

**BOROUGH OF RIVER EDGE
MAYOR AND COUNCIL
WORK SESSION MINUTES
MONDAY, JULY 8, 2019**

PRESENT:

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

ALSO PRESENT:

Borough Attorney	Tom Sarlo
Borough Administrator	Ray Poerio
Borough Clerk	Stephanie Evans

ABSENT:

None

Mayor Mignone called the meeting to order at 6:00 PM.

Mayor Mignone proceeded to Proclamations and Awards

**Motion to Suspend Work Session and Enter Closed Session @6:00 PM
RESOLUTION #19-254**

Motion by Councilwoman Busted, second by Councilwoman Davis

All in favor 6-0

CLOSED SESSION TOPICS

Closed Session

<u>Docket #</u>	<u>Item Title or Description</u>	<u>Statutory Reference</u>
19-7/8-1	Potential Litigation	N.J.S.A. 10:4-12(7)
19-7/8-2	ADA Accessibility & Curb Cuts	N.J.S.A. 10:4-12(7)
19-7/8-3	Fire Department Procedure Report	N.J.S.A. 10:4-12(7)
19-7/8-4	DPW Contract Negotiation Update	N.J.S.A. 10:4-12(7)
19-7/8-5	Contract Negotiation DPW Acquisition Contract Negotiation New Bridge Landing	N.J.S.A. 10:4-12 (7)

Motion to Adjourn Closed Session and Return to Work Session @7:07 PM

Motion by Councilwoman Busted, second by Councilman Chinigo

ALL IN FAVOR 6-0

**ROLL CALL: Councilwoman Busted, Councilman Chinigo, Councilman Gautier,
Councilwoman Kaufman, Councilman Papaleo, and Mayor Mignone.**

BOROUGH AMINISTRATOR'S TOPICIS –

1. **Contract with Thyssenkrupp Elevator Corp** – Mr. Poerio stated that about a month, the quote was included in the packets, we were put on notice by the elevator company that the elevator behind us was going to need some sufficient repairs, upwards of \$20,000. Which is not currently a line item in your budget. The thought process that both he and CFO had since it was due in the November time period was that we handle it through transfers come the November time period and handle it that way. This past Friday we had issues with the elevator where it stopped working. We basically closed down the elevator for now. What the thought process was to try and fix it in November maybe come more, a process speeded up much more quickly. He and CFO will evaluate what some of the potential options are associated with this and he will keep the Mayor and Council in the loop however he doesn't have an answer for you tonight seeing how we just got that invoice. Mayor Mignone confirmed that it was the elevator behind us and mentioned that we have a ramp that brings the dais level down. Couldn't we just do that for the time being and we would still have an accessible route. Mr. Poerio replied he could look into.
2. **Licensing Agreement -Boy Scout Shed** –3. **Other-** Mr. Poerio stated that he included in the Mayor and Council packets that he was asked to go ahead and work out some solutions with the Boy Scouts to be able to put a storage center down at KBG. Their Attorney put together a contract or a licensing agreement allowing them to be able to use that. Without an objection he would like to add that to the Consent Agenda for the Regular Public Meeting. The Mayor confirmed that was resolution #19-264, Mr. Poerio confirmed it. Councilwoman Busted asked if it was a revised one, the Mayor replied no it wasn't. A motion was made to approve the resolution be added to the Regular Public Meeting tonight.

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

All in favor 6-0

3. **Community Center Generator** – Mr. Poerio mentioned that there was a conversation about a month ago regarding a generator for the Community Center and the Library. Councilman Papaleo asked him to go back and discuss with our OEM Coordinator his thought process on it. Mr. Poerio met with him and he is 100% in support of it. The Engineer, himself, Public Works, the Library Director, and Recreation, the ten of us went out there and looked at possible locations. It seems that the one that makes the most sense is behind the Library. He was hoping to provide everyone with some additional details associated with that. We are waiting on the load analysis from the Architect to tell us the size so we can go ahead and start getting some pricing. It seems that it makes sense to go ahead and do it and we would go ahead and when the State finalizes the Library grant it would be part of the application for the Library grant. That alone with some other HVAC improvements and some other things along those lines. Mr. Poerio said unless anybody has any objections that is the direction he plans on heading with that. As he gets updates he will continue to keep the Mayor and Council posted.
4. **Community Center Kitchen** – This was the last item Mr. Poerio has on his agenda. He knows that has been several conversations regarding the kitchen over at the Community Center and the different services that can potentially provide in that new kitchen. He doesn't think Council ever finalized what their (inaudible) is, of what they wanted that kitchen to be able to do. Right it is set-up basically as a galley kitchen on the white copy. He provided the dimensions of how that kitchen is set-up, its 21' by 7', so it's kind of long but really narrow, galley style. If it's the Council's desire to do anything additional other than heating up pizzas

in there. A conversation came up about the food program, you would need a larger kitchen. In meeting with our Architect and the Recreating Director the thought process would be , he gave a copy of two drawings, we would eliminate the chair and table storage which would give you at least 20' x 14', and on your color picture this was a rendition that was done, one of the renditions that was kicked around on the left hand side where you now have the storage room, supply closet, rest rooms, and a smaller conference room. All you are doing is shifting that storage over to the left hand side and shrinking down that meeting room a little bit. If that is your intent and you want to do more than heat up pizzas that is the suggestion your team has come up with for you. We can go from there with whatever you want done. Councilman Papaleo stated that it was his understanding that the Teen Room is longer part of the plan and instead it would be combined with the large meeting room, is that correct Mayor. Mayor Mignone replied that was correct and the large room would be partitioned. Councilman Papaleo asked we are simply going to get rid of table and chair storage or we are simply, the storage over here will simply become table and chair storage, Mr. Poerio answered that was it. Councilman Papaleo asked what were we going to use the storage room on the south side for previously. The Mayor replied it would be for miscellaneous office supplies, such as games and whatever else for day-to-day activates. He thought the Director has indicated that they may not need as much room for those kind of items. Councilman Papaleo asked would the storage room and supply closet be combined as one room instead of partitioned. Mr. Poerio said that it wasn't lineated that way but it is certainly feedback that he could get from our Recreation Director and see her thought process on it. We were really trying more to accomplish was how to increase your sq. ft. for your kitchen. Councilman Papaleo asked if the hallway would just disappear, would we just be pushing or getting rid of the partition wall between the community room and the rest rooms and storage/supply closet. Mr. Poerio said that we have not had a conversation on that and that is something we certainly can have a conversation on. Again it was really on how to recreate additional storage and kitchen. Councilman Papaleo stated that he was simply bring it up because we entered into this conversation. Mayor Mignone said that was all fine. The issue with the kitchen, and he agrees that once we have it that size, it does not, you don't have to make that decision right not whether it's going to be a cook in kitchen or a heat in kitchen. There are not too many requirements that make it different. It thinks that once the Architect designs it we can put in as an alternate to put in a stove and a venting system and the electric for it. That would only be the main difference between a cook in kitchen and a non-cook in kitchen and a sink. We are talking about minor plumbing and electrical. It's not a major thing and you don't have to commit to that right now. Councilman Chinigo wanted to talk about the covered patio again. Mayor Mignone stated that we would get back to that in a minute. The other decision that he thinks needs to be clarified is he thinks there is some lack of clarity as to whether the intent of the Council is to make the large room partition able. Our Architect has recommended against doing that but he thinks there is some sense on the Council and himself to that still might be something we want to look at. It could be something we look at as an alternate also just to have that flexibility. The last we want to do is have a big, big room that could only be used for certain events and you can't make it smaller. So he thinks that is something we want to talk to the Architect about also. Councilman Chinigo said going back to that covered patio when we had initially discussed the idea of a covered patio, it was idea that the covering would go around the entire Community Center so there would be some shelter from the elements. Eventually it got changed to this covered patio but that's when it was still a lawn in front of it. Now that there is no longer a lawn in front of it he doesn't see a lot of people that would want to hangout

next to parking lot. We lose a lot of space here if you move one wall over, the 20' or whatever it is and just build an extra wall. He can't see how much more one extra wall could be. That would give us a whole bunch of other space where we add a small office if we wanted to, we can keep the chair and tables storage and greatly enlarge the kitchen. What do we lose, think 10 years down the line, you are going to have this patio, its going to be this concrete slab that no body uses. Maybe some junk is going to be stored out there here and there. Councilman Papaleo stated that he was an advocate for that and he sees the wisdom I what Councilman Chinigo is saying but if we are going to do he would recommend that we move the storage, the kitchen, we move the kitchen east or towards the front, leave the large planning room the same size and now create an even bigger rectangle. If we push the far wall then we make it, we can add what looks like 21'6" to the right, we can add, he doesn't know, 5' to the left and make that a rectangle where the prep kitchen and storage room would now be where the 'teen room" is or and move forward. So that is something we could think about Mayor. Mayor Mignone replied you can but it's not going to be a "zero net" sum. You are probably looking at a \$100,000. cost to add that extra sq. ft. in terms of construction. So he would suggest that we have the Architect look at that. Maybe there are other ways he can shift some of the inside walls to lower coverage but the patio is going to cost us \$50.00 a sq. ft. to build but the room itself may be \$250. And we will still have to pay the difference with new construction. Councilman Chinigo said we are building it once and his thought process is do it right in the beginning. (simultaneous talking) The Mayor agreed with him and the idea there with the original plan if you remember we had open lawn. Councilman Chinigo agreed and added we had patio space and you could lay on the lawn, kids could be... Mayor Mignone stated that's not there so it's sort of a lost utility and it would be better but again we have to look at the impact on the cost. But he does think that is something he could do very simply. Mr. Poerio stated that his take away from this is it's not objectionable, number one is Council does not have a problem if we do what he had suggested as Option A. Again before we go out, before we do anything he is going to come back and talk about it. Option A would be to eliminate that wall and move over the supply closet, and number two is for him to do some research to understand what the cost would be to enclose that covered patio. Now that we have that additional space we can take a look at potentially how best to utilize that covered space, if that is a dollar amount that Council is willing to spend. Councilman Papaleo asked if we could get rid of that wall. Mayor Mignone said that you would then have to move the bathrooms. Councilman Papaleo replied no they are right here. Mayor Mignone stated that you would have the doors right into room. Councilwoman Busteded you want to remove that hallway and have bathroom door be inside the meeting room. Councilman Gautier added that if you have one meeting over here and another separate meeting going on in the other rooms, you would have to walk through the other meeting to get to the restrooms. Mr. Poerio stated that getting prices doesn't cost anything. He thinks that he can gather that information for you guys to go ahead. Then at that point in time, this is in, this is out, however you want to do it. Councilman Papaleo said especially because in the Library this is where the bathroom is, and if we move the bathrooms to there... Mayor Mignone said leave the bathrooms there, yes, but you are still don't want to have the offices... Councilwoman Busteded said our professionals can provide us with some options based on what we discussed. Both the Mayor and Mr. Poerio answered yes. It was felt that Mr. Poerio had enough information to understand his orders.

DISCUSSION –

- 1. Girl Scouts – Use of Public Safety Meeting Room** – Mr. Poerio said a Councilman had called him up and asked what is the potential if the Girl Scouts could go ahead and use our

meeting room across the hallway here. He personally would have no problems with it but he did say let's go ahead and bring it to Council and let the full Council go ahead and have a conversation. If Council is on board with it the professional staff will work out some of the logistics associated it. Councilman Gautier added not just the Girl Scouts, but if the Boy Scouts wanted to use it, any... The Mayor had a conversation with the Councilman also. We just need to come up with a policy on how we are going to allocate the use of this room and maybe get some impact or suggestions from the Police Chief about security and thinks like that, what hours can this be, how to access the room, how do we know whose here, all those kinds of things. But that is all policy based and something we can certainly... Mr. Poerio said in the though process, this was really in the, for the contemporary until the Community Center is built, once it's built it would all go in there. But again talk to the Police, to our Insurance, but again there is a couple different factors but before he went through all of that he just wanted to know where Council felt on that topic. The Mayor asked if there was a consensus of the Council that we should explore this option. Council agreed and Mr. Poerio stated he would report back.

UNFINISHED BUSINESS – nothing

NEW BUSINESS –

Mayor Mignone said that since this is probably his last council meeting and there were a couple of items that he had been working on and he wanted to bring them the Council's attention and leave it with them and if they wanted pursue it or not.

The first item, with copies in front of Council, he had put together a Members Handbook for our Boards, Commission, and Committees. Basically he cut and pasted a lot of towns' similar work and it lays out the responsibility of being on a board. Things like responsibilities of the Chair to make sure you have proper Minutes, they are voting on approving their Minutes, they are delivering the Minutes to the Administrator for the Clerk. There are some sketch outlines of an attendance policy which we had talked about for a long time. It isn't in a final shape but there is good amount to go forward if that is something the Council wants to pursue. He just wanted to make sure they had the documents before he lost it. The other two are two programs that have been used by multiple municipalities now that are basically geared towards lessening the property tax burden on taxpayers by utilizing the local businesses. There are two approaches one company sets up essentially a debit card, but if you use within certain businesses in town you get a certain percentage off and that money is a dollar per dollar reduction in your property tax. The second option is more like when you get like your CVS card or your ShopRite card, if you go to certain businesses you will get a certain amount of reduction that way. The points are actually accrued through the Borough with their software system and they also get an off-set of their property tax. There is very little startup cost for this, you are probably looking at several hundreds of dollars and he is sure that we could get the businesses to sponsor some of that. What he is told, again it's not sufficient not necessarily insufficient but people in other towns have saved maybe \$400-\$500 on their taxes by shopping local. To him it is a good way to lower taxes but also encourage people to use local businesses. Again he just laid out a general plan as to how he was approaching this and he thinks the first step is to maybe have a talk with some of the business owners, talk to the Chamber of Commerce and see how they feel about it. There are a couple of other towns that have been doing some of these reach out to them and see how it's been working. He has put these guys off for a time because he wanted to make sure that he did enough research and that he looked into other towns. Some towns are having success with these so it might be time for us to at least consider it and see if there is something we

can do. Mayor Mignone thought every little bit could help in terms of property tax. He will leave them with whomever would like to carry that charge.

Councilwoman Kaufmann wanted to mention that since we don't really have local news at this point for this town. She tried to do something with a journalism with River Dell High School but not enough people signed up for that. But Ramapo College has a whole range of classes that they give including "community news". They already have a lot of joint ventures with a couple of, NJ Record, a couple of TV stations, and she was wondering if we couldn't try calling them to see if they want to do some kind of joint venture with us. Maybe we could pay the students a stipend. Maybe we could get it to the town through the Nixle emails. She just wanted to maybe make a call to Ramapo to see if we could do something. Mayor Mignone thought it was a good idea. Councilwoman Busted said we definitely need more local news.

The Mayor said he was going to talk about it at the next meeting but people are getting direct news as we speak. For the first time we are now live on Public Access TV in River Edge, on Verizon's channel 3. Mr. Besink and Mr. Goldsmith are helping in airing our meeting tonight. The Work Session is almost like a test case to see how it looks and they are going to play around with the viewing angles and things like that. Hopefully this will be the start of us getting all the meetings being televised regularly. This has been something for at least 10 years in the making because he ran on this during his first campaign in 2010. To see that we are actually live tonight it feels that we finally made that step forward and he thinks getting information directly to the public will be the best way for them to get clear unfiltered and correct information. As opposed to the hearsay that we all see so much. Anything that improves communication with the residents is a good thing.

Councilwoman Busted mentioned that she received a request from an Oradell resident, Melissa Schoenberg, who held a basketball clinic as part of her Gold Award Project for special needs children and differently able children. She has asked to come before the Council to share with us how it went and some suggestions and ideas as to possibly extending our special needs and differently able recreation programs here in the Borough. Councilwoman Busted would like to have her scheduled for our August meeting and she will forward the Borough Administrator her contact information. Councilwoman Busted also asked that Carolyn or someone from the Commission could participate to hear her discussion. Mayor Mignone attended the event and said it was a really, really neat little clinic and the girls had so much patience for the kids who were trying to learn. You can see how quickly they advanced on little small skill steps and how enthusiastic and how happy it made them. It looks like it could really be a good program to expand further. She did a really good job and he thinks it is something we can build off of and it would be very worthwhile to have her come in.

OPEN TO PUBLIC

Motion by Councilman Chinigo, second by Councilwoman Busted

All in favor 6-0

Nick Besink – He just wanted to follow up on what the Mayor had said, relative to getting more information out to everyone. You have also purchased a server which can operate a bulletin board to allow people to see what is going on. You can post a lot of that stuff there so people start regularly watching the channel they can see what is going on. Plus he has over the past few years was trying to establish a regional way of getting news out to people.

Oradell has been trying to expand a little bit more and he has been helping Washington Township and Montvale is trying to have at least once a month town meeting, which is very good for everybody where there is a dialog between the public and you. We have aired a couple of times although he is pushing his Mayor to go further with it to have an (inaudible) Mayor's segment so if people have questions they can actually come up and give their feelings as to what is good and what's bad and what should be changed. He thinks River Edge at this point has a very good possibility to be able to do that with what has been purchased and every year expand upon it a little bit more you will come to grow with it and enjoy it as much as we trying in Oradell. We program our station for 24 hrs. a day, with the new server you can program anything you want at any time. You can repeat it or do it once and you have something that is very valuable to the town and he hopes the next Council when Mayor Mignone leaves they decide that is for the good of River Edge. He will offer himself to be made available if you wish to pursue anything relative to getting it working. Mayor Mignone thanked Mr. Besink.

CLOSE TO PUBLIC

Motion by Councilman Chinigo, second by Councilwoman Davis

All in favor 6-0

Motion to Adjourn Work Session and Enter Regular Public Meeting @7:32 PM

Motion by Councilwoman Busteded, second by Councilwoman Davis

All in favor 6-0

Stephanie Evans, RMC
Borough Clerk