would go between the two buildings. So even during that proposed construction period if there was one way in and out on the new driveway it still wouldn't bother the residents. We did try and match that, you can see that on the screen where the garage is, it's a back view, minimizing any impact on those residents. Councilman Papaleo was sure it was thought about but wanted to ask to sure it was on the record, the current veteran's building, the VFW has been there a very long, has funding been put a side if, this is all very new to him so he isn't phasing this correctly. Are we going to be filling in the basement after we demolish the top of the building or removing the foundation, or site pollution, is that in our budget. Mr. Costa replied take it out, and to do any demo in town, you have to shut the utilities, which is done, sanitary sewer needs to be capped properly, if there is any asbestos you would be abatement for that, and that's it. Councilman Papaleo asked if that was currently in the budget. Mr. Costa replied that wasn't in his budget, Councilman Bartelloni mentioned that it was in the architect's budget with demolish. Mr. Costa continued by saying that once that's out you come back in with either recycled concrete or DGA, fill it in, compact it, bring it to grade, that's it, and build your parking lot on top of it. Councilman Bartelloni said we originally had in our budget the cost of demolish for the Cultural Center but we elected to leave them in place. The garage is not actually part of their lease if anybody is wondering, it is mentioned in the lease but it is at the discretion of the council so that isn't any issue going forward. They are not permanently entitled to it. Councilwoman Busted just wanted to reiterate where that garage is that is going to be where the new

driveway entrance and the existing Library parking lot will be the exit, Councilman Bartelloni and Mr. Costa both stated that was correct. Mr. Costa went on to say there was a proposed drop off in front of the new building. Councilman Bartelloni referred to the screen saying it gave it gave a view in terms of coming up Tenney where it faces the existing Library right now where the driveway apron comes out onto Elm. Some people had questions in terms of where the building is on relation to the property, that door is kind of where the buildings will connect, you can get a better sense of how far set back it actually is from the street. The middle of the building is kind of right around that area that it will connect.

MOTION TO OPEN TO THE PUBLIC

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

All in favor 4-0

Kenny Lehmann, 90 Tenney Ave., - He started by saying he lives on the corner of Elm and Tenney and lives directly across the street from the Library and directly across where this proposal is trying to occur. First he wanted to correct Councilman Bartelloni by saying the exit goes directly onto his property not the garage of the house in the picture. Councilman Bartelloni stated he wasn't referencing his house. Mr. Lehmann said that was the discussion on headlights and he just wanted to state that the 84 parking spaces that are in this lot has now increased not just 33 cars leaving that parking lot shining lights onto my property but not its 84 cars coming out of the lot shining onto my property of which my backyard is right there and he has 5 small children that play in that backyard. He has concerns 1, why has there been very little communication to the public with regards to these plans, he knows that it has been mentioned it has been talked about over the last 10 years but when he discusses this with other residents, including his neighbors who are here today, there is very little knowledge about this. Nobody knew that was going to be a building, everybody kind of thought maybe the possibility of the VFW being taken down and rebuilt. Nobody had an idea the size of the parking lot that was going to be constructed. He has gone through every agenda and minutes back to November and not once is it mentioned that there has been a public notification about this that has been put other than what has been put discussed here and put into the minutes. In fact in the February minutes, he believes it was February 12th when Councilwoman Busted actually brought up the fact that there is a resident within 200 ft. of the proposal, and when will these residents be made aware of what is going on, he believes, and he is reading strictly from the minutes, the Mayor said he thinks, Councilwoman Busted asks when the residents within 200 ft. would be noticed by Land Use, Mayor Mignone replied they wouldn't be noticed because it is not meant as a public hearing, we will call it a capital review. Mr. Lehmann wanted to know what is a capital review and how is quoting it as that, okay, that candidly not allow us to know what is going on. So now he doesn't want to take up everyone's time, he doesn't know how much time he has. He has a lot of questions, safety questions, tenure of construction concerns, was there any Green Acres funding used on that little park that's across the street that unfortunately Mr. Costa had informed us would probably have to completely come down, okay. When they redid the roof on the Library, okay, the smell was horrific, the debris that flew off the roof and onto my property was terrible, every truck that had a trailer, every 18 wheeler that had to get in there had to go up onto my property to cut into that driveway, alright, cracked sprinklers systems, he got those massive trucks coming right by the backyard the kids are playing in. He thinks that are a lot of concern here, especially how does something like this get to this point of which he thinks is almost \$300,000 has been paid towards this if he read the minutes correctly \$20,000 and then he thinks another \$270,000 or \$280,000.

How does this get paid for to this point and developed to this kind of scale of plans without even him knowing and living right across the street. He has to be honest he is upset about this and he doesn't know if it's at a point where there is no return because it seems like this is happening. If he understood the Land Use notification, they can make recommendations, if he understood what Mr. Costa was saying, but they don't necessarily have to be adhered to. So does that mean he can sit here ramble on and say how this is going to be terrible for his property, property value whatever its going to be, the safety of his kids but nothing is going to change, this is going up regardless, you are just going to pay you know, take down paradise and put up a parking lot. That is a giant parking lot and he understands (inaudible) that at some point the Cultural Center will go on a year-to-year lease okay, if the 15 year lease hasn't been up already, the Mayor is quoted in here as also saying that will eventually come down and become more parking spaces. So, I don't know, is this the forum for me to just start asking questions or do I send them in a way of an email because...Councilman Bartelloni said we will try and answer as many questions as we can. Councilwoman Busteded replied however she thinks the Land Use, when it comes before the Land Use Board, is the public hearing on the project if she is correct, but having said that if you have a series of questions that you would like to have answered there is a sub-committee who should be able to answer those questions for you, but if not they will get the answers. Frankly she is just looking at the clock and we have a couple of other things on our work session agenda we need to get to and then we have to go into public at 8° clock. Councilman Bartelloni said he can answer them as quickly as he can. Councilwoman Busteded said just another question we have been discussing the Community Center as part of our budgeting process for several years, this is not something that has been done outside of the public a conversation, it has been part of our budget conversation for at least 3 years. She asked Mr. Negreann to correct her if she was wrong, since 2013, the council has given the sub-committee the direction to go forward with working with DMR, the architect, and the Borough Engineer to come to this point. Does she disagree with him that perhaps the residents in close proximity have not been as informed as they could have been, she does not disagree with him. If he would like to ask to ask a few questions now and a member of the sub-committee could try and answer them and then if you are not fully satisfied or we don't have time you can submit them via email. Mr. Lehmann's guessed his first question was is this a done deal, Councilman Bartelloni asked in terms of the placement of it or the actually idea of building a community center. Mr. Lehmann asked is the placement of the community center in that exact location a done deal. Councilman Bartelloni replied he would think so but he couldn't speak on behalf of the council, we have gone over this for a very long time. The original American Legion building was bought with the idea that would be a community center there. That building was bought about in 2009 and it's been a long time with the thoughts there would be a community center there. Now in terms of the size of the building, there is reason for the size. One of the main uses of the building is to have our SCORE senior citizens come there. We have gone over that for quite a long time. If you have ever gone to the Temple where they are currently at, they have quite a sufficient sized space and they wanted a similar sized space, which is that large sized meeting room. They currently do ballroom dancing, tai-chi, and other different activities there and we wanted to provide with a similar size space. Mr. Lehmann asked if they already have adequate space now. Councilman Bartelloni replied yes, they have adequate space there but, he asked Mr. Lehmann if you knew what the program was that SCORE has. Mr. Lehmann didn't know. Councilman Bartelloni explained that SCORE, Senior Citizens Of River Edge, meet a day ½ Monday and Tuesday generally from September through June. The Borough currently pays \$18,000

year for them to use Temple Avodat Shalom approximately 10 months out of year, sometimes its 9 months depending on the Temple's schedule. We want to provide them with an opportunity to meet more regularly than that and have more additional space than what they currently have. That was one of the goals of this, the other goal was obviously was to have office space. He didn't know if they were familiar with, but our Recreation Director has been in the basement of the building for a very long time. If you have ever worked in a basement, it's not the best place to work. So the idea would be to also have office space there as well, originally the idea was to have two offices, one for the Cultural Center, but that didn't pan out. They rejected coming to this building unless we provided them with 2,000 sq. ft. just for them. Obviously you need bathrooms, various storage, and prep kitchen because SCORE has access to a kitchen right now and that was very important to them that they be able to continue to have a kitchen at their meetings. If you met with any of the other groups in town there is a dire need for meeting space in this town which is one of the secondary goals, a primary goal actually. One of the secondary goals is, referring to the screen, there is a "teen room" right there and that is to try and encourage teenagers and people to come in and have place to come to study, meet, and hang out because if you ever looked at our recreation programming currently it's great when you are from K-6th then we kind of lose people after that middle school age. We want to try and target that audience as well. When you add all this space together or all the needs together it really did come out to a building this size. We looked at a building of about 5,000 sq. ft. and it just wouldn't have met the needs of the constitute groups we met with. So whether it's precisely at that location or slightly over where the existing footprint is, one way or the other, to have that many people to be able to access that building you need the same amount of parking regardless. The Library has 33 right now, we are committed to maintaining those 33 spots, so we needed the additional parking. Councilman Bartelloni said he knows Mr. Lehmann said it was a large parking area, but if you look actually at what is existing right now, it's a large parking area, we are not adding that much more covered space as it were. Mr. Lehmann said technically you are knocking down that entire walkway part, Shade Tree Commission's arboretum or whatever they call it be part of the walkthrough, for him being a property owner on that corner do you think that's doing to be aseptically (inaudible). Councilman Bartelloni said he thinks when it goes back in you are going to various portions of shrubs and flowers...Mr. Lehmann mentioned 75 100 year old trees he wouldn't be around by the time its...Councilman Bartelloni said some of those trees are actually quite new and they are not that big. It is our intention to make it as pretty as we possibly can. Mr. Lehmann asked who owns the land where Shade Tree Commission has their... Councilman Bartelloni answered the town, Mr. Lehmann asked strictly the town, Councilman Bartelloni replied yes its town property. Mr. Lehmann asked if it was Open Space, Councilman Bartelloni replied again it town property and asked if he was referring to, and he could show Mr. Lehmann, but he doesn't have it here, we did our due diligence on. When the town bought Cherry Blossom Park they accepted Green Area money for it and they had to submit to the State an inventory of open space and various properties were designated as Open Space and we couldn't touch those. We went through that as what was designated as Open Space and made sure that none of that was on that register. Mr. Lehmann said he doesn't know Councilman Bartelloni's assessment of preventing kids from crossing Continental by having the in and out on Elm Street is really going to stop anyone from crossing Continental, it doesn't stop them today. Why not have the exit and entrance on Continental where it is across from the park, where it is on a main drive rather than a residential street, where you have Tenney you have at least 30+ kids between Elm and Bogert. Councilman Bartelloni stated he understands what Mr.

Lehmann is saying but he can't tell him specifically, he doesn't think there is going to be an influx of traffic on Tenney trying to get there, he really doesn't. Mr. Lehmann stated if Councilman Bartelloni is saying you have to add additional spaces to maintain the volume of people you expect to use the center you are expecting an additional volume of cars. Councilman Bartelloni said we also have to add the space to meet our existing zoning law, so that is one of the goals, to meet our zoning law. Do we anticipate times there will be that much volume of parking, yes there will be times if there is an event going on. But during the day for the most part what he thinks you are going to see is our seniors are going to take the bus to get to the Temple and car-pool. He doesn't think Mr. Lehmann is going to see that type of parking during the day, but we have to meet the zoning laws and that is the requirement for that number of spaces. Councilman Chinigo asked if Mr. Lehmann was worried about the lights bothering him at night. Mr. Lehmann answered he didn't like the idea of a giant parking lot across the street from his house. Councilman Chinigo stated that Mr. Lehmann already had a big parking lot and we are splitting hairs right now. Mr. Lehmann asked Councilman Chinigo if he would like a parking lot next to his house, Councilman Chinigo's reply was I don't have one already and he didn't want to get into any semantic argument. Councilman Bartelloni continued by saying for the most part you see most of the parking is in the existing area already, it's away from Tenney, there is an area of additional parking. Mr. Lehmann approached the screen pointing to a section. Councilman Bartelloni stated that is new but everything is much pre-existing. Mr. Lehmann made reference to the screen again and said this was new and showed where his property line was and where his window was. Councilman Bartelloni did agree that area was new and that the current driveway was already used which was a different area but again it's already used for ingress and egress. Unfortunately he can't that fact, it's already existing. Councilman Chinigo stated that perhaps we can look into moving to Continental, maybe this way the exit doesn't shine into his property. Councilman Bartelloni said we can certainly look into it, again we just didn't have that open area which invites children to cross in the middle of the block. Councilman Chinigo mentioned the Council had talked about possibly putting a crosswalk there, because even if we did all this it would be a traffic nuisance and would probably attract... Councilman Bartelloni said that the Chief is general against mid-block crossing because they actually are illegal. Councilwoman Busted suggested that if the council would entertain idea of holding a public hearing in the very near future and invite DMR in so there is an opportunity for residents to have this exchange of questions rather than continue this now because we do have to go into a regular meeting in 5 minutes and she doesn't want to not hear from the residents. What is very clear to her and become very clear to others is that we should not wait much longer to do that. We should have a public hearing with DMR here and invite the residents in the short term, especially if we are looking to give direction on splitting the contract out. Mr. Lehmann asked what is the expected tenure, what is the length of time this entire project is going to take. Councilwoman Busted asked from start to finish. Councilman Bartelloni replied 10 months, Mr. Costa answered answered to construct the parking lot he would say 3 months, the building 15 months. Based on what he is hearing tonight and he is sure this is going to resonate probably a little bit louder, he agrees the best thing to do, at least the people in the affected area should be (inaudible) immediately, emailing is a good idea (inaudible) in advance. Maybe the best thing to do is actually go out to the property and take a close look. These concepts were done by DMR, possibly you maybe you can lose a few spaces here and keep a few trees, plant. Again he doesn't think everyone is going to be happy with everything but he thinks some of the concerns need to be addressed. Mr. Lehmann's last of many questions, but he will just ask one question. Someone

advised him that when these plans were presented to the Friends of the Library that the proposal was quoted at one point \$8 million of which \$800,000 had already been allocated in funds but there was a million dollar short fall. So when you had mentioned that now it was now a \$2.6 million project okay, are you saying that River Edge has \$2.6 million allocate towards this or do any of those funds still need to be raised. Councilman Bartelloni answered that the money has already been allocated and prior capital ordinances where there was monies appropriated for various projects but either the project came in under projected cost or the money wasn't used and that money was reallocated towards this project. In this budget year we did allocate additional monies in capital towards this project. Mr. Lehmann asked there were any bonds that were going to be taken out to fund this project. Councilman Bartelloni replied he imaged that at some point like most of our capital projects there will be bonding done. Mr. Lehmann said so that is not to say that is \$2.6 million readily available to pay for this project that you are going to have to raise these funds, and again he doesn't know the economics of town finance and he just asking. Councilman Bartelloni stated that he and Mr. Lehmann had talked already and that the money is available. In order for us to go out to bid the money has to be available to do the project at the time. Mr. Lehmann asked what does that mean, the money has to be available. Councilman Bartelloni explained that we past various capital ordinances over the last couple of years, the first one was back in 2013, this isn't a new concept, this has been going on for over 5 years now. Where we have been slowly been putting money aside for this to get to the point where we can actually fund this project, so the money is available to build the project. Mr. Lehmann said available not in a spot where it still needs to be raised through taxes. Mr. Negreann answered this by saying that ordinances will provide authorization to borrow funds for this project. Some of those ordinances have been fully funded, the cash has been raised, and others have not. He would have to look himself at each ordinance and determine whether it was fully funded or not and then he could give a breakdown of the \$2.6 million, how much would have to be subject to future borrowing and debit payments, principle and interest, as opposed to funds in hand. But it's not all borrowing at this point, we have (inaudible) fully funded or funds in hand. Mr. Lehmann asked for the names of the sub-committee at this meeting. Councilwoman Busted provided the names of Councilman Bartelloni, Councilman Papaleo, and Mayor Mignone. Councilman Papaleo stated but as a caveat to that I have been on, Councilwoman Busted added that he recently just joined, Councilman Papaleo repeated that he recently just joined and there has been no meeting that he has been invited to, there has been no meeting at all so. Mr. Lehmann had to say don't feel bad there was no meeting for us either. Councilman Papaleo continued saying though he would like to speak with some expertise or authority at this point he cannot. Councilwoman Busted wanted to thank Councilman Bartelloni and she thought he did a very good job explaining what has been in front of us today. She asked for a motion for the Borough Administrator to prepare a public meeting with DMR and invite the residents, whether its onsite, with Mr. Costa as well, or if it's here in this room, or a combination of the two, in short order.

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

All in favor 4-0

Jennifer Dougherty, Shade Tree Commission – She now knows there is talk about two phases. The first phase doing the parking lot is going to really affect the trees. We met with some of the sub-committee back in September and game them our recommendations. When you currently look at this site plan here it does not give you full view of the 44 trees that are currently on the property. So what we did was we came with

our updated plans and we tagged where all the local trees are. So when you talk about coming through the entry way, we discussed also about changing the entry over on Continental as well. If you go back there is probably about 8 trees right there now and if you look at the garage before you can see there were scattered trees there. Councilman Bartelloni stated it isn't an "as is" or "as built". Ms. Dougherty said okay, what we are asking we came with our recommendations and she found out last minute that this was on the agenda this evening and what she is asking is if we could meet to also understand if you are going to start doing this in phases what trees are going to be affected, what trees are going to be taken down. She knows that Bob talked to Liz briefly this evening and you talk about 2 trees that could be affected, well there could be more or there could be less. All she is asking is that we meet again. We haven't received any updated plans, the last updated plans she has were dated Sept. 8, 2017, and there's new plans from February. Councilman Bartelloni said the site plan didn't very much change it was the building itself that changed. That was it. Ms. Dougherty said right but if you are going ahead with parking...Councilman Bartelloni said that is why we are having this meeting tonight. Ms. Dougherty said okay but still do you have a list of how many trees are going to be taken down. This is why...Councilman Bartelloni said this was an idea to try and save as many trees as we possibly can. His understanding is that we may not be able to save those trees that we wanted to. His understanding in speaking with Liz and whatnot the Shade Tree Commission wanted \$500,000 for trees and we simply don't have that kind of money in our budget for this. Ms. Dougherty said she would make that clear. Current there are 44 trees on the property at a value of \$420,000, we currently have memorial trees that were given to us by residents and if you go in the arboretum and you look at the plaque they are memorialized for loved ones, so that was one of our concerns. Yes there is a 9-11 Liberty Elm, which we are happy is going to stay. We were being conscience of the donations that people have made. You also discussed 11 species trees currently on the location, and we talked about the different donations. What we wanted to do is if this is a project that is going through, we are not saying don't do the project, we're just saying please work with us. When she looks at this she still doesn't understand what trees are staying, what trees will survive, and what's the current landscaping going to look like. She knows Councilman Bartelloni is say he doesn't know but if you want to push ahead with the parking lot that is going to...Councilman Bartelloni stated that his understanding is that we may not be able to save any of the trees in that area. Ms. Dougherty didn't understand that, she said we talked about relocating some of the trees. Councilman Bartelloni said that we simply don't have the money to do it. It is a monetary issue. Ms. Dougherty said there's going to be no landscaping and it going to be a parking lot. Councilman Bartelloni said the landscaping will have to come back in after the construction. Councilwoman Busted requested that Ms. Dougherty make her statements because we couldn't have the back and forth. Ms. Dougherty asked if the Shade Tree could be given a site plan with what trees were going to be taken down and with the landscape plan might possibly look at when you do get the funding. Councilman Chinigo thought perhaps this might be something to address at the next meeting we are setting up because it like the ideal place and he just wanted to say this is really the first public forum that we had this in, it's not that we are signing contracts and these things have gone out to bid. We want to have from everybody and want everybody's ideas and opinions and we want to do what's best for the town and obviously (inaudible) anything you. There may be some compromises that we may need to make which Councilman Bartelloni has talked about but that doesn't mean we can't replant trees and make up for what we have taken down. It may take a few years for these trees to grow back their level which is understandable which unfortunate but in

order to get this and he thinks this community needs this community center and there is a great need across many different community levels we need to make these sacrifices. He loves trees just like everybody else and he is hurt any time a tree is taken down and he honestly believes that but he thinks there are circumstances that dictates certain actions and this one of them. As far as giving Shade Tree a voice he thinks at the next meeting that would be the appropriate time and then if you can email us these questions with your concerns before then we address them one by one and have the architects address all these questions rather than throwing them out at us now because again this is the first time we have publicly shown everything and the purpose of this meeting is to get some of these issues and concerns out there so they can be addressed at a more formal time a little later. Ms. Dougherty just wanted to be clear that they (inaudible) really meet with the sub-committee and these questions and our recommendations were given and she appreciated what Councilman Chinigo was saying and having a public meeting is a great idea. Councilman Bartelloni said he met with a lot of different constitute groups as we went along this process and he met with Shade Tree and he and Councilman Acquafredda and the Mayor also met with Shade Tree as well, we met with the Friends of the Library, Board of Trustees, the Recreation Commission, the Cultural Center, any constitute group, he brought it to Traffic and Safety Committee. As we went along with this there was many, many groups in town that compromised many different people to try and get their input and this plan and these trees that are shown here was an attempt to a reach a compromise. Now we don't know, and he doesn't know if it's actually feasible to keep those trees. We want to try and keep the trees, we wanted to try and have money available to replace or transplant the trees. As we keep delaying the project the cost of this project keeps going up and it was something he mentioned earlier when he was talking to the architect where he was telling him that steel is going up and he is advocating the cost of the project go up 15% which is why wood was suggested. We are trying to compromise and reach agreements with everyone that we can and we are trying to do that. But we have obstacles in doing that, we have a certain amount of parking spaces we have to achieve, we don't have a choice in that, we have a certain size in building to accommodate the needs of the public and this is one of the one of the only areas in town we have where we can put something like this. There is a need for this and there has been a need for this for a very long time. He doesn't know how many River Edge Days he has gone to where the residents come up to him and ask if we are getting a community center this year, yes we are working on it, and they say yeah sure it's not going to happen. He sent to SCORE and sat down with them for quite a while and when through this plan and adopted their recommendations and they wanted a full kitchen. We tried to work with everyone we possible can and it hasn't been in secret and in been in public and on our agenda as an unfinished item all year.

MOTION TO CLOSE TO PUBLIC

Motion by Councilman Papaleo, second by Councilman Chinigo to Close

All in favor 4-0

MOTION TO SUSPEND WORK SESSION @ 8:10 PM

Motion by Councilman Bartelloni, seconded by Councilman Chinigo to adjourn.

All in favor 4-0

RETURN TO WORK SESSION @ 8:45 PM

Council President Busted reopened the meeting by asking for a roll call.

FOR YOUR INFORMATION –

2. **Robert Costa – Crosswalks & Wayne and Kinderkamack** – Mr. Costa stated that we had an approval from the County, Jason Alexis. If you tell us to go out to bid that is all I need, and we can go out to bid. These are the plan, Alan said to come here this evening just to tell you that to us with our design immunity. Mr. Negreann asked that everyone sign the plans. Mr. Costa said these was the smaller version but he could pdf larger ones to the Council. A motion was made to list a resolution at the next meeting to go out bid for Wayne and Kinderkamack.

**Motion by Councilman Chinigo, second by Councilman Bartelloni to approve.
All in favor 4-0**

NEW BUSINESS –

Councilwoman Busted stated that at the next meeting we will have a draft ordinance from the Borough Attorney regarding adding e-cigarettes to the tobacco ordinance.

MOTION TO ADJOURN @ 8:48 PM

Motion by Councilman Papaleo, second by Councilman Bartelloni to adjourn.

Stephanie Evans, RMC
Borough Clerk