

**BOROUGH OF RIVER EDGE
MAYOR AND COUNCIL
WORK SESSION MINUTES
MONDAY, MARCH 11, 2019**

PRESENT:

Mayor	Edward J. Mignone
Councilwoman	Ellen Busteed
Councilman	Dario Chinigo
Councilwoman	Mary Davis
Councilman	Joseph Gautier
Councilwoman	Michelle Kaufman
Councilman	Thomas Papaleo

ALSO PRESENT:

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

ABSENT:

Mayor	Edward Mignone None
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Mayor Mignone called the meeting to order at 6:00 PM.

**MOTION TO SUSPEND WORK SESSION AND ENTER INTO CLOSED SESSION @ 6:00 PM
RESOLUTION #19-109**

**MOTION BY COUNCILWOMAN BUSTEED, SECOND BY COUNCILMAN GAUTIER
ALL IN FAVOR 6-0**

CLOSED SESSION TOPICS

<u>Closed Session</u>		<u>Statutory</u>
<u>Docket #</u>	<u>Item Title or Description</u>	<u>Reference</u>
19-3/11-1	Personnel – Interview - DPW	N.J.S.A. 10:4-12(8)
19-3/11-2	Personnel – Interview Administrator	N.J.S.A. 10:4-12(8)
19-3/11-3	Personnel – Interview Administrator	N.J.S.A. 10:4-12 (8)
19-3/11-4	Fire Department Procedure Report	N.J.S.A. 10:4-12 (6)

**MOTION TO ADJOURN CLOSED SESSION – OPEN REGULAR MEETING @ 8:20 PM
MOTION BY COUNCILMAN CHINIGO, SECOND BY COUNCILMAN PAPALEO
ALL IN FAVOR 6-0**

RETURN TO WORK SESSION @ 8:33 PM

FOR DISCUSSION –

- 1. Rec Department/Commission – 2019 Bergen County Open Space Application –**
Mayor Mignone asked Councilwoman Busteed if she wanted to report on this.
Councilwoman Busteed said just briefly to let the Council and the members of the public

know that the Recreation Commission will be preparing a Letter of Intent for the upcoming Bergen County Trust Municipal Program for 2019. Their 5 year plan is to make renovations to the Kenneth B. George Field, as their next project. Their hope is to make this the official home for Regal, girls' sports. They are waiting on a proposal from Maser Engineering to begin that project, but they are putting in a Letter of Intent with the County Board 2019 Open Space.

BOROUGH ADMINISTRATOR'S TOPICS –

1. **2019 Budget Preparation** – Mayor Mignone explained that Mr. Negreann, the Borough Administrator, had to leave for personal reasons this evening but wanted to reply that there will probably be another budget meeting or two between now and the end of the month before we adopt our final budget.

WORK SESSION CONSENT AGENDA –

1. **Authorize Mayor to Sign Amended Lease with Mid Bergen Regional Health Commission for Rental of Premises at 705 Kinderkamack Road.**

**Motion by Councilman Papaleo, second by Councilman Chinigo to Table Resolution
All in Favor 6-0**

2. **Award Contract to Frank A. Macchione Construction Inc. for 2018 Resurfacing Project at Oxford Terrace and Rutgers Place, Phase IV in the amount not to exceed \$143,500.00**
3. **Award Contract to Costa Engineering for Engineering Services Related to the Flood Hazard Determination for Flood Insurance Rate Map in the amount not to exceed \$2,500.00**
4. **Approve Request from Rec Commission to Place Banner at 140 Kinderkamack Rd to promote the River Edge Run.**

**Motion by Councilman Chinigo, second by Councilwoman Davis to Approve
All in favor 6-0**

MAYOR'S REPORT – none

FOR YOUR INFORMATION –

1. **Review of Land Use Board Comments Regarding Community Center – Robert Costa and Police Chief Cariddi** – Mayor Mignone explained that the Land Use Board held a public meeting to review the proposed Community Center Site Plan. Mr. Costa and Police Chief Cariddi are here this evening to review those findings and give us some direction. Mr. Costa began by saying that based on the requirements of the Municipal Land Use Law, we went before the Land Use Board to basically give an overview of the project. Based on that meeting and comments from the public there was a memo written by Nylema to the Council striving some recommendations that want to bring back to the Council itself. Mayor Mignone wanted the memo read into the record. Mr. Costa read the memo dated February 11, 2019, it was sent via email to Mayor Mignone and the Borough Council. Again it was authored by Nylema Nabbie from Cleary, Giacobbe, Alfieri, Jacobs, LLC law firm. Based on a hearing that took place in front of the Municipal Land Use Board on February 6, 2019 and in conjunction with N.J.S.A. 40:55D-31 as he said earlier which is a requirement under that the Municipal Land Use Law in order to present the case to the Land Use Board. Actually the Planning Board in this case was combined in to the Land Use Board. Based on testimony and comments at that hearing these were the recommendations from the Board:

- First provide for landscape/berm on site. That landscape/berm will be on Elm Ave. Again

that was brought up here at the Mayor and Council level prior to that by the public and was certainly our recommendation to do as well as Mayor and Council's.

- Any HVAC units that are on top of the building itself would be appropriately screened so you couldn't see them.
- The partition doors to be manual in lieu of motorized doors internally basically for safety reasons.
- Regarding parking circulation the Board recommends a drive aisle from parking spaces 62 to 67 be a one way configuration. A one way circulation pattern.
- As a result of comments made by members of the public, the Board recommends the Governing Body review the drop-off area. Mr. Costa believes this has come up in the past where the orientation of the building would be rotated 90° and having it actually (inaudible) on Continental instead of Elm. He thinks that was discussed with the Architect in length at the last Mayor and Council and that recommendation was not going to be followed because the orientation of the building, in conjunction how it would look with Elm Ave. you would have one building facing one direction and looking at the side of the building of the other. We actually just increased the striping at the drop-off area where the bus would pull in and out. It would be more of a circulation pattern. You can actually get two buses at the drop-off instead of one. You will still have the crosswalk coming across not impacting that, but this would be basically be a striped area for drop-off and pick-up.
- Remove all green islands due to the Board's concern that it's not feasible to plow snow. Again Mr. Costa thinks we want, and it's the recommendation of Shade Tree to get more green and not less with more pavement. His thought on that was to possibly create some maybe 45's on Belgium block and possibly put rain gardens in those areas. So it's somewhat depressed and try and pick up some greenery. It's up to the Council if you want us to remove it we certainly will. Mayor Mignone stated it shouldn't be a major hindrance to plowing if that is the concern of the Board. He felt we would like to accommodate the Shade Tree Commission. Mr. Costa stated it didn't snow.
- The Speed limit on Elm and Continental should have appropriate signage, with warning signs, speed limit warning signs and strictly enforced by the Police Dept. Mr. Costa thinks with the electronic sign that is out there that has helped quite a bit.

Mayor Mignone wanted to go through each recommendation:

- Landscaping/Berm obviously that is something that we want included.
- HVAC will be appropriately screened.
- Partition door manual – he guessed could be manual but will be left up to the Architect for his recommendation. Manual will probably be cheaper.
- Circulation – Mayor Mignone asked Mr. Costa about the circulation, the drop-off area, and speed limit is just signage, as far as you are concerned from an engineering stand point are the Board's recommendations positive to this plan, neutral to this plan. Mr. Costa replied he didn't think it was an issue. Most of them were pretty much incorporated, it's really not that much different from what you said. There is one that he missed, stripe the crosswalk on Elm and Tenney for safety reasons and based on comments from residents in the area. Again that was across the street from we just put in a marked crosswalk. That is no big deal, you would just have to put in some handicapped ramping there and a marked crosswalk.

Mayor Mignone asked Police Chief Cariddi if the department had a chance to review revised site plan. Chief Cariddi replied yes he did. Mayor Mignone said he could answer all the questions if he liked or focusing on the traffic issues, if he had any concerns at this point. Chief Cariddi stated that the primary concern for the Police Dept. was in fact traffic, traffic

flow throughout the lot, whether there was any concern as far as safety going into or coming out of the lot or traveling through it. There was that one change of direction in one of traffic rather than two which is going to facilitate that area being even safer than having two way traffic in that lot so there (inaudible) concerns that we noted based on the changes. Mayor Mignone said that the Board also recommended that the Governing Body reach out to Traffic and Safety to obtain their concerns and comments. What he would take from both these gentlemen is that the site circulation, parking, and access are designed by professionals, reviewed by professionals, reviewed by the Board, is there any other reason that Traffic and Safety would comment on that portion of the plan. Mr. Costa replied it may have been for the striping on Continental. He doesn't think that ever sent to them. Mayor Mignone said he know if that was on this plan anyway. Mr. Costa replied it was actually presented that night. Mayor Mignone that piece needs to be referred to them. Mayor Mignone asked if the Council had any questions. Councilman Gautier addressed Mr. Costa by saying you changed the flow of traffic throughout the parking lot, Mr. Costa replied no just the one lane, spaces 62 to 67. The concern was if someone comes in here and there was no parking spaces they would continue because this section isn't wide enough to get around if there was another car. Councilman Gautier asked Mr. Costa what his feelings were on that. Mr. Costa said he thought it was good. Chief Cariddi said the other section is closer to the street has a 29 foot space (inaudible) it's only 1 foot shy of some areas of Kinderkamack Rd. For example (inaudible) where it's still left its two way. Mr. Costa said again the only reason it's being chocked down at that location is because in order to give the Ambulance Cor. the 6 spaces they require you just can't shift everything over in order to it work and still be somewhat efficient with your parking. He thinks it's a good recommendation and he would definitely follow it. Mayor Mignone asked where we stood in terms of final design plans and specifications for the site work. Mr. Costa stated that we are very close. If the Council says go to bid he would say he would probably be able to get this on the street in 3 weeks. Councilman Chinigo asked if they were discussing each of the recommendations in among themselves. Mayor Mignone replied if you want to, if you have a concern about any one specific. He thinks generally if they all are acceptable to the professionals and the police... Councilman Chinigo said he guesses the two that he has questions about are the orientation of the building which the professionals seem to think should remain the way we originally had it, so we would be rejecting that. Mayor Mignone replied yes, but that wasn't a formal recommendation. Councilman Chinigo said oh ok, the trees in the parking he didn't like the idea of just (inaudible) he wants some... Mayor Mignone said he thinks everybody (simultaneous talking). Mayor Mignone said that Mr. Costa meet with the Shade Tree Commission a couple of time. Mr. Costa agreed by saying he did meet with them and spoke with them and they would like somewhat of a budget put into this to relocate certain trees. He said that as soon as the Council gives him direction as to where or not to go out to bid. If the Council said tonight this looks good go out to bid he would meet with Shade Tree members to walk through the area to see which exact trees they want to save, relocate, or put money in the budget in order to plant new trees. Councilwoman Kaufman asked what the plan was for the kitchen right now. (simultaneous talking) Mayor Mignone stated nothing at this point. There is no reason, we didn't go that far into the architectural design until we get past the site work. Basically what happens is once we go to bid, we get the bids back, assuming it's within our budget we authorize the Architect to go to final design on the building itself. That is when we can ask about any modification to the interior of the building. That is when that would be addressed. Councilman Gautier asked what the budget was for the site work. Mr. Costa believed it was \$600,000. Councilman Chinigo added that

obviously included knocking down the American Legion. Mr. Costa replied right and his recommendation was to do this in phases. Phase 1 basically leave that as a pad area, knock down the American Legion, construct this with the least amount of impact to the Library which has to remain open during the whole construction period. Put down a binder course or just a stabilize base in the parking lot. We might lose certain things during construction maybe some of the curbing might get chipped but doing that way you will have less impact, less mud on the roadways, it will be somewhat faster because you are only dealing with your pad site. Basically all your other infrastructure will be in. Bring the sewer toward the building, put your sanitary sewers in, storm sewers, your lighting in the parking, and just leave a (inaudible) area. When you go to Phase II which would be the actual building, you would construct it as if it was a pad site. Similar as to what is going on in Riverside Square where all the other stores and restaurants are operating and there is a pad site in the front they are trying to create. Not that you have complete devastation and then you are trying to keep everybody open. That would be his recommendation to do it in two phases. Councilwoman Kaufman asked if the initial work would that include all the walls for the building. Mr. Costa replied no, that would just basically be cordoned off, that would be your pad site. Build this, don't finish it, don't put your final paving on it, but put your stabilized base on it. This way it's much easier for the construction you don't have mud tracking in and out, or into the Library, it's going to create mud all over the roadway. He honestly thinks it will cut down on time also. Councilman Gautier asked if it went out to bid and the bids came back to high or we didn't like the bids. Mayor Mignone stated we could reject them. We could decide to reduce the scope or maybe put some things as alternates and rebid. Seeing no further questions or comments from the Council Mayor Mignone proceeded to open to the public.

OPEN PUBLIC HEARING -

Motion by Councilwoman Busteded, second by Councilman Gautier

All in favor 6-0

Kenny Lehman, 190 Tenney Ave. – At the Land Use Meeting it was brought up with regarding to the kitchen that if there was going to be any kind of design change which would incorporate a functional kitchen that actually had a stove top or anything of that sort where you will have gas into the building for that particular location which would increase the scope of the bill significantly and that having an actual functional kitchen would increase the price of the building itself. So does it really make sense to say we really would maybe entertain the idea of converting the plans into a functional kitchen at a later date or do you need to figure that out now. Mayor Mignone stated that no you don't need to figure it out now. Mr. Lehman wanted to know why. Mayor Mignone explained because there is gas there already and the Architect hasn't designed the interior of the building yet. Mr. Lehman said the Architect himself said that the design itself will have to change substantially if you have to take in consideration... Mayor Mignone added if and when we get to the point where he is doing the design plans that will be opportunity and the appropriate time for us to make or not make a change. The intention was not to do that. Mr. Lehman said he also asked that question because SCORE is under the impression that there won't be a functional kitchen there when he spoke with Henry the President. He had mentioned that they are currently looking to keep their deal with the Temple so that they can stay there because they actually don't like this design and they don't want to be a part of it. That bring him back to the only to the only actual survey results that you have to support this is the 54 responses of which at least 51 of them were supported by SCORE and this is not serving the recommendation

they wanted out of that response. So how do you work around that. Mayor Mignone explained that they don't have a working kitchen now at the Temple, so there was never an intention to put one here. His interaction with SCORE, they have been very positive on this project, he has never heard anything negative. Councilwoman Davis said she was surprised to hear that. Councilman Gautier mentioned he believed that they had a functional kitchen though. Mayor Mignone stated that you can not cook there, they only have sandwiches and cold foods. Councilwoman Davis added that the kitchen is there but it's not for their use. Councilwoman Kaufman stated they said make coffee there and would like to do the same thing there. Mayor Mignone said yes and he is sure that wouldn't be a problem. Mr. Lehman said he thinks that warrants a conversation with them because he can tell the Council he had this conversation with them. Mayor Mignone stated that they were here tonight and have been for previous meetings and we all have spoken with them... Councilwoman Davis added that we all have been down there and talked to them and they have been very positive. Mayor Mignone stated that Mr. and Mrs. Mah were here earlier this evening and they think it worth staying. Mr. Lehman said alright well that he stands corrected, he definitely had that phone call with them. Councilman Chinigo said if they have any concerns we are all ears. Mr. Lehman also just wanted to ask at this point you are going to come to a decision as to whether or not you want to put this out to bid right, the Mayor replied correct. That would require a vote by the entire Mayor and Council, correct, the Mayor replied correct. Wouldn't that warrant letting the community know that you are actually at the point where you are at going to decide to move steadfast and move forward with this project. The reason why he asks that, Mr. Mayor is because trust him the last thing he wants to do is be here on a Monday night for hours on end and not be with his family. This entire project has consumed his life in a very negative way alright. He is here ok, because the thing is he hears concerns. Just last night he was over on Rt 17 for baseball practice he has other dads asking him why are they even building it, what purpose does it serve, it's just a room, how come we don't get basketball courts, why can't we have this, what's the purpose of central community center, why would they even spend that kind of money. The thing is though is that he understands that you know that time and time again you mentioned that there is a need to have and people have expressed the want to have meeting space ok and he is also telling you ok and not through just his perspective as being a resident living across the street, he is telling you is also telling you from citizens in the town that they don't necessarily want this building ok. So he will ask and he asked this once before why not just put it to rest with a referendum vote and let the town decide whether or not they want you to move forward with this building. Why not if you are so confident we need this. Mayor Mignone answered he didn't see a need for it because it would be non-binding anyway. Mayor Mignone wanted the Council to weight in if they wanted. Councilman Chinigo addressed Mr. Lehman by stating that he has had the same conversations, the same type of conversations with the dads on the baseball field, on the basketball court, and when he explained why he believed we needed it because of all the reasons that have been enumerated here over the past year and a half as we have been discussing this, everybody says to him oh yeah that's a good point you're right. So it depends on where it comes from. Mr. Lehmann said he agrees. So Dario he is just asking why not just then just let the town decide. Councilman Chinigo said from a philosophical standpoint he thinks that if you were to put all these issues that come up whenever anybody has an object to anything that government does for a referendum he thinks you would have just a bottleneck and nothing would get done. He thinks we have a singular opportunity today to do something great for this town, to contribute to its infrastructure. The American Legion served a purpose before it got destroyed for whatever reason and whatever happened.

That purpose was a necessary purpose in town and we have been missing that from this town. REgal has its monthly meetings at diner because there's no real good space that they can get on a regular basis. There are a lot of organizations that go all over the place that are always scrambling for space. He thinks this community center will be great for the community, will be add to this community. There is a many reasons and he thinks we have listed them all but personally he doesn't see a referendum as being necessary. He thinks this community needs a community center, other communities around us have community centers. He thinks the seniors in town need a place they can go regularly not just once a week when they don't get kicked out for other reasons. He thinks the teenagers in town need a place in town to go instead of wandering the streets on Friday nights and our Director that we have hired with the expressed purpose with at some point programming this center has great ideas and will be able to really contribute to this town in other ways. He also thinks the community center itself once set up will start generating some revenue because people will want to rent it out for their seven year old's birthday party, or their graduation party because they don't want to spend hundreds or even thousands of dollars elsewhere. You know idea of a working kitchen is something we may have to consider down the line to because he thinks that may be something that might important to a community center. Does it have to be gas, can we have stoves run by electricity, and you can so there are others we can consider at the time. But you know when you ask me why am I supporting this community center because after being a resident here since 1984 I think this town needs it and it's about time we get it done. The seniors have desperately for years and years and year have asked us for a community center that they spend with and again not just once or twice a week when that is available and they get kicked out and they have nowhere to go. It is more central in location and next to the Library and he thinks it's going to contribute to the function of the Library. He knows the Library is a little nervous about everything but we are not looking to take anything away from the Library. We are looking to add to this community. (simultaneous talking) Councilman Chinigo stated mean look there are people on both sides of the fence and he can tell you he has had private conversations with certain individuals who do and certain individuals who don't. It really depends on who you are talking to and who is being talked to. Mr. Lehman said but to that point if there are people on both sides of the fence. That is his whole reason for asking why not let the town decide whether or not... Mayor Mignone said that we had 14 hours of public hearings. It has been posted all over social media. He hasn't received any emails again, unless the rest of the Council received any correspondence on it. Councilwoman Davis replied she didn't receive any. The one meeting they came and it was filled. She thinks a lot of people came in against it, listened to everything and what the plans were for it, and they seemed pretty happy about it. Mr. Lehman addressed Councilwoman Davis by saying that was necessarily the case. That was only the real published meeting that was put up on the website that actually everybody knew about. But the meeting that happened in December, December 11th, it was a Monday night, I literally received the notification on Saturday when the mail came. I know Mr. Mayor you made a mention during that meeting that there really wasn't anybody in the meetings so there must not be much objection to the center itself. Mayor Mignone responded but was spoken over by Mr. Lehman saying the thing is ok if we had 14 hours of discussion ok and this thing has been in the works for has been mentioned decades ok, if it's so hard to go over the line, why is that. Mayor Mignone replied it's not and he doesn't the Council hasn't had any... Mr. Lehman over speaks the Mayor by saying why wasn't done ten years ago, five years ago. Councilman Chinigo replied we are saving the money. Councilwoman Davis replied we have been putting away for that every year. Councilman Chinigo said Kenny you advertised

this yesterday right, you went on the community group and on "This is River Edge", and you told everybody about it. Turn around, who's here. Councilwoman Davis asked where they are. Mayor Mignone said we have done our best to accommodate the concerns to best of our abilities. We can't change the location, unfortunately where you are. We are going to try and do whatever else we can do to mitigate your side. Mr. Lehman asked what is that Mr. Mayor. If I had not found out about this at during the 2295 meeting ok, a year ago December ok, actually it was two years ago December or whenever it was, when Gavin was in it. If I had not found about it (inaudible) do anything to mitigate any kind of issues I may have with this, had I not found out about the discussion about this during that Troop 2295 meeting ok he doesn't think it would have spiraled into what it is today. Councilman Chinigo disagreed and said Mr. Lehman found out about it at the beginning of the public process. These projects start out in a committee and then they come to the Council and we move things along, and then we open them up to the public for their comments. You found out at the beginning and you did a great job of advertising it, bring up concerns, and changing our minds about certain things that we originally through about doing. We listened to you and the other residents of River Edge and we tried to accommodate when traffic was a concern we got a traffic study to show us that traffic was no longer a real concern in this so as to have a negative impact. When the trees were an issue we certainly moved things around. When the Land Use Board just told us to get rid of all the trees in the middle of lots to make it easier to plow we said a few minutes ago no we want it to look attractive, to look good, and we will figure out the plowing. As far as your home is concerned he thinks ultimately it is going to be a benefit to you and your property is going up because of the location and the accessibility to the center. He thinks overall, again, this is going to be a boom to this town and we have done everything open and answered all questions that were posed to us, but again he thinks speaking for himself this is a necessary project and necessary for a very long time. When he first came on the Council, before he even ran for council when he was being vetted as a possible candidate, one of the things he said was this town needs a community center and he is going to be very strongly in favor of that. Councilwoman Davis added that the entrance and exit were changed for Mr. Lehman at the very beginning. It was coming in and going out by where the garage, the garage was going to be taken down and that was going to be the exit. That was totally changed, that wasn't going to be an exit or anything on Continental Ave., we changed that also. We really listened. It's not like we pushed anything through, every single issue that has been brought up by the public we really tried to deal with. Councilman Chinigo added and we will continue to do so. Mr. Lehmann said 12 years ago if you had told him that this was going to happen across the street from where he lives he would never have moved here, he wouldn't have. Councilman Chinigo said that would have been a loss to River Edge. Councilwoman Davis said that she is convinced that his family will be using it the most once it gets done. She thinks once the Library embraces it and sees that it's not going to divide them, that they can use the bigger use when they have something. It's all going to be good, she really believes that. Mr. Lehmann said what about the year and half to two years that it's going to take to build it, what's it going to be like living across the street from that. Councilman Chinigo replied that is part of the reason we are doing this in phases. We are trying to be very cognizant of the residents. You heard Mr. Costa and the Chief speak to that. He thinks that by doing so it's going to be a minimal impact. There's always going to be an impact, nobody here is telling you there's not going to be any impact, but we are going to be cognizant and he thinks Mr. Lehman has all their numbers and if there is an issue call up and we will work to make him as least affected as possible. There is going to be some affect but you know nobody is going to be doing construction at 8 at night that is

just not going to happen. Mr. Lehman thanked everyone.

Nancy Kennedy, 220 Manning Ave. – She realized this is a done deal, it's going to go through and that some of you think that this is the best thing to come down the road since sliced bread, fine. You are all saying you haven't heard anything negative about this, you are all saying that the town just can't wait for this to happen. Maybe the people you talked to are telling you that but she knows that there are a lot of people that are very hesitate about this. They are worried about their property taxes because if you put so much money aside for this, this project has bloomed over the years. There is going to be a lot of money you are going to have to spend on people who are going work. Do you think you are to have all these programs you have to have all these people and you have to pay those people. That is going to come out of tax dollars. Before you, well she guesses it's too late to say before you continue with this, she suggests that there is better outreach. She knows you said there was all these fabulous meetings. She heard about it through word of mouth. She went on the website and it was very hard to figure out when this was coming up for discussion. It is not that easy and a lot of people in town feel as if this is being done under the carpet, let's not say anything. She thinks maybe if this is such a fantastic deal and you can sell it so well maybe there has to be better outreach because from what she is hearing there are a lot of people in town who are not happy about this at all.

Mayor Mignone repeated what he said in the past, for the past 9 years it has been central, not the central, the main issue of every political campaign, both sides of the aisle. Both sides have always advocated for it. Talk about publicity it's been on every piece of mailings everybody has gotten over the last 9 years. He doesn't concur that this has been done under the carpet. This has been a long process and a thoughtful process, a fair process, and an open process. He doesn't have any concerns going forward with what we have right now and (inaudible) to make the final decision.

Bruce Murphy, 761 Seventh Ave. – What do you need to abandon this project. Mayor Mignone answered by saying we don't need anything to abandon this project, we have no intention of abandoning it. Mr. Murphy asked what he could offer to abandon the project, in order words what could we do as a public referendum to go ahead and get the people to speak and get this done. Let the people speak. Mayor Mignone said that the people have spoken through 8 elections. Mr. Murphy asked where and kept saying no, they haven't. Mayor Mignone replied yes they have, Councilwoman Davis said here. Mr. Murphy said that has been issue among issues, it hasn't been the issue. Mayor Mignone stated it has been the central issue. Mr. Murphy insisted it hasn't been. Why don't we have a referendum. Mayor Mignone replied that this town doesn't have referendums, it isn't appropriate. This is the reason you elect a Mayor and Council to make these kinds of decisions on behalf of the town.

We buy \$600,000 and \$700,000 pieces of equipment routinely we don't go to public referendum on that. Mr. Murphy said this is a whole different story. Mayor Mignone said we purchased the land initially we didn't have a public referendum, when they purchased Cherry Blossom Park there was no public referendum. Mr. Murphy addressed Councilman Chinigo, where is the list of all the people that have come forward with, where is the of these people. Councilman Chinigo replied he never mentioned a list, please don't. Mr. Murphy said where are the children wandering the streets, he wants to know what parents have children wandering the streets aimlessly. Councilman Chinigo said he would have to talk to the parents or the Chief. Mr. Murphy said you think they are going to walk into this facility. Councilman Chinigo replied that is one of the many hopes for building this center to give children and teenagers. Mr. Murphy as if anyone ever did a mailing letting everybody know

in town what the status was step by step. Mayor Mignone explained that it was discussed numerous times at public meetings, on the public agenda, it was reported by the Town News, there were articles in The Record. Mr. Murphy asked if they needed a signature list of the people in River Edge, do you need 5,000 signatures, do you need 1,000 signatures, what do you need to abandon this. Mayor Mignone replied this was not question for him to answer. Mr. Murphy asked are you saying this is a done deal, this is going to happen. Mayor Mignone replied no he was saying we are looking to go to bid to see what prices we get for the site work. Mr. Murphy asked what price will you go up. Mayor Mignone answered whatever the Engineer tell us the estimate is and what we budgeted for. Mr. Murphy asked what we budgeted for. Mayor Mignone replied \$600,000+. Mr. Murphy asked why he read \$2.6 million. Mayor Mignone replied cause the building. Councilwoman Davis asked about the site plan, the Mayor replied that's just the site work. Mr. Murphy addressed Councilwoman Davis you put all this money away, it's just sitting there. Councilwoman Davis said 9-10 years we have been putting money away for this. Mr. Murphy said well listen there isn't anybody who he spoke to in his neighborhood who knows much about this and no one in his neighborhood who would use this. So with that said he thinks it's a good idea and he wants to thank all of the Council for their dedication because they do a job that he could probably never do. You are here listening to people like himself and he appreciates that you put your time in and dedicated to River Edge and he thanks them.

Robert Kennedy, 220 Manning Ave. – So if the site plan goes out to bid and the bid gets accepted and engineers come in and they do the hard scape and set up the draining, run the wires and the conduit and all that. What happens to plan b when the site plan is done the building goes out to bid and you can't accept that bid. Mayor Mignone replied you would do what you normally do on any other project, you can rescope it by taking some of the interior features that you can phase in later on without having to modify the building. Or you can, but he wouldn't recommend it, don't do the project, or depending on how much more money it was, for whoever is sitting up here at that time, to decide whether they want to invest more into it. Mr. Kennedy asked does the site plan for making a scrap include a site plan for a finish, grading, sod, drainage, and that. Mayor Mignone answered yes. Mr. Kennedy asked Mr. Costa if he considered where the water goes, with the brook back there. Mr. Costa said he knows where every drop of water goes to back there. Mayor Mignone said from the very beginning we wanted to make sure there were no drainage issues. Mr. Kennedy said that usually that drop usually winds up in someone's basement. The Mayor said yes believe him he does not want that to happen to anyone. Mr. Kennedy said ok thank you.

Kenny Lehman, 190 Tenney Ave. – The funding for this project, he knows you have mentioned it has been saved up over the last 10 years. Do you still have to go out to bond to support some of the project. The Mayor said he believed we do but it's already been incorporated into our calculated debit service. It would be part of a bond because we didn't build it. Mr. Lehman said any budgeting or any approved funds that you had over the last quote 10 years that's just enough to cover principle and interest or to pay for the project outright. Mayor Mignone replied it was to pay for the whole project that was the way it was designed. Mayor Mignone said we just don't borrow the money until we need it. Mr. Lehman said is it funded through general obligation bonds. Mayor Mignone replied he couldn't answer that question, he would have to ask Mr. Negreann. Mr. Lehman asked (inaudible) Mr. Costa in your experience would you know how to (inaudible) this. Mr. Costa said from his understanding the money has been set aside but again he wasn't sure, he doesn't know how accurate in setting up any of the necessary borrowing. Once again you have to have the

money, you can't go out to bid unless the money is in place. You can't just put it out on the street and say ok. There has to be a budget, there has to be in this case just for the site work an engineer's estimate. We gave an estimate to the Mayor and Council if it comes in over the estimate the Council has one or two choices. They either reject it entirely, rebid it (inaudible) engineer or do something. Or they would have to raise the bonding capability or how much money you. You can't just put it on the street and test to see how much it will cost. You need a budget and they absolutely have it. There is an architectural budget and obviously an engineering budget for the parking lot and infrastructure. Mr. Lehman thank Mr. Costa and proceeded to address Mayor Mignone and knew that the budget was part of the regular session and the work session, was that a finalized budget or... Mayor Mignone replied no we're introducing the budget. Mr. Lehman asked if there were any concerns with regards to this. Mayor Mignone said there is no money or allocations in this year's budget towards this project.

CLOSE PUBLIC HEARING -

Motion by Councilwoman Davis, second by Councilman Gautier

All in favor 6-0

Councilman Gautier wanted to provide more information to public. He wanted to hear more about programs that would take place in this Community Center and possibly even a sample schedule. If we are going to have SCORE there in the morning then obviously programs for teenagers and whatnot would be in the afternoons and so on. He would like to before there are any votes for funding he thinks we should definitely have the meeting well published and have it out there for the public so they know about it so nobody feels like this is happening without their say. He doesn't see any harm in getting bids because we need to have as much information as possible in order to make an informed decision. We would see what the bids come back as on the site work. He doesn't see a problem with that but that vote is not to actually fund the project, it's just to see what people would charge, correct. Mayor Mignone replied yes, but the money has already been allocated. There is no separate vote on funding, the funding has already been voted upon and approved. Councilman Gautier would also would like to say the he definitely believes that SCORE needs a functioning kitchen and it would be helpful for other events and he likes the idea of getting an electric stove. Mayor Mignone said he believes that there are certain requirements that they need to get Meals-on-Wheels and programs like that. Councilman Gautier said absolutely if we were to become part of the County Nutrition Program. Councilwoman Kaufman said she also thought we should have an estimate on operating costs. Mayor Mignone said the Architect will provide that. Councilwoman Kaufman meant heating, lighting, etc. Mayor Mignone said we went through this analysis last year already. Councilman Gautier said if we had a sample schedule we could have a better idea of the operating cost as far as labor is concerned. Councilman Chinigo added he will say this, he doesn't want to sound like he is saying no in any to what you are saying because he understands where Councilman Gautier is coming from. But it is very difficult to call up the yoga teacher and say how much will you charge for a class for teenagers in a building we have built yet, maybe built in 2 or 3 years, and possibly schedule you, what's your rate going to be, because we need to guesstimate what kind of programs we are to be able to do. If it's a guess of getting Ms. Baldanza to give ideas she has, he thinks a lot of that was presented to us when we hired in the first. She brought a big binder with all the things she has done in the past and all sorts of different ideas. She was here at the meeting which was jammed packed with our town residents when we were discussing this the first time. Well-advertised meeting, well attended meeting where all these concerned

were brought to life, and she answered these questions. So beyond that he has no objection if Councilman Gautier ask that she provide some sort of ideas and curriculum. But he thinks realistically speaking do we have a kitchen, do we not have kitchen, what is this ultimate space going to look like, how many people will it hold, are we doing to enclose the outside area, these are all issues that have to be decided and have to be realized before we can really talk about scheduling. He doesn't think we will have a problem getting a yoga teacher in or adult programs or someone to teach a painting class. To Mrs. Kennedy's point earlier these programs are not just programs that we are going to provide for free to everyone. These are programs that if you want to sign up for yoga for so many weeks you are going to pay, there is going to some staff and we have a Rec. Director who will have an officer there and be there regularly. He is sure there will be somebody else to come in when she isn't able to. We will meet those staffing needs. We will rent this property out for different parties, events, and it's going to generate some revenue. It's not just going to be on the taxpayers back. That is as best an answer and he thinks that we have right now. But as far as Carolyn coming up with ideas he thinks she is chalk full of them and she is more than willing to share them with us. Councilman Gautier said to Councilman Chinigo's point that you can't ask a yoga teacher what she's going to charge 3 years from now, you could ask what they are charging now. Councilman Chinigo replied it's still now going to help us with a schedule for a building that hasn't been built yet. Councilman Gautier said but if we have a better idea of programs that would take place there the public may see a little more value. Councilman Chinigo said that goes to what Carolyn can provide there. Councilwoman Busted added that Carolyn joined us last May, here almost a year, she has gone out into the community to introduce herself to various demographics, she has held multi teen focus groups for the purpose of preparing programming schedules for when and if this building is built, but for programming before its built. She is laying that groundwork and Councilwoman Busted would not think we should wait until she has finalized her programming plan but Councilwoman Busted will tell you that she has working day in and day out to develop a program plan for different demographics in the community center so that when this building is available she will be able to program it. She can say that with confidence.

Motion was made to go out bid on the Site Work for the Community Center

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

All in favor 6-0

UNFINISHED BUSINESS –

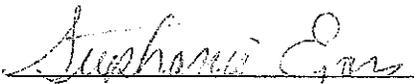
Councilwoman Kaufman stated that Historic Commission was wondering what the process was regarding their budget for signs. Mayor Mignone replied that they have to go through Mr. Negreann.

NEW BUSINESS – Nothing

Motion to Adjourn @ 9:37 PM

Motion by Councilwoman Busted, second by Councilman Chinigo

All in favor 6-0



Stephanie Evans, RMC, CMR

Borough Clerk