

**BOROUGH OF RIVER EDGE
MAYOR AND COUNCIL
WORK SESSION MINUTES
TUESDAY, AUGUST 15, 2017**

PRESENT:

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

ALSO PRESENT:

Borough Attorney	Thomas Sarlo
Borough Administrator	Alan Negreann
Deputy Borough Clerk	Judy O'Connell

ABSENT:

None

Mayor Mignone called the meeting to order @ 6:30 PM by reading the Open Public Meetings Act and asking for a roll call.

MOTION TO SUSPEND WORK & ENTER INTO CLOSED SESSION @ 6:30 PM
Motion by Councilwoman Busteed, second by Councilman Bartelloni to approve
All in favor 5-0

CLOSED SESSION TOPIC

Closed Session		Statutory
Docket #	Item Title or Description	Reference
17-7/11-1	Litigation-ADA Ramps	N.J.S.A. 10:4-12 (7)
17-8/15/2	Personnel-Police Department Open Lieutenant's Position	N.J.S.A. 10:4-12(8)
17-8/15-3	Millbrook Village Townhouse Assoc. – Contract Negotiations	N.J.S.A. 10:4-12(7)

MOTION TO ADJOURN CLOSE SESSION AND RESUME WORK SESSION @ 7:30 pm
Motion by Councilman Papaleo, second by Councilman Bartelloni to approve.
All in favor 5-0

WORK SESSION CONSENT AGENDA

1. **Approve to Waive a Portion of the Police Outside Duty Rate for the Bergen County Historical Society Event on September 30, 2017.**
2. **Amendment to Contract with Costa Engineering Related to Topographical Study of Block 503, Lots 2&3 in the amount not to exceed \$7,000.00.**
3. **Amendment to Contract with Costa Engineering Related to Fifth Avenue, Section 4**

in the amount not to exceed \$2,000.00

- 4. Approve the Borough of River Edge Policy and Procedures for the Administration and Inspection of Federal Aid Highway Projects Dated August 2017.**
- 5. Award Cafeteria Plan Benefit (Flexible Spending Arrangement).**
- 6. Amend Contract with Matthew Giacobbe, Esq., Labor Attorney in the amount not to exceed \$3,000.00**
- 7. Approve the request from Bergen County Historical Society to place a banner at the corner of Main Street and Kinderkamack for a 3 week period to promote the Baronfest Event on September 30th.**
- 8. Award Contract to Costa Engineering for Professional Services Related to SUEZ Paving – Commuter Parking Lot – Webb venue in the amount not to exceed \$2,827.50.**

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

BOROUGH ADMINISTRATOR'S TOPICS

- 1. DOT Municipal Aid Application – Bogert Road (Howland to Route 4) – Mr. Negreann stated that the Borough Engineer, Mr. Costa, was present tonight. Also that we had an announce from the State of New Jersey Department of Transportation that there Municipal Aid Program is open for applications and Mr. Costa's office has always assisted in obtaining these grants through the applications process. He is here tonight to discuss conceptually what type of an application we might put in for the next round of funding. Mr. Costa explained that and Mr. Negreann have gone back and forth to come up with a project. Basically they thought to continue with Fifth Ave. since they now went from the high school just south of Midland but we said no. After careful debate the parking situation on Bogert Road between Route 4 to Howland Avenue because of the apartments is incredible. His thought process was instead of having parallel parking having angled parking. Go to the State and put in for that and start phasing that up where we can create more parking for the apartments. Whether or not that makes sense that is why we here tonight. He would think overall it is somewhere around a \$2 million project total. We would do the something that we did on Howland or on Fifth, go in phases. Based on some preliminary discussions next year they double up on the amount of Municipal aid for the towns. If that happens we are probably looking at close to \$300,000, taking that number and projecting it out that is where he thinks we could finish the project. Mayor Mignone said that we engaged Mr. Costa to do some survey work, and asked if he started anything on that. Mr. Costa stated that they just started some preliminary work, they didn't come up with the right-of-way widths yet. He thought they could fit it in with any acquisitions. Again he would think that we should sit down with the apartments to make sure they would be in favor of this. Mayor Mignone said that we wouldn't want to go too far into the right-of-way, we probably can do, take away the parking on the west side and still have 2 way traffic, Mr. Costa agreed. It may not cost what you estimated, again Mr. Costa agreed. Mr. Costa did state that the last thing you wanted to do was any acquisition work because obviously (inaudible) Mr. Mignone said because we were just talking about redoing a curb line. Mr. Costa agreed and said a straight curb and don't saw tooth to curb, just a straight curb but angled obviously painted angled spaces where..Councilwoman Busteed asked how many are we looking at by angling that length of street. Mr. Costa said he thought about at 30% to 40% more, he**

has planned it out yet but he thinks that is probably a good number. It will probably be 60° parking. Mayor Mignone said at least get two more. Mr. Costa said he didn't know if you were going to get 2 for every car that's there, he didn't think you were going to get that much. Mayor Mignone stated there was 22 feet per parallel space. Mr. Costa agree but said there are telephone poles and some other stuff we have to work around. He thinks realistically 40% is probably a good number and definitely would help the situation on that roadway. Mayor Mignone said instead of doing more surveys at this point would Mr. Costa just be able to do a quick take-off and lay it out so we have an idea. Mr. Costa replied yes, absolutely. Councilman Papaleo asked why Mr. Costa thought it was going to cost \$2 million and to explain his thinking behind that cost. Mr. Costa answered by saying we would put in for everything that we do, paving, curbs, sidewalks. You are going to have move the curbs over and actually build a roadway where the sidewalks are now. The costs are definitely going to be much higher than just doing regular work. Councilman Papaleo felt that Mr. Costa was saying actually moving the curb in, Mr. Costa replied yes. Councilman Papaleo explained he didn't get that part of moving the curbs. Mayor Mignone said he (inaudible) the survey's report because he didn't know how much we may even need to because it's pretty wide over there. Councilman Bartelloni asked if that means eliminating parking one side totally. Mayor Mignone said you would be able to (simultaneous talking) there are trees and such on the other side and you don't want to have to get into property takings or construction...Mr. Costa said if you did that is another whole different story. Mayor Mignone said that before the whole plan goes forward we just to know if conceptual if it works. Also \$2 million scars him. Mr. Costa stated the good news is that it is the State's money, Mayor Mignone replied that we didn't have 20 years to wait for it either. Councilman Papaleo said \$300,000 times, than we are talking about 7 years, if we are at that level. Mr. Costa said that they just put in for the discretionary. We sat with Rich Loveless, who runs local aid at this point, about 2-3 weeks ago and he said there is a chance we are going to get that and Howland would be finished. Again it went over time but the road will be done from Kinderkamack to the Paramus boarder. Mayor Mignone stated that we can't wait 10 years for this kind of project. Councilwoman Busted asked if we got to decide whether we start on Howland and go down to Rt 4. Mr. Costa answered by saying the limits of the project would be if you tell him to go forward we would put in for Rt 4 Marginal Road to Howland. Councilwoman Busted just wondered if the greatest impact would be starting at Howland and going down. Mr. Costa said you can do either way, while Mayor Mignone replied yes. Mr. Costa continued by saying you have the ability once as long as it's within the project limits that we tell the State you can use the funds in any direction you desire. Councilman Bartelloni asked Mr. Costa if he was envisioning the slanted parking the entire length from Howland to Rt 4 or just a specific portion. Mayor Mignone replied it would depend on how lays out and it would have to be looked at. Mr. Costa added that he envisions a lot of different things, landscaped islands in the center. A lot of that stuff aggravates the Administrators. Mayor Mignone thinks the council was having the discussion here and if we do look at this and it is feasible the apartments themselves may decide they want to put some parking in the areas where they have available space also. It could also help them take some of their traffic and put it there and gives us more on-street parking. Mr. Costa always said the gift you should give the apartments is to circle it with Oxford, give it to them and just put that little piece of road in. We maintain the road and give them the rest of that property and let them build some parking there. Mayor Mignone said they park there now anyway don't they. Mr. Costa said let them build some parking. Councilman Papaleo said so let them make it a parking lot, close it off as a road. Mr. Costa stated that it splits, there is actually a split there. Mr. Negreann said it was paved for the Fire Dept. Mayor Mignone said he was

sure we would be able to work with them. Councilman Papaleo felt all these things were worth exploring. Mayor Mignone said this was something we really should be doing. Mr. Costa also said that there is a gift we could give them tomorrow morning by saying here's your gift take it and good luck. Mr. Negreann wanted to remind everyone that there was a deadline of October 6th and would like to have Mr. Costa return on September 5th with all the information. Mr. Costa said it's no problem. Mayor Mignone said it has to be more than conceptual, we need to have it realistically laid out so the council can see it and a better idea of the cost. Councilman Papaleo also wanted Oxford Terrace, if Mr. Costa wanted to explore that to because he personally thinks that is something to explore not necessarily meaning we are going to do it. See if they want it, is this something that the apartments would want. Mr. Negreann suggested this be made a separate discussion. Mayor Mignone said to Councilman Papaleo's point Mr. Costa can certainly look at this at the same time. We don't need survey work. Mr. Costa agreed and said this was simple.

2. **Status of Developer Escrow Accounts** – Mr. Negreann explained there was Rt 4 Main Street with an outstanding balance of \$816.09. Mr. Costa questioned this one, Mr. Negreann explained it was the old Huffman Koos and he hasn't signed off on it yet. Mr. Costa explained that the way the statute is written, he wasn't sure if it was correct or not, any developer that comes in once the improvement is accepted then the developer has to go on a maintenance bond for 2 years. He believes they should keep that escrow in play this way if something happens or this final inspection prior to the expiration of the maintenance bond there is their escrow money to go do whatever, go after the bond or them. He guesses that is question for Mr. Sarlo. Mr. Sarlo asked if he wanted to keep it out, keep the maintenance bond and the escrow for the life of the maintenance bond. Mr. Costa said in order to pay whoever, whether it's administratively or its himself, or DPW, why would the taxpayer...Mr. Negreann said you could practice without a license, Public Laws in 95, chapter 54-Profession charges for review of applications, review in preparation of documents and inspection of developments under construction, that is what the purpose of escrow is. He thinks we are beyond that. Mayor Mignone believed that Mr. Costa's point is that in future developer's agreement we just add an escrow when you close out a performance bond you close out that and when you get a maintenance bond you have to put escrow up. Mr. Costa said that technically they are on the hook for two years, Mayor Mignone felt usually not much that is going to come up, its more of an insurance for the borough. Mr. Costa asked if the borough really wanted to police it and maintain it, shrubbery and landscaping is a bondable item, curbs and all the sidewalks, it shouldn't be the taxpayer to keep up the costs on that. It's their responsibility. Mayor Mignone stated that the taxpayer wouldn't pick up the cost, we are not going to put shrubs on Total Wine's property. Mr. Costa said the question is right now, all of these escrows get sent back there is no escrow money to pay for any, if the borough has to do anything to go after that there is nothing. Mayor Mignone said we are responsible for public improvement not what's on the private. Mr. Costa still felt there were bondable items. Total Wine and everything on those properties right now... Mayor Mignone said he wouldn't read the Land Use Law but it was supposed to be for...Councilman Papaleo asked why not have it explored. Councilman Bartelloni said the shrubbery is a bondable item. He knows that because he works for an in surety and there was a day where he had to go out to a development and inspected every tree as part of a discovery process. Mr. Negreann stated he wants to release these because they are stale escrow accounts that have been on for years. Mayor Mignone asked when Total Wine closed out their maintenance bond. Mr. Costa replied maybe six months ago. Mayor Mignone asked if they still had another year and a half on the maintenance bond, and Mr. Costa replied yes.

Mr. Negreann said that Mr. Costa isn't signing off on all his professional fees as paid so he is reluctant to release them until Mr. Costa tells him as we do with all the other professionals that yes my final billings are in and you can release the escrow. Mr. Costa asked Mr. Sarlo if understood what he was trying to say and asked that he take a look at the Land Use Law. Mr. Sarlo said he would but he thinks that the maintenance bond should be in the developer's agreement and its escrow now, you've signed off it converted to the maintenance bond. Mr. Costa explained this was to pay any body to follow up. Mr. Negreann didn't believe we could legitimately charge that fee to this account. Mr. Costa asked where do you charge it to, so the taxpayers have to make sure that...Mr. Negreann said the Mayor's suggestion is correct and he thinks we need to (inaudible) the Board about this so hard Developer's Agreement needs to be monitored. Mayor Mignone said that if he were the developer he doesn't necessarily need to pay Mr. Costa to come out every 6 months to make sure my shrubs are there. As far as the borough is concerned it's when the maintenance bond is going to expire. Mr. Costa asked who would do it, and Mayor Mignone replied he would do it and then at that point he would have to have escrow. Mr. Costa doesn't need to do on-going inspections. Mr. Costa stated that he isn't saying he is going to go there every day, but who in the borough would go down to look after this. Mayor Mignone said because if it were for something like shrubbery it would fall under property maintenance and they would go out. But once they want to release a maintenance bond, it's no different than a C/O. Once you want to release that maintenance bond they would rightfully have to have you go and sign off. Mr. Costa said right after that he would have to agree, but right now the performance bond has morphed into a maintenance bond. The maintenance bond is to take care of all the performance bond items that were constructed and bonded for, sewers, storm sewers, catch basins, curbs, parking lots, striping, lighting, all of the above, landscaping, any erosion soil erosion, those are all bondable. Mayor Mignone asked if there were still ongoing issues with these ones that Mr. Negreann mentioned. Mr. Costa replied the only reason he was saying Total Wine was because the County called him last week and had to meet out there because of some issues that were going on that the County isn't happy about. He basically told them it was their problem not the borough's problem. Mr. Negreann asked about Yeshiva. Mr. Costa said that Yeshiva was supposed to issue an "as-built" survey for the bollards and they still haven't done that. Mayor Mignone said that wasn't part of their...Mr. Costa said he didn't know if that was a part of that or not. Also there is some lighting that is missing on the Yeshiva. Mayor Mignone said but that has valid and Mr. Costa has to tell each applicant where they are deficient and...Mr. Negreann asked Mr. Costa to send him a copy of his letter to Yeshiva, Mr. Costa replied absolutely. Mayor Mignone asked Mr. Costa if we were ok with the lights at Sanducci, Mr. Costa said there were no more issues and he only got involved in the light, it was Dick Mehrman who handled the rest. Mayor Mignone stated that was the only developer issue he was aware of. It was agreed that there were only 3 escrow accounts. Mayor Mignone asked Mr. Negreann what the total balance was of the escrows, Mr. Negreann stated Yeshiva was \$6.32, Total Wine was \$1, 137.45, and Rt 4 Main Street was \$816.09. Mayor Mignone thought Mr. Costa would need to write a letter if he wanted them to add additional escrow if that wasn't sufficient to cover it. Mr. Costa said let's look to see, if that is the case then and if we can't do it then certainly we will sign off immediately. In the future he guesses we need to look at this a little closed. Mr. Negreann stated he was having deja vu on this, he thinks we have already written a Planning Board Attorney, he wasn't saying it was the latest one but if they can modify the Developer's Agreement to include a different type of funding of available for future inspections. He didn't think any ever came of it. Councilman Bartelloni suggested reminding the current attorney to do it. Mr. Negreann agreed he would.

3. **Cherry Blossom Park Drainage** – Mr. Costa explained that a design was sent out last week and he believes they are due on Friday. Four contractors because obviously it's going to be under \$17,000. We are just waiting for the quotes. Mayor Mignone said we will have a recommendation by the next meeting, Mr. Costa replied absolutely. Councilman Papaleo said there was a resolution on to preapprove funding for it, do we have to wait until the next meeting in order for the work to begin. Mr. Negreann replied yes we have to see what those are and whether the funds are available for these quotes. He would like...Mr. Costa stated you would just have to issue a p/o and we will need a contract (simultaneous talking) Mr. Negreann asked what is the design and Mr. Costa replied what was gone over at the Sub-Sewer Committee meeting, which was an inlet piping it into the existing drainage system. Mayor Mignone thought that if the council wanted to give Mr. Costa or Mr. Negreann direct that if the quotes come in under the amount we allocated to let him issue the p/o. Councilman Papaleo stated he would be comfortable with that.

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

FOR DISCUSSION

MAYOR'S REPORT

Nothing at this time.

FOR YOUR INFORMATION

Nothing

UNFINISHED BUSINESS

Borough of River Edge Senior/Community Center – Mayor Mignone asked Councilman Acquafredda to provide an update. Councilman Acquafredda stated that they met with the architects last week and reviewed two schemes. We gave directives to the architects to pursue the larger scheme because it make more sense planning and design wise and eventually expense wise as well. We also gave them direction to give a more detailed cost estimate as well as develop elevations as to what this thing is going to look like. We did schedule a follow-up meeting on September 7th before the work session in September so hopefully we will be in a position at that point to bring the entire council to reveal what we have been working on for the past year. Yes we still have a covered porch, it's not big but it is what it is, it's a porch.

Shade Tree Commission – No update.

Mayor Mignone stated there were a couple of points and it's come up a few times and he did get confirmation from Mr. Chewcaskie, the Planning Board Attorney, it is his opinion that we had a defective process when adopting the Historic Element to the Master Plan and we are going to redo it. He is working on getting that in motion and hopefully we will take care of that in September. There were issues with the notice and some notices were not done and some were not done per...Councilman Acquafredda said it felt like Deja vu all over again in case with this one. Mayor Mignone said it will be addressed and it should not be an issue. He mentioned this a couple of times already and if Councilman Chinigo wants to bring this back to the Historic Commission or if Councilman Bartelloni wants to get involved, it sort of the 4th of July, next year is an important year for River Edge. It's going to be our 375th anniversary as a settlement and 125th as River Edge and he was hoping to get a committee together and planning some

events to highlight those important milestones we are reaching. He is hoping maybe next year with the 4th of July celebrations we can certainly do something down at New Bridge, with all things going as they hope perhaps their museum may have broken ground next year. We talked about having fireworks and maybe that is a place where we could actually have a fireworks display or we can have other kinds of events. He just thinks that if the timeline is here for next year this is something we should take advance of given our sufficient history in the borough and our role just in the country itself. He spoke with the commission and they all seemed very enthusiastic to try and do something. It will take more creative minds than mine to figure out what that would entail, we can probably do several little events or something. Mayor Mignone asked Councilman Bartelloni about the ongoing agreement with the Board of Education. Councilman Bartelloni replied he didn't have any updates as of now, but he is working on a draft that he will circulate and have the Borough Attorney review. Mayor Mignone mentioned that he saw the backhoe out there and they started digging. Councilman Bartelloni stated he went past there today and it looked like the clay was down and the top soil was going to be spread. They did spread some of it and it looks like most of it will be spread by tomorrow. Councilman Papaleo said in regards to our relationship with BOEs, we spent a little over \$1700 to remove a tree from River Dell High School and he is wondering if the council should be consulted for approval of work of this type and whether we should consider what sort of relationship we want to have with the River Dell School system because when he found out about this from Superintendent John Lynch, who just wanted to inform him of it, he asked John how this occurred and Mr. Lynch told him he was directed to do it, Councilman Papaleo wasn't aware of this and asked how the process worked and Mr. Lynch was able to speak to that. Councilman Papaleo thinks this is something as a council we should discuss because it is a substantial amount of money and in the future he thinks the council should decide whether we want to make those sort of expenditures. Councilman Acquafredda said he thinks the council should be careful about what they wish for because it's not just trimming a tree, there is a long past history of quid pro quos, at lease between the big house, allow him to call it that, and this body. He thinks we both enjoy an excellent relationship and we certainly don't want to know any more than we really have to. We don't want to do the school business and we don't want the school to do our business, what has been going on is more out of convenience from the school end as well from the town end. We don't see bills for services that Superintendent Fletcher and the Board of Education authorizes on the behalf of the council. So if we are going to start playing Scrooge and watch every penny we have to be careful. Mayor Mignone said he thought there was a compromise here, we can come up with a dollar amount so at least we are informed of it. Mayor Mignone asked Councilman Acquafredda if that was being faired. Councilman Acquafredda replied we are being responsible because we are getting an equal if not more services out of the school. Which he wasn't so sure the school does the same with our friends to the north of Midland Ave. Mayor Mignone said he doesn't disagree with him but he understands Councilman Papaleo's point that maybe there should be at least some direction to Mr. Negreann and department heads as to what...Councilman Acquafredda stated he made his comments as to what we should careful what we wish for. Maybe we can discuss this with Mr. Negreann whether there is ...Councilman Papaleo stated this is something we should look into. Councilman Bartelloni said no problem with performing services, he just hope our neighbors to the north are as generous. Councilwoman Davis stated maybe not to the north as they are with us. Mayor Mignone said we can't control what they do and he doesn't want to ruin our relationship but again we have an obligation to at least monitor expenditures so he can see that to.

NEW BUSINESS

Nothing

OPEN PUBLIC HEARING

Motion by Councilman Papaleo, second by Councilman Bartelloni

All in favor 6-0

Cindy Katri, 243 Van Saun Drive – She was speaking as a member of the Library Board and being confused on the structure of the senior center. Councilman Acquafredda corrected her by saying it's not a senior center it's a community center. She understand and asked it's been worked on for a year and she is a little confused she would think that in her opinion most cases form follows function. So you need to know what the function is before you come up with the form. It seems like you are doing it the opposite and it is a little confusing to her because she knows the stakeholders have not been called in yet. Mayor Mignone stated the stakeholders were interviewed at the being of the process. The former Mayor made that a very important point at the start of the process. Everybody was given a written surveys and we got responses back because we review them as to what the needs were and the space requirements. We necessarily can't figure out all the operational details at this point, we weren't even sure how it was going to be constructed. That all has just come together in the last 6 months or so when the Architect looked at various scenarios and said there are the best options for us to consider and that is where we are now. The other thing we are very cautious about is coming up, and he has said this many times, we need something that is going to be functional and something that can be buildable and something we can afford. There is no sense of us coming up with grand plans and rolling out a grand design where we know we will never be able to pay for it and it will never get built. That is where we are right now, that is what the Councilman eluded to, we are at a point with the size where we are not sure what the budget is going to be and we really do need to know a very tight number on that because that will be the go, no go for that scenario. If it doesn't work then we have to look at other alternatives and that can open up the whole process again. We want to make sure we have a well thought out plan that we can pay for and one that's not going to be a white elephant (inaudible) so that is where...Ms. Katri stated she truly understands all of that and appreciates the thoughtful process that has gone into it, but she is still a little bit confused if you are looking at something that is possibly going to be attached to the Library why there has been more of a discussion with the Library Board about it. Mayor Mignone replied because it's not a Library building, it will be a separate building that so happens to be next to the Library. Ms. Katri said that was not what she heard, she heard that it was an attachment to the Library. Councilman Bartelloni stated it's not the Library though, it's physically attached, but it's not part of the Library. Ms. Katri went on to say ok meaning that that's not a passage that open between the two and not open at the same time. Councilman Acquafredda said it seems to him we are in a court of law. Mayor Mignone stated we haven't figured whether that, that will come when we discuss the Library as to how we are we are going to wind up programming this space and whether is it going to be, for a lack of a better term Rec-nominated or is it going to be say Library dominated or say is it a mix between the two. Seniors will have a significant use of the building, they are here during the day, Monday through Friday. You are not going to have school groups, you are not going to have other groups necessarily there during the school day. During the days the seniors will be the largest users of that facility. After that he doesn't know really if we decide, again it depends upon on size of the building we can build, whether it winds up being a meeting room or it becomes a multi-purpose room. He always refrains from calling it a community center because that conjures up different things for different people, it's not a gymnasium, and it's not going to be massively expansive. It's not what people usually think of when people hear community center. Mayor Mignone asked Councilman Acquafredda if that was a fair assessment, and Councilman Acquafredda agreed. Mayor Mignone when we come to

a program that we think is something we are going to present to the council then we can go forward to it, we can get input as to how it will be programmed. Ms. Katri had one other question, when the survey information was done or you saying this went to individuals or groups. Mayor Mignone replied he believes it was open to the public and he it was sent to various groups at the time. Ms. Katri said she would go back to Daragh because she truly didn't remember seeing anything. Mayor Mignone said that was a survey done by the former Mayor eh can assure her of that and he wasn't involved in that. It was an appropriate first step obviously to see what kind of interest there was in pursuing this kind of concept, what kind of activities would such a facility hold interest to the public and it was more of that nature. Councilman Bartelloni said he can safely say the building and the 2 configurations that we looked at won't interfere in anyway shape or form with the Library's functioning and will supplement the Library. He knows the Library has been looking at a meeting room or a multi-purpose room both configurations would serve and meet the needs of that and beyond. Ms. Katri said that is why they have a real interest in this because we would like to move forward with a multi-purpose room so we are trying to get an understanding of the community center and what's that going to give to the community so we can work in tandem. (simultaneous talking) Mayor Mignone said that once we have our concept we will know whether and you will know whether this facility will meet what your expectations are and that can lead to whether we do further improvements to the Library separately or are those incorporated into (inaudible). Ms. Katri said we are trying to figure that out so that whatever we do with the multi-purpose room is going to enhance whatever is being done otherwise. We don't want it to be a waste of money. That is why we have been asking so much about what is going on. Mayor Mignone said we are not trying to secretive we just don't have those answers yet until we have concrete information. I don't want to come out with a plan that is not something we can go forward with. Ms. Katri said that the Mayor was basically saying is the general idea so she could go back to the board...Mayor Mignone clarified they are firming up the number he is doing some more detailed drawing so the council will hopefully have that information by the September Work Session (inaudible). Ms. Katri said so the plan than was to have the initial idea from the community from the feedback that you initially got and now you are looking to see how much you can accommodate within the space that you have, how much money you have and from that determine in the end what parts of those desires and wants from the community you are going to be able to...Mayor Mignone said the stickiest part is trying to program because as you are acknowledging Libraries are revolving in terms of programing, they have been doing and so obviously and we want to make sure that is taken into account, and also the Recreation Department, their part and also they are going to have to have a large part in the programming of this also. Also the seniors because part of the genesis of this, although the Temple has been very good to us over the years, that is \$20,000 a year we pay to rent that space, we don't necessarily have to anymore because we will have a dedicated space for our seniors who will have run of the house five days a week as far as he can see. Again he thinks this is all opportunity for synergy here, we are not trying to work against the Library and he thinks if we come up with a plan it's going to be something that's very beneficial on a lot of fronts. Mayor Mignone wanted to address one other thing from the Trustees, parking, there will be adequate parking. The Library will have same number spaces as it does now for the Library itself. They are still working on the configuration but there should be sufficient parking. Councilman Bartelloni said there will be adequate parking and he is tentatively excited to see how the Library will program this building once it's done because he thinks everybody will be pleased.

Debbie Richin, 12 Jordon Drive – She is the President of the Mill Brook Townhouse Association. She meet with Mr. Negreann a week ago along with her management company and she came to this meeting to represent the townhouses and didn't know it was being done in closed session. Mr. Negreann informed her that they would be meeting privately so they could

talk about the desires of the council. Mayor Mignone stated that if she had any other comments or questions we could certainly talk about it more. Hopefully we will be able to come to a, he hopes she will be satisfied with the resolution.

Charles Costa, 2 Cherry Mews – He was here representing himself and some of his neighbors regarding the access to the school at the end of cul-de-sac. In 2013 the town decided to construct their nurse and in doing that they cleared that out and removed an 8 foot stockade that was there that separated the back of cul-de-sac from the school property. It has become very hectic with people dropping their kids off zipping in and out of the cul-de-sac, a lot of hit and misses. It's a problem and it's getting worse. More important in their request for replacing the fence is that it's dangerous, the biggest problem is the safety issue. He has seen some many near misses, there is no cross walk there on Howland Ave., and you have women trying to zip across the street with traffic and also unescorted children doing the same thing. Cherry Mews is one block behind the school. He provided photos for the council to s review. Mayor Mignone said there are two issues. We can have the police dept. police the cars dropping off. The cut through is a little different because technically that section that fronts on Cherry Mews is not borough property, it actually belongs to that house on the left. So there is nothing to prevent that person from putting a fence up. Mr. Costa stated that person did put up a fence that lasted 2 days, the kids trampled over. The house is vacant. Mayor Mignone explained that the whole strip in front of the fence where the trees are is private property, it belongs to those 2 houses on the cul-de-sac. Our property line is the fence line and back. Once you get past the fence line it's the borough's, but if you extend it, project the fence line across that's still private property. The opening you are showing, you have to go through private property to get into the park. Maybe we could consider plantings. Mr. Costa said an alternative that he looked into costing less than \$300.00 would be having a nursery dump 3 to 4 yards of top soil dumped for a berm and the town can put some things in to. The berm would be about 4 feet high roughly about 5 feet wide and extend about 10-12 feet across there. Mayor Mignone thought the kids would still try to climb over that. What he would suggest would have Councilman Papaleo who is Liaison to Beautification and DPW, he can meet with those groups and get their input to see how we can address your concerns and also keep it as a park. There was a discussion regarding the previous stockade fence, whether it was borough property or not going back 20 years ago. Mayor Mignone said maybe the ultimate answer is a fence but he doesn't know that is why he would like to have the Beautification Committee, DPW, and Recreation. It's not an access point because we shouldn't have access to a private property. We shouldn't be encouraging people to cut through there anyway. Mr. Costa stated that people are abandoning cars wherever they can. Mayor Mignone stated that Councilman Bartelloni, liaison, will bring this back to Chief Cariddi, may need to station an officer to direct people to go up to the corner. Mr. Costa requested a patrol be there in for ½ an hour in the morning and about 2:30 when school get out until this is resolved. Mayor Mignone said he thinks these are two issues, there isn't access, and you shouldn't be crossing there. We shouldn't be trying to encourage people to be crossing there either regardless. School is starting so we have the time, now is the time to address those issues. Councilman Bartelloni said with that first week of school perhaps the officer, there is usually one officer out there in the morning in front of the school. Maybe that officer can walk around the corner. Mayor Mignone said to let the Chief to decide the best way is and Councilman Bartelloni said he will speak with the Chief. Councilman Papaleo said he would give Mr. Costa his card so he can get updates. He was going to meet with Mr. Lynch, Superintendent of DPW on Wednesday. Then coordinate with Councilwoman Busteed who is the liaison for Recreation. Mayor Mignone said he will also send an email to the Superintendent of the schools so they tell the parents that you are crossing through private property and you should not be coming through there. Mayor Mignone and Councilman Bartelloni both stated they would speak with Chief Cariddi but couldn't guarantee an officer at Cherry Mews. Mayor Mignone did say that the Chief will understand his concerns

and he will be able to decide how best to dress them. Councilman Papaleo had questions regarding the berm. Mayor Mignone, Councilman Bartelloni, and Councilwoman Davis tried to explain what a berm was. Mayor Mignone suggested Mr. Costa leave his email with Councilman Bartelloni so that after he speaks with the Chief Councilman Bartelloni can email him.

MOTION TO ADJOURN THE WORK SESSION AT 8:46 PM

Motion by Councilwoman Davis, second by Councilman Bartelloni to adjourn.

All in favor 6-0

Stephanie Evans, RMC
Borough Clerk