

**BOROUGH OF RIVER EDGE
MAYOR AND COUNCIL
WORK SESSION MINUTES
MONDAY, DECEMBER 10, 2018**

PRESENT:

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

ALSO PRESENT:

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

ABSENT:

None

Mayor Mignone called the meeting to order at 6:45 PM by reading the Open Public Meetings Act and called for a roll call.

There were no items listed under the following headings:

**BOROUGH ADMINISTRATOR'S TOPIC
FOR DISCUSSION
MAYOR'S REPORT**

Mayor Mignone asked if the Council had any items for the following headings:

**UNFINISHED BUSINESS
NEW BUSINESS**

Seeing no comments Mayor Mignone moved onto:

FOR YOUR INFORMATION –

1. TRAFFIC STUDY – COMMUNITY CENTER

Mayor Mignone stated that Mr. Costa was here with Mr. Lee Klein, who will discuss the Community Center and the Traffic Study that was conducted at the request of the Council at the meeting of October 9th. Mr. Costa said that based on that meeting very quickly he apologizes for his appearance. He just came in from the airport and quickly got here. At that last meeting we took some notes and heard a lot from the public and made quite a few changes. The Library still has 15 spots, still a driveway connection to the 2 lots. The Ambulance Cor., with how do they pull in, we separated the parking as we have today, they will have tomorrow if this is approved and we build it. There is an entrance, egress and ingress off of Continental. There is a drop-off for the senior bus in front of the building, rather to the side of the building with a walkway that gets you to the front of the building. Basically that is it. The circulation around the entire parking area as far as the size of it, it is identical to smaller (inaudible) that was in front of the Council at the October meeting just with those changes. Based on

that this was sent to Lee Klein, who is a traffic expert. He analyzed 8 different proposals and tried to hone in on this one taking the comments from the public and some of the other individuals that were at the meeting and incorporate that into a new plan. That is what is in front of everybody tonight. Mayor Mignone asked for the benefit of the public and edification of Council that Mr. Klein give a little description of his background, his credentials, and experience in traffic engineering. Mr. Klein informed everyone that he is a professional engineer in the State of New Jersey, and a Nationally Certified Traffic Operations Engineer. He has appeared before 80-90 Zoning Boards, both for applicants as well as the boards. He has presented to Superior Court on a couple of occasions. His license and certification are current. He prepared a traffic and parking evaluation of the proposed Community Center. Mayor Mignone asked the Council if they had any questions for Mr. Klein, seeing now he asked Mr. Klein to proceed. Mr. Klein stated by confirming what Mr. Costa stated, he was given 8 scenarios, different site plan layouts with parking access, all with various accommodations of that. He believes that what is front of the Mayor and Council now is scenario #7 which he believes is the best plan both from a traffic and circulation standpoint, as well as to accommodate the ambulance staff, access to and from Elm and Continental. It maximizes the parking and also provides a drop-off area as Mr. Costa said along the north side of the when the senior van comes it can drop people off and they can walk into the building. Based on the local ordinance the Community Center requires on parking space for every two seats. There are approximately 144 seats proposed in the center and that equates to 72 parking spaces and we are providing 73. 14 are in the front on Elm Ave. for the Library for all intent purposes and the others are distributed on the Continental side of the building. It is his opinion that the parking supply would be adequate to support the majority of the functioning of the center which will be smaller groups such as "mommy & me classes", meetings, and so forth. If they have a meeting or an event with a 144 seats we have the 173 parking as long as we coordinate with the Library who isn't having a function at the same time. He believes the site plan will accommodate the demand of the center. Mr. Klein believes there were some comments about the operation of the Elm Ave. driveway and the proposed Continental Ave. driveway. He did an analysis of those two driveways and was able to obtain traffic volumes from the Police Dept. for a stretch of several weeks, from October to November on Continental Ave., Elm Ave., and also Tenney Ave. The Police put out their radar detector device collecting volume of traffic in both directions and gave him that data. He sorted through the data and looked at basically four peak hours during the day. He wanted to find the peak hour, one hour between 7 and 9 in the morning, the morning commute time. One hour between 4 and 6 PM, evening commuting time. He also looked for an hour around 2-3^oclock when schools are ending in the afternoon and also looked an evening peak hour. He went out at 7 or 8 in the evening to try and catch another hour of volume when maybe the center might be entering or people might be exiting. But nonetheless he estimated the trip generation of the center based on the number of parking spaces. He analyzed all four peak periods, he analyzed even though the center is not likely to be open between 7 and 9 in the morning he analyzed that am peak hour. Around 2-3^oclock in the afternoon there may be some activities, but again he estimated everybody would be coming in and everyone would be leaving during those four peak hours. He thinks he did a very conservative analysis and it covers all four hours of the day of a typical weekday. He also looked at trip

generation numbers from the New Jersey Dept. of Transportation. They have Library, Community Center, more of a recreational community center like a YMCA with a gym and swimming pool and things like that. He didn't feel that was so very representative of what this was going to be, so again he was conservative in assuming that all 73 parking space would enter during that peak hour and also exit during that peak hour. In order to justify or replicate what would happen when there's an event that would happen at a certain time he had within a 20 minute period everyone would arrive and that same 20 minute time period everyone would exit. Again he thinks he was overly conservative in stating that he was assuming that one hour between 7 and 9 in the morning there may be an event, most likely won't be but if there is an event all 73 cars would come in. He even had 10 extra trips coming in for a drop-off and those vans leaving in that peak hour. He also analyzed the intersection of Tenney Ave and Elm Ave during those four peak hours as well. The result of that analysis was during all four peak hours the intersection of the driveway with Elm, the driveway with Continental, and the intersection of Elm with Tenney all operated at acceptable levels of service C or better with the exception of one peak hour, the PM peak hour. Continental Ave. just tripped over the level of service C to a level of service D which the cut-off is 25seconds of average delay. We are going to see an average delay of 28 seconds. For all intents and purposes the driveways will operate at acceptable levels of service or better, the intersection of Tenney Ave. as well operating at levels of service B or better for those peak hours. The one thing he didn't mention was the distribution, based on the layout of the parking and the fact that it's a community center for this community he had about 2/3 of the traffic use the Continental Ave. driveway, and 1/3 of the traffic use the Elm Ave. driveway when he distributed his traffic in and out of those driveways. It isn't exactly 2/3 1/3 but he felt based on people knowing that this is a local street they can come in here so it can be a little bit more, some people from the larger lot might come down and use Elm Ave. to go south into town while other may use Continental Ave. He generally said about 25% each direction. Mayor Mignone added proportional to the numbers based this upon correct. Mr. Klein replied correct roughly, but some of the people might drive through the connector driveway and use Elm Ave. to go south rather than go out onto Continental make a right and then a right onto Elm. He thinks he did a good job in distributing traffic to the two driveways. Again we looked at 8 scenarios, some of them combined the ambulance staff parking into one large parking lot with a driveway, only one driveway would be shared, others didn't have any access at all on Continental Ave., without a driveway on Continental but with the ambulance squad having access directly to Continental. He believes there may have been an alternative with no access at all on Continental therefore the ambulance would have to come in on Elm drive through the lot, park, and walk across the street. He thinks site plan #7 provides the best of everything. As he said before the drop-off area for the senior bus separate area basically where the ambulance squad parks right now, access to Continental both directions, Elm both directions, levels of service operate acceptably at the driveway intersections as well at the intersection of Elm and Tenney. Mayor Mignone wanted the Council to have a better understanding if you would review your figures with them in terms of what the actual traffic counts show so they have an understanding of the magnitude of the number of vehicles that actually travel over those routes during the peak hours. Mr. Klein said certainly and made reference to his handout. Figure! Was just a

location map, after page 7 of the report. Figure 2 is following that, which is a stacked figure, it has the AM peak hour, the one hour between 7 and 9 in the morning at the top. The next set that include the intersection of Continental Ave with the site and Elm Ave with the site driveway with the existing Library driveway as well as Tenney Ave and Elm Ave. He just duplicated that four different times for the different hours, 3-4 school peak hour, 1 hour between 4 and 6 PM, and then a later peak hour around 7-8 PM in the evening. So those numbers are numbers he had gotten from the Police. He scanned very long reports which were about a week's worth of data for each direction of each road, scanning down looking for the highest number he could find during the 7 - 9 hours eastbound on Continental. Then he would look for the highest number on the westbound on Continental, it may not have even been the same exact hour but he figured let it be the worst case scenario. On Elm Ave. it was the same thing, northbound and southbound traffic using the worst hour for that weeks' worth of data that he received plugged that in. He did the same with Tenney Ave. Again we have an AM peak hour at the top, the other one we can call it may be the "after school" 2-3 or 3-4 school hour, and then the evening commuter hour, and then again the one later PM peak hour. What he did was, look at Figure #3, he used the background growth rate of 1% per year from 2018 to 2021, making an assumption it would be about 3 years before the facility would be up and operating. That is the future No-Build condition without the site operating. Figure #4 are the same four peak hours with the traffic distributed at the driveway, as you can see he has 31 vehicles making right in from Continental, 31 making left in from Continental and 31 making a left out, 31 making a right out. Proportionally it's less you come in and out of the Elm driveway. That is the 92 trips, one of the scenario's had 82 parking spaces, so he used that high number, assumed 10 drop-offs ending up with 92 trips in and 92 trips leaving in that same 1 hour. It's not likely to happen, typically people would come in for a 7PM event arriving 6:30 - 6:45 and wouldn't leave again until 9PM. He did the worst of the worst, the highest volume, and the highest trip generation of the site and overlaid them on top of each other to come up with his levels of service. Table 1 on the next page is a tabular scenario, summation of the different scenarios, the top row gives you the scenario numbers 1-8, and below that are the total number of parking spaces. Scenario 1 having 80, 75 for #2, and so on. The ambulance staff where co-located meaning whether it was 1 large parking lot or separated like in #7. We also looked at two-way circulation driveways, circulation within the site 24-36 ft. wide drive isles with the exceptions of that one 13 ft. wide drive isle. He doesn't think that will be an issue because as you come into the site you will be able to see if you enter from Elm and the Elm Ave. end to be fully occupied you pull in to the main large parking lot you will be able to see up the row from 73 to 62 as to whether to continue up and park or go around that two-way drive isle and look at spaces 27-29. He doesn't think that one way circulation for that one little area is going to be a detriment to circulation. The last one was whether it had a pick-up or drop-off facility in front of the building. That is that tabulation with different scenarios. Then again as he said before he looked at the trip generation that is Table 2. He looked up a recreation community center of 6400 SF using the DOT trip generation numbers and as you can see the numbers are approximately 11 trips in the morning peak hour for recreational community center of 6400 SF and in the evening it may be 79 trips during the peak hour. Again that recreational community center was more like a YMCA, meeting rooms, gym, and

he thinks it even says swimming pools and so forth. It really isn't representative of what's here. But below that is the Library but he did the trip generation based on a 14,605 SF Public Library, 91 trips in the morning peak hour, 125 trips in the evening peak hour. If you look at the totals we have about 102 trips during the morning peak hour and 203 in the evening peak hour. The numbers below that are the trip generation numbers that he analyzed, he looked at 92 trips coming in and 92 trips coming out. In the morning peak hour his numbers are greater than what DOT says. Even in the evening peak hour with the except of what exit again during that PM peak hour, he thinks his numbers are pretty close to what the DOT numbers are shown in the trip generation. The next page is Table 3 is the Level of Service summary, again if you look that table will show the 2021 Future Build Conditions, the AM, Early PM which is that 3-4 hr, 2-3 hr, evening peak hr 4-6 peak, and Late PM peak. We have the intersections analyzed on the left side, Elm Ave and the Library/Community Ctr Driveway with a level of service B or better for all peak periods for the exit driveway. Then the northbound left turn share with a full movement, making a left turn in levels a service A. Move down to Continental and the proposed driveway, again levels of service are a C or better except during the PM peak hour which again goes from up 28.1 seconds of delay. That is just over the limit of level C, again all acceptable by the way, levels of service C, B, and A. Elm Ave. and Tenney Ave. intersection, Tenney Ave. is stopped controlled, again levels of service B or better during all peak hours. Mayor Mignone asked Mr. Klein about the one hour between 4 and 6 is the worst case, Mr. Klein replied correct. Mayor Mignone wanted Mr. Klein to go through the numbers on his figure so it's on the record as what the existing volumes are, where they're going and what you determine the build out condition numbers in one scenario worse case. He thinks a lot of folks on Tenney want to know what the impact on Tenney is primarily. Mr. Klein said that if you look at figure 4, it's the peak hour in the build condition, the 3rd group of intersections that is the one hour between 4 and 6 PM peak hour. The intersection of Tenney Ave. he was able to get the traffic numbers from speed data collection that the police put out, it's about 111 vehicles with the future growth numbers and the trips with the community center heading westbound on Tenney. There about (inaudible) vehicles turning into Tenney from Elm, again that includes existing numbers, future background growth as well as the numbers from the community center itself. When you look at the turning movement numbers at the intersection he plugged them into an analysis software, the Highway Capacity Manual will provide software, when he used those numbers to do the analysis they gave the results in Table 3. Again Table 3 the PM peak hour for the intersection of Elm and Tenney during the PM peak hour we are looking of level of services A or the southbound left turn from Elm to turn left into Tenney and for traffic to make the westbound left and shared right coming out of Tenney we are looking at level of services B with an average delay of about 11.1 seconds. Mayor Mignone asked if he was interpreting this correctly, if he looks at Figure 2, the actual traffic count that we measured with the police is 103 trips heading westbound on Tenney, Mr. Klein stated that was correct. Mayor Mignone asked 53 eastbound on Tenney, Mr. Klein stated that was correct. Mayor Mignone continued with the "as built conditions 103 becomes 111 westbound and the 53 eastbound becomes 60, Mr. Klein again stated that was correct. Mr. Klein said if you flip from figure 2 to figure 4. Mayor Mignone said in terms of coming down Elm presently there is a 170 cars in that one hour, 136 heading north. On the Build Condition you are

assuming, Mayor Mignone felt he wasn't being clear here, you have 30 cars coming out of the Elm driveway, 15 going left and 15 going right, Mr. Klein agreed. Mayor Mignone said the question is out of those 15 cars how many would be expected to go down Tenney. Mr. Klein said he assumed about a 1/3 of those would make a left turn and go down Tenney and about 1/3 turning in to the site going, making that quick turn from Tenney to Elm to the driveway, about 5 vehicles. Mayor Mignone said that as stated before the way you proportioned the parking most of the traffic will be going out onto Continental, Mr. Klein that was correct. Mr. Klein stated that just for clarification he has a note reading that November 1st from 3-4pm was the 53 vehicles traveling east on Tenney and from 4-5 pm it was 104 vehicles traveling west on Tenney. Those weren't even the same hour but they were the greatest hour, rough hour in that area. The numbers dropped off a little bit between 3 and 4 so he picked 3 to 4 and 4 to 5 in that area. Mayor Mignone said in his narrative in days where traffic was lower you excluded them, like Election Day, Halloween, and Teacher's Convention, so you took those numbers out, artificially down. Mr. Klein agreed with that statement and stated he searched down and about 7 days each by hour, 24 hours x 7 that's how many rows were in those spreadsheets. He went down looking for the greatest hour that he could find on a weekday. Mayor Mignone asked Mr. Klein if he had thoughts or recommendations or suggestions for parking on Elm Ave. continuing on the westerly side and presently parking is permitted on the north side and south side during event on Continental. His major question would be if we maintain the parking on the south side of Continental what is the line of sight for someone making a left out of the driveway onto Continental coming out of the community center. Mr. Klein stated that the posted speed on Continental is 25 mph and the design speed is 30 and he believes it's approximately 300 feet of sight distance we need in both directions. You would need to draw a sight triangle 14 ½ feet back from the curblines or from the right-hand shoulder travel lane back 14 ½ feet and then draw that triangle one to the left and one to the right, whatever is inside that triangle you would restrict parking. The same with Elm Ave., the exact same thing. Mayor Mignone commented that we had concerns with pedestrians crossing on Continental. Mr. Klein said he was going to the last page of his report is a shrunken down version of traffic calming plan for Continental Ave. The plan was prepared by Robert Costa's office. Basically what we are trying to do is delineate the traveling from Continental Ave. Right now there are no shoulder lines on Continental Ave. it's just a center with double yellow lines. It gives the optical illusion or gives the driver this false sense that it's a wide open street so they are going to drive the speed they are comfortable with. If you look at some of the literature on traffic calming even things like just striping a shoulder line or allowing parking on a street helps to tighten the traveling. We are trying to get it down to two twelve foot travel lanes, one in each direction on Continental Ave. in the area between Millbrook and Elm Ave. We have students that come from the school who like to cross where they are not supposed to. We are trying to do it so we can get the students to use the crosswalk. They might possibly need some education from the school. He could google a street view of this area, at the time he did it, there was a police car in the lot where the ambulance corp. is. He is assuming it was around that 2^o clock hour and they knew the kids were coming or that traffic traveling along Continental traveling at a higher speed than they should be. He thinks that by putting in the striping, additional signs, he knows there is a speed radar sign as

you are approaching in the eastbound direction stating your speed, he thinks between the striping for now it's a good first step. If you look at the speed data without these improvements and then once you put these improvements in and go back and do another speed sample to gather speed data from what traffic is actually doing. If that is working than you may want to consider doing physical bump outs at the intersections to make the crosswalks shorter. It makes it safer for people to cross. If you bump it out by 6 or 8 feet on either side you are making crossing time for a pedestrian that much shorter. Mayor Mignone said that the image was also showing existing condition but under proposed conditions the driveway that we see put east is actually now at the west part of the site correct. Mr. Klein said this would be the driveway for the 6 spaces for... Mayor Mignone said yes he was talking about for the parking lot, Mr. Klein said correct then there would be another driveway. Mayor Mignone said actually it should in theory maybe discourage people from doing mid-block because it's taking them further away from the intersection. Right now they can come straight across with the open driveway. Mr. Klein agreed and said if you look at the way we designed this little six space designed area if we have room to put some landscaping in this area between the Ambulance squad parking and the rest of the parking lot, again people who jay-work or cut across will have to walk around eventually because they would have to walk through shrubs. Also in here we can probably put some shrubs or decorative fence or something to discourage. He stated the Mayor was right, the farther west we are putting it we are not picking up much. The idea is they are cutting this corner. Councilman Chinigo asked why wouldn't they cut across where there is a driveway now. Councilman Bartelloni said it doesn't line up. (simultaneous talking) Councilman Chinigo continued by as he was referring to the drawing, if he was coming out of Memorial Park he would go right across here. Mr. Klein replied if you are walking across the grass but he thinks the path is here and it comes out right next to the Ambulance Corp. driveway. Mayor Mignone added that they would have to cross upward. Councilman Chinigo asked if he thought taking a couple of steps to the right they are going to go half block to the left, that is what you are saying. Mr. Klein said we are hoping to encourage them come down here to cross at the intersection. They need to do some education with the students. No he thinks the path comes down this way if they are going to continue across we are going to continue to do whatever we can do to discourage them from once they get across. He doesn't see the different between (inaudible) Councilman Chinigo said that was it, why not just put in a crosswalk there. That is just what's going to happen, he doesn't care what, the kids are not walking from the park all the way to Elm Ave., down Elm Ave. to get back to the Community Center which is over there. They are going to take a straight shot, anybody who has kids knows they go straight. Mayor Mignone stated they won't have access to it. It is going to be landscaped or fenced in. Mr. Costa said the only issue is what is called a "mid-block crosswalk". It is highly discouraged, especially on a road that is close to 14 ft. wide. Mr. Klein added having 4,000 vehicles a day. Mr. Costa continued by saying he doesn't know if you want to promote. He thinks the first step ideally would be to go back easterly at Elm with striping, not hard scape. Don't put down the hard scape, curbs or all the above, just at this point paint. Striping, paint it, make the crosswalks a little bit wider, thicker, bump it out where there is no parking, strip it where there is no parking, strip parking where it is, and limit the lanes to control the speed. If you wanted to you could probably go down to 11 ft., he doesn't know if he would

recommend it that gets a little too tight if you do 25-30 mph. If you do this and start off with phase 1. Councilman Chinigo said he understood all this. He is just talking about practical realities of things. He knows what happens when we have events in Memorial Park and people park on Elm in the Library currently and they walk across. It's not just teenagers its everybody walks across through the parking lot that way. So if you have a parking lot that gets them even closer to where they need to go in Memorial Park that's what's going to be, it's going to be up the driveway through and go across that way. That crosswalk isn't going to be beneficial for this purpose and he knows it makes sense on paper but he doesn't think it makes sense in practical reality if you lived here and you've seen how people used that area. He also understands that when we talking about a street the size of Continental Ave. generally you are not going to put a crosswalk smack dab in the middle, but he doesn't think many streets the size of Continental Ave. have this kind of split between a park which should be one big park with tennis courts and Veteran's Park and Memorial Park on the other side. It would almost work better if you were to plan it out if you didn't have a street there so that is what you have. You have these two parks, these two separate parks separated by Continental Ave. that are essentially used as one park and with the Community Center being built it is going to be even more than that. If we are every talking about the camp coming in to the center and such there is going to be crossing back and forth and he thinks we have to anticipate these things rather than just look at the back and white and say it makes sense on paper, does it make sense in reality when you are instituted all this and that is his question. Personally he doesn't see it and it comes from experience having physically crossed and he is sure he is the one who had done that, but he has crossed from the driveway onto that path. Mayor Mignone said that his concern with is that he thinks it's going to give people a false sense of security unless we get a handle on the speed on Continental. If somebody comes across there, if it's marked (inaudible) we know this, that doesn't mean they are going to stop. Coming down the hill with the speed that we see there, that is more his concern there. Councilman Chinigo stated that there are other things we can do, for example at Midland and Pyle there is that flashing sign, so the kids cross to go to the school where they hit the button for a bright flashing light. We can do something like that there. He would like to see that in other places here to in River Edge but if we are talking about building and outlying these things. Councilman Bartelloni commented that they are phasing out the blinking out lights because they were found to be distracting to drivers more than they are helpful. Officer Diamond had brought it up. Mayor Mignone said that he doesn't think there's anything that precludes us from continuing to evaluate whether that is something that would make sense. That is something we should talk about (inaudible) to do. In of itself we will see what kind of census we get in terms of traffic calming and it might lead us to getting the traffic down and then maybe it is something we can look at. But we have to get approval from the County, would we not. Mr. Costa didn't know about that. He said years ago he came up with a plan to try and connect the two parks. He actually put a hard scape in between the two to quell it down. But he thinks until you quell the traffic, he didn't see the latest numbers as far as the highest speed going down the hill. Mr. Klein didn't have the information with him. Mr. Costa said he thinks you have to get there first before you put the hard scape in first. You have to do more than just strip, strip if you want and put in a crosswalk. He thinks you have to narrow it and narrow it to a point where they obviously less

distance crossing this. You have to get the speed down. He apologizes he didn't see the highest rate of speed based on the police reports but just east bound and being out there he would say it is definitely it over 40 cause you coming down that hill. He has seen some of the numbers in front of him coming out of Paramus coming down Continental and there is no question. Councilman Chinigo asked isn't that a question of enforcement than. It's a 25mph speed limit and if people are regularly going down 40 and we know our children use this park...Councilwoman Davis stated they have that sign out now. It happens when they come 40 and then they brake. Mr. Costa said what he thinks the problem is, is that it's too wide for the speed limit. It doesn't give you sense of a 25 mph roadway because its 45 ft. wide. There is a double yellow line and that's it. He thinks that is the issue. Once you put in, again we stopped it literally just west of Millbrook. You probably could take it up to the intersection of Fifth with some striping and a little past Elm to see whether or not this works. Mayor Mignone asked would it make sense, just throwing it out there, if we instead of doing a bump at the corner basically push out that curblin, almost like a bump out along where the parking lot is going to be. Mr. Costa and Mr. Klein both agreed and said start off the striping. Mayor Mignone referred to the drawing and said it showed a straight line. Mr. Costa believed he said at the last meeting let's just do paint because obviously once you get into hard scape you are talking about a substantial amount of money to do this. If it doesn't work you spent a lot of money to get to nowhere. Paint is relatively cheap, you still have maintain paint over the years so it is going to be a cost. But if you start there first and then go back to the data. He wasn't saying wait years, go back and revisit it in 3-6 months and see whether or not it works. If it does work than if you choke it where the park is he thinks you are going to get some benefits. Mayor Mignone said people always ask speed bumps, but even just in terms of warrants we have too high of a traffic volume on this. Mr. Klein said its 3,000 a day so the Mayor was right it's too high. Mayor Mignone commented that the bump out would not be good. Councilwoman Davis commented that originally you were only have Elm Ave., so if you look at, she was thrilled that we now have Continental Ave. She thinks it's better to work with how we are going to get them to be safe crossing. They would have crossed Continental if it was closed, that is how they were, and they were going to cut through anyway. So we just have to work it out to where it will be safe with the lineage. She is thrilled with the, that was a no-no for a long time Continental exit thing. Councilman Chinigo asked about doing something like a bike lane over there on Continental that's maybe not painted but does bumpers, those concrete bumpers on the road that create a bike lane on the road and would significantly narrow down the...Mr. Klein asked there was a master plan for walking or biking anything in town to connect from various points of interest. Mayor Mignone commented no (simultaneous talking) taking away parallel parking for other events. You can probably 30 cars on both sides. Mr. Costa said the issue you don't have enough room. You need 8 ft. for a parking lane. You go 8-12-12 and you need 8, you have to start shifting the curblin over in order to get the other parking. Mayor Mignone asked if it was wide enough to do what he was saying, if you do a bump out at this parking area and even do maybe do a raised island in the middle so when people come they can cross get in the middle and continue instead of having one continuous path. Mr. Costa said you have to widen along Continental Ave. Mr. Klein said hold your outside curbs and just widen from the inside out. Hold the curb on the north and south,

bumping it 10 ft. all together. Mr. Klein and Mr. Costa got into a discussion about the width of the street. Councilmembers also were having their own independent discussions. (simultaneous talking) Councilman Chinigo said then it's safer, Councilwoman Davis it is safer to go...Councilman Papaleo added a walkway, they could go to the center and then make a decision whether they want to walk the rest of the way. They wouldn't be walking 39 ft, they would be walking 2 12's. (inaudible). Mr. Costa believed what they were saying is take the travel lane and push it along the curblin. The Mayor and Council all agreed with this. Mr. Klein confirmed that then the parking would be lost. Mayor Mignone answered yes, but if we put a shoulder...Mr. Costa asked if they wanted the traffic running right along the curblin. Councilman Papaleo replied the traffic is going to run anyway. 39 ft. is a long distance. Mr. Costa commented no what he is saying is you are going to have striping. Mayor Mignone added that there is no striping now and people tend to drive to the side anyway. Mr. Costa stated that if its striped you are going to be pulled toward the yellow line. Councilman Chinigo said that tends to reduce their speeds. Mr. Costa and Mr. Klein both agreed and said that is what we are trying to do. Mayor Mignone said that we are not at that point. We can do this tomorrow if we wanted to, the painting, and see what benefit that gets. As we go into final design. Mr. Costa stated to use paint, don't use...Mayor Mignone thermos-plastic. Mr. Costa said just paint, thermos-plastic would have to be ground out, and paint can be blacked out if it doesn't work. Mayor Mignone went on to say we would have a couple of months of that if we decided to go with the final design where you can modify that section. Mayor Mignone asked the Council if they had any questions, seeing none, he asked Mr. Klein and Mr. Costa if they had anything else they wanted to add. Mr. Costa believed they covered most of the comments were spoken to at the meeting and this acknowledges the concerns of the Council. Some of the notes he took down, he thinks we covered all of them. Basically 79 parking spaces and that includes the 6 parking space for the Ambulance Corp. Also with the driveway off Continental you can have the senior bus either direction coming in and dropping off, which he thinks would be a benefit that some of the other schemes didn't have. Mayor Mignone wanted to add one more point for the record. The existing number of spaces in the American Legion lot, 40-50. Mr. Klein came up with 43, 33 and 11. Mayor Mignone said we have 2 more spaces but they are distributed more towards Continental under the proposed plan. Mr. Costa said what you don't have now is dead-end isles which you don't have here, you have full circulation. This lot will meet ADA requirements which obviously the other lot does not. You have the drop-off, all of the above goes into where you are taking a lot that is basically substandard and making it to the current specifications. Councilman Gautier asked how so. Mr. Costa explained (inaudible) back-up is 90° and you need 24 ft. as a minimum and your isles to circulate through to make sure the turning radiuses are proper. The ADA requirement you need van access spaces now, so you need 24 ft., 8 ft. for your actual isle, and another 8 ft. for the space, that is 24 ft width, that is not what you have today. Again two way driveways, a certain width wide where you don't have that, and again circulation around the entire parking area. Mayor Mignone said so if you think anticdolicely the (inaudible) will be operational, and by data Libraries have more trips per hour than community centers, shorter stays and more turn overs. Mr. Klein agreed and said the Library is more of a six day a week operation. Mayor Mignone continued with we've had a dead-end isle that hasn't taken that number of trips with 30

something spaces for a number of years. So it will only be an improvement. Mr. Costa said that it certainly connects the two. You are going to have pedestrian connection between the two buildings and now the parking areas. In his personal opinion he thinks you are going to need the two driveways, it just makes it a little bit easier when disbursing a crowd. As far as Continental, when you have that sort of event going on at the Library or the Community Center what's going to happen in reality, you are probably going to at least on Continental at that level of service B would be controlled. If it's that big of an event and you are going to have that much of a back-up.

OPEN PUBLIC HEARING

Motion by Councilwoman Busteded, second by Councilman Chinigo

All in favor 6-0

Kenny Lehmann, 190 Tenney Ave. – He stated that he had a few questions. He stated that he was trying to follow the numbers but didn't have the data. It sounded like you estimated that 2/3 of the volume will be in and out on the Continental side and 1/3 would come in and out on Elm Ave. Mr. Klein stated that was correct. Mr. Lehmann asked what was the breakup of you were determining was 1/3 remaining on Elm as opposed to what would be on Tenney. The numbers you had stated he thinks were in the peak hour 105 going westward on Tenney Ave. towards the Library. Then you estimated that to 111. Mr. Klein replied yes, about 5 cars in each direction on Tenney. Mr. Lehmann felt that seems like a much, so even for the one (inaudible) line coming in and out of the Library for 5 car increase. It seems that like you're estimating that basically the volume on Tenney Ave. is not going to absorb any of that or very little of that 1/3. Mr. Klein said that was correct. Based on the traffic numbers on Tenney, Elm, and Continental he looks at the total, that about 1200 vehicles per hour in all 6 directions. That is roughly about 10% of the traffic, 12% of the traffic, Tenney in both direction he thinks it's about 30 something % , was Elm both directions at about 59% of the 1200 total was on Continental so he divided it up that way. Mr. Lehmann asked what the increase was on that. Mr. Klein replied about 5 in each direction. Mr. Lehmann asked even on Elm. Mr. Klein replied Elm was 15 vehicles turning in and 15 vehicles turning out so we will talk about the south part of Elm. So of the 15 that are coming in and out, these are the 30 that come in and out about 10 of them would go in and out of Tenney. Mr. Lehmann said and of the rating you gave...Mr. Klein filled in with "levels of service" they are A-F. A is about 10 seconds of delay, B he would have to look up, the cutoff for is C is 25 seconds. That is why everything is less than 25 seconds less than delay in that one case, Continental Ave. exit driveway is 28 seconds of delay exiting during (inaudible). Mr. Lehmann asked how do those numbers, he assumed like slower traffic patterns would necessarily be safer if you were walking the area. So like a delay is probably a better thing. But how does that increase volume on both Tenney and Elm, how does that like correlate to (inaudible) in terms of pedestrians walking in the area. Does the quality of safety walking in the area like does it decrease as you go higher vehicles, (inaudible) as you go through that rate. Here's what he is asking, you get a lot of kids going in and out of the Library, even when you put the Community Center in there, it will probably increase it. He just wants to know like even those (inaudible) just the volume of it will grow, and secondly is there any thought given into how that might impact the safety of walking in the area. If its zero impact that's fantastic, he just want to know if there is a way from, you know your analysis that you can give an idea as to whether or not it makes a difference. Mr. Klein replied the driveway at Elm Ave. existing right now is stop controlled. The people leaving the Library today have to stop before they can make a left

or a right. The same with Tenney, it has a stop control approach at the intersection of Elm. People that are traveling north on Elm to make a left into the Library today have to wait for the southbound travel to clear before they can make the left turn. These are controlled intersections. He was there this evening as a pedestrian was walking across and a car was trying to make right turn in, they waited until the pedestrian finished crossing the driveway then they made the right turn. Mr. Lehmann stated that he thinks from a traffic standpoint (inaudible). The estimates you gave projected a 3 year (inaudible), is that because you are just doing a 3 year duration or you are assuming that the people impact of the um, again the traffic increases isn't going to happen (inaudible). The question he is getting to is are you going on the assumption that this project is not going to be completed until (inaudible). Mr. Klein stated that he just made an estimated that 3 years from now this is what the traffic pattern would be like. So when he does a traffic study for any kind of development there's, it gets approved, it gets permitted with all kinds of construction documents, and by time you but the ribbon and open it, it takes time. So it may be 2 years, it may be 3 years he just estimated 3 years. He just added on 1% growth for all the traffic volumes over a 3 year period coming down Continental. Mr. Lehmann addressed the Mayor by saying there is no thought here this project is going to extend 3 years correct. The last estimate was 18 months. Mayor Mignone stated it was estimated 6 months to bidding and construction a little bit over a year that was what the Architect stated. Remember that was the whole building, soup to nuts, the site work would be done over 3 months Mr. Costa. Mr. Costa said again depends obviously it's subject to low bid, but it's somewhat substantial you get a larger contractor he would say 3 months tops. Mr. Klein added he was conservative when he projected the numbers out. Mayor Mignone went on to say when we went on to compare it to present conditions with the 35 cars coming out of the Library now it will be less under this proposed addition because there will be less spaces on that part of the property. Mr. Klein said that was correct and he assumed it was a virgin, vacant site when he redistributed the traffic. He used the numbers on Elm and the numbers on Continental bring them to a future year and then he estimated them to a future year and estimated the number of trips that would come and out during an event at the Community Center.

Stephanie Witty, 187 Tenney Ave. – Her was what the purpose of this building. She feels like a lot of ideas have been floated around and events. She guesses she is just confused as to exactly the purpose of it. She heard the summer rec. program (inaudible) almost 400 kids. So she guesses she is confused as to the intent of this building. Mayor Mignone explained that over the years there have been requests for more meeting space. Having a site like this will allow us to expand more recreation leisure other activities to a wider variety of residents. The building itself will have a large meeting room, a lot of the time the seating capacity of this room will have nowhere to go. There have been other large meeting rooms where you have no space to go and again it can be used for private groups or as we said when we brought on our new Recreation Director, she had come from a community center background, actually a senior center, but it was a fairly large center with a full day program. So the idea here again would be to bring her in to explain more as to how she would program it. Envision it basically in the mornings for the senior citizens. Right now we pay to lease space 2 days a week to the Temple for about \$20,000 a year. This way they be able to have access to a facility 9 to 3 or 9 to 2. He doesn't anticipate during the day, during the school the year there will be much activity going on in the morning there. At least that is what Mr. Klein said unless there's programs for mothers, stay at home moms with children or things like that or other groups like that. He thinks maybe you will see in the afternoon more programs geared towards school

aged kids and adults in the evening. We are limited in the amount of space that is going to be there too. He doesn't know what the last configuration was, he wasn't at the last meeting. Councilman Bartelloni commented it stayed the same. Mayor Mignone said that Carolyn had gone over the configuration. Councilman Bartelloni replied she did and the changes did not affect the overall size. The last meeting we had with the Architect we bumped out the larger meeting room making it a little bit bigger, condensed the size of the hallway a little bit, made the small meeting room about 5 ft. longer and that was done by reducing some of the storage area. She felt as though she had enough storage area and she wasn't concerned with that. What had been the called the "teen room" was merged with another smaller room to make it one large room that is partitionable. You could have almost an 800 sq.ft. space. You could have two separate rooms if you wanted to or one larger space. It could be configured differently. The sq.ft. of the building remains the same. It condensed the utility space, the common space he guessed you might call it, and allowed for more meeting space. Ms. Witty commented so essentially more meeting space for senior citizens and (inaudible). Mayor Mignone added and for adults. Councilwoman Davis commented that Carolyn talked about having yoga class and things like that. Mayor Mignone said we're thinking potentially doing some adult education classes and things like that. Ms. Witty thanked everyone.

Kenny Lehmann, 190 Tenney Ave. – He thinks um this conversation was discussed at great lengths at the last Community Center meeting alright. He thinks he speaks on behalf of his block and maybe for so of the other people who were asking questions. Is it um, would it be, he doesn't think it would be too difficult to maybe use Carolyn right to come up with a plan as to what we like actually use this for. It's great to throw around ideas for yoga, it's great to throw around ideas for after school programs, the thing is it's realistically if you are going to go into this spending the amount of money you are going to spend to build this building like let's just have a concrete plan and say you know these are activities we intend to put in this building. This is what, you know (inaudible) because floating around just ideas kind of gives you this very open ended loose agenda for a very expensive price tag. So he thinks it might be easier to communicate with the public, alright, say listen we are going to build this community center, or we are hoping to build this community center alright and these are the things we want to do in it. Not that you know it would be nice to see maybe if we could get a yoga class in there have it, like, if you think he's wrong for asking please it let him know. He just thinks it would be a little bit um easier to explain if you said that you know you brought in Carolyn and she had experience with all this stuff and this is the stuff she's done in the past and this is what she intends to do (inaudible). It would just be kind of nice to hear what the programs are rather than hear one bit (inaudible). Mayor Mignone stated this goes back several years, it has been under discussion like 8 years. There is the concept and there is reality and the reality is that there is a need for space and everybody up here believes that. How we are going to do the individual programming that is up to Carolyn and depending how she gauges interest with community as to what kind of programs are going to be there. He thinks just the fact that we are saving money from not having to lease the Temple space we are giving more opportunities to our senior citizens. Mayor Mignone understood what Mr. Lehmann was saying and it's kind of hard to figure out all that right now, how to program Monday to Friday every space at this point. Mr. Lehmann thinks his concern would be, you know, like Ridgewood built a community center, somebody told him that the other day, he had no idea they had one. His father worked in Ridgewood for 36 years and at least once a week for 30 years and it turns out hardly anybody uses it. The thing that he would hate to see is that you know is that they went

through great lengths to build this building and there's... Mayor Mignone stated that he disagrees. Councilman Bartelloni wanted to jump in and say that Mr. Lehmann mentioned one town. Recently and sadly in the Town News, it doesn't cover Ridge Edge any more so you get a lot of Paramus information. You may have seen in the Town News and you may have read it that they brought on a new Rec. Director. They had a senior center where membership had been down and no one was using it. They brought on a new Director who had experience and all of a sudden membership is soaring and they are actually putting \$1.2 or \$1.7 million in to that building because it has expanded. So what our hope is that as we have a Rec. Director who is fantastically qualified in this area that when the building is there and you have her with the building he thinks you may see the programming continue and expand. It is kind of "field of dreams" scenario, build it and they will come he thinks we will have that situation here as well. Our situation is much different than what you were talking about in Ridgewood. Mayor Mignone also stated that he thinks Mr. Lehmann is right. There have been issues with some of these larger community centers. He knows that Ridgefield had a problem, they spend \$6, \$8, \$10 million. This is where you define what a community center is. A lot of those are true community centers that have a gymnasiums and athletic facilities also in addition to meeting space. Those are ones that have had a lot of the issues in terms of getting people to use them.

Councilwoman Busted said to Mr. Lehmann's point at the conclusion of our last meeting she had asked that it was time for Carolyn to have a spot on the Community Center Sub-Committee, not just on the paraphernalia. We talk about Carolyn Baldanza a lot and her qualifications and she thinks we need to show respect for those and put her on this committee so that from this point forward she is part of that dialog whenever that committee meets and she can actually start preparing some thoughts and plans to your point. Mayor Mignone thought that was but she had the opportunity to meet with the architect to give her input on the interior. He doesn't see the committee as the committee is constituted now continuing, it was to bring it to this point where we have a viable to go forward. We certainly can create another advisory group if you want to do that in terms of, but we did create a Cultural Affairs Committee also which we do that and certainly start once we know that we are moving forward, again his hope when we drafted the ordinance it's putting people together from all the stakeholder groups including the school, Library, and the Cultural Center. The idea is to become synergist with these groups not to have competing programming even though it's similar. He thinks once you get all those groups together you will have a synergy and the cooperation of hopefully of all those groups and expand the program and bring in the schools to. Councilwoman Busted stated that if the Council feels we are at that point in 2019 perhaps we need to have a conversation on to solidify and make sure she understands what our expectations are for her so we start to move towards more of a black and white plan as opposed to a gray. Mayor Mignone replied that he thinks the size of the building is limited and is what it is. She has had her input as to how the interior should be laid out. She has had that, so we are there. It's just a matter of how you would use the space. Councilwoman Davis said that when she was here at the big meeting and she spoke about a couple of ideas. Councilwoman Davis stated it was hard to say we are going to do yoga, we are going to do this, if you don't know you have the people yet. She thinks we need to, we have the Director which is a huge step, and she thinks that is how she was hired. Councilwoman Busted said she wanted to make she is put in an offense position versus a defense position. She would like to give her the opportunity and she thinks we need to formalize then ask her to start putting the pen to paper basically. Mayor Mignone would suggest is

by the reorganization meeting we have the list of people who would be interested in serving on this committee. She is the chair of this committee by ordinance, so that would be the proper mechanism to do it. He knows when it reviewed the ordinance he tried modeled after the Library Board, so certain groups would have seats if they want it, the school board, Library, Cultural Center, and other people from the community. He thinks just the Cultural Center and the Historical Commission they will have use of the space right away also with some of the events they have now in less than adequate facilities. Councilwoman Busted thanked the Mayor and said that looks like a good step for 2019 to finalize that. Mayor Mignone we can start looking now for people who might be interested in serving, he doesn't remember how many we have to serve as per the ordinance. Maybe 9 total, typical number of a committee, not too small not too big. Councilman Bartelloni said he didn't remember, it was the Library, somebody from the Board of Ed., somebody from the Cultural Center, and residents who have backgrounds in the arts, painting, sculpting, photography, drama, and try and them onto the committee.

Janet Boyd, 167 Tenney Ave. – She does think it's important to bring the person who has the qualifications on board right away. She means, um, you talking about how you are going to use the space and if you build it they will come if there is a program, um, if they are going to rejuvenate participation in this town. But her question is, she does attend a lot of things at the Library, which is our cultural and community center. She does yoga on Saturday mornings and she does adult education meetings in the evening. There is always someone there staffing the building, um, they stay locked up after you leave, they check the building. Carolyn sounds like a wonderful asset as a Program Director but what are the plans in place for safety in the building, having somebody just open and close, to make sure that kids haven't done some mischief or things like that. Mayor Mignone said that was a fair question and he knew that would have to be done but we are not at that point yet. When we determine what the hours of operation will be and things going on Carolyn will certainly make recommendations with regards to staffing. He doesn't think we will be looking into that until way into 2020 at this point. We will be looking into at the budget season if that is something we want to do. Ms. Boyd asked if it was in the budget at this time. Mayor Mignone replied no not presently. We have nobody hired to do anything at this point. We can't put money in the budget we don't spend, we can't anticipate it. We can't say let's hire somebody and carry that forward.

Tom Herity, 171 Tenney Ave. – He stated based on the revised design here do we have a budget estimate what this is going to cost the average home. Mayor Mignone said he doesn't think the budget changed. (inaudible) Mr. Herity said (inaudible) cost us now. Mayor Mignone stated going forward he doesn't know as it has already been incorporated into previous taxes. Mr. Herity said we are building a \$2.5 million building, Mayor Mignone replied yes and \$1.5...Mr. Herity asked what's our outlay going to be after that. Mr. Negreann replied with that \$1 million what we call unfunded and the way this would work is if you went in to construction in 2019 we would borrow a temporary note, short term note, that \$1 million at 2.^{3/4} \$30,000 of interest we have to pay in one year on that note, that is about \$7.00 per homeowner. At some point you aggregate that into additional borrowing and convert that into permanent debt and pay that off over maybe 10-15 years. Mr. Herity asked for an estimation of what that would cost. Let's \$2.5 million (inaudible). Councilman Bartelloni stated it wasn't \$2.5 million. If anybody else wants to jump he will let them because...Mr. Herity continued what are we borrowing a \$1 million. Councilman Bartelloni started by saying what we just so you understand we went over this at the last meeting quit extensively. Mr. Herity said this is revised, this is a revised... Councilman Bartelloni said ok, well here it is. This is what the

Council has done and they can correct him if they know more. Over the last several years the Council has been putting money aside towards this project. A little here, a little bit there because you don't want \$2.5 million to hit a budget in one year pk. When we say we are talking about financing we are not talking \$2.5 million goes into the budget and by the way everybody's got to pony up \$2.5 million for next year's budget. You finance it over a period of time. That is the same thing we do every time we buy a policy suv, pave a road. He is just saying so everybody understands because he was told it wasn't clear last time. So that is how you go about it but what we did was for a number of years we put aside money and as we got closer to this project being ready in the design we looked at what we had and last year we realized we needed to add additional monies to the project because we thought we are there. Keeping in mind what we did was, it was about \$800,000 or about, we went back and looked at prior ordinances. Any time a Council does a project, we have to estimate the cost, we don't know, we get an estimate and usually they are pretty good and sometimes there is money left over. But you already borrowed that money so that money just kinds of sits there. We went through all these unused monies and reappropriated them. There was a project that was a project that a prior Council had planned on doing that never got done, but they had borrowed the money. So we took that money and reappropriated the money to lower the overall borrowing needs for this project. As we got closer, as Mr. Negreann said that was about \$1 million. We don't do that in a vacuum though, we don't just day well add \$1 million we don't care let the taxpayers eat it. What we do is we look at where our trends are going and we actually have a policy in place that doesn't allow our debt to exceed 11% of the prior year's appropriations. So we are pretty financially conservative in that regard. Even with this borrowing and note that Mr. Negreann was talking about and this \$30,000 in interest our debt payment actually comes down next year. If that note now, we anticipate it hitting in 2019, now it looks like it wouldn't hit until 2020. Nest year's debt payments actually there is a net reduction in the debt payments. For 2020 he would have to look at it he doesn't know it off the top of his head, he had it for 2019. But all of the down payment for that \$1 million or thereabouts that went into the 2018 budget. Mr. Herity asked we have that money already. Councilman Bartelloni replied the money available to be used when we want to and the beauty part about it was this year there was a zero tax increase on the municipal side. Next year he doesn't know but the debt payment goes down for next year. To get to the point to fund this has actually been pretty financially responsible so that is this massive tax increase that people will have. In terms of operating costs we talked about this, the Mayor talked about the \$20,000 a year that is spent for leasing right now for the Temple. Most of the heating, electrical, water will fall into that category. Now in terms of additional programming there will be additional cost for that if there is staffing. You can look at the Library in terms of what they do with pages and various staffing needs. That is something you can look at as an additional cost he doesn't think it can be anywhere near as much as what the Library spends because you are not going to have that kind of constant operation. But again that all fall into additional quality of life in terms of programming for the residents. That is a little bit different then the actually building cost and the operating of the building. Mr. Herity just wanted to make sure there was money in the piggy bank to build this building. Mayor Mignone commented that we had said this in the beginning if we were going to do this, we were going to this responsible and we were going to it right. That is why it has taken as long as it has and (inaudible) There were some years the budget wasn't good we didn't put money it because we didn't want to pass on that kind of increase unnecessarily. As Councilman Bartelloni said overall financially we have been getting stronger and he thinks we can absorb it and will have to make decisions in terms of staffing and

programming and that will be on how successful it is. We will have to work with Carolyn to see what kind of additional support she will need going forward. Councilman Bartelloni did know that she had be going to other centers in the area to get ideas and actively working on it when he spoke with her. She did have very good ideas in terms of reorganizing the interior and he is sure she will be working with the Architect in terms of the overall materials that go into the building to facilitate its use.

Kenny Lehmann, 190 Tenney Ave – He asked the Mayor the number as to how much in professional services we paid into (inaudible) or how much we (inaudible) his understanding is \$2.6 doesn't include or does. Mayor Mignone replied no it does include, but anything that's been done to this point has been paid. Mr. Lehmann asked (inaudible) Mayor Mignone replied DMR was \$110,000. So from beginning to end of the project on the Architect \$119,000 and we have already spent (the Mayor and Mr. Negreann were conferring) it has already been encumbered so it has already been paid for that \$119,000 and Mr. Costa he believes it would be based on what the site work would cost, tops \$40,000, depending on the contractor. Mr. Costa said if the Council decides to move forward with this project, again you have the logistics of keeping the Library operational, so his recommendation is build the parking first and build the building second. If the Council takes his advice and does it that way he needs to sit down with the Library to figure out the best timing. He would the summer is when you want to build this when school stops to start this project and get it done before school starts again. Councilman Papaleo felt Councilman Gautier could speak on this cause he is liaison but the Library does a lot of programming during the summer, it's their most busiest time. Councilman Gautier said all the kids are going to be across the street at Memorial Field. Mr. Costa mentioned that there will be a fence up around the construction area. Mayor Mignone agreed because it will be a construction site. Mr. Costa commented that there won't be any good time to do this, a better time is when the days are longer and the night are shorter so we can extend so we can extend...Mayor Mignone said if we were to, how long would it take for you to have plans and spec. ready for bid that's for the first question. If this was, because the next step after this if Council would have to endorse the concept, and by endorse the concept then we would authorize you to make a presentation to the Land Use Board that would be next step. Which we could do say in January and it could be out for bid by the end of January. You could actually start building it, and start construction the end of March. Mr. Costa said the key is you want to bid this coming out of the winter you are going...Mayor Mignone said we are going to get the best prices. Mr. Costa said whether you do paving, again whether you any capital improvement road wise contractors will be going to bed very. Mayor Mignone said going on that kind of schedule if we were able to start late March early April, completion won't be done before the start of the end of the school year, April, May, June. Mr. Costa replied the fastest you could get a shovel in the ground would be let's say May-June. Mayor Mignone asked him to back that up, how did he get to June from December. How long does it take, how much time do you need to do the plans and specs. Mr. Costa replied a month tops. Mayor Mignone said ready to go to bid at the end of January. Mr. Costa said base plan done, concept done, a lot of the grading is done. Mayor Mignone said if you have those ready by the end of January we could theoretically have it awarded by the end of February, so why would be start in June if we could start on March 15th. Mr. Costa replied theoretically he is just saying by the time you bid it, get it, award it, pre-construction meeting, it would be a tight schedule, March-April. Mayor Mignone said he didn't see a target to start in June in you bid in January, that's all. Councilman Bartelloni said you could shoot for April, than you have April, May, June and school gets

out and you are done. The Library can go back into its busy month. Mayor Mignone felt you have completion by the end of the school year. Mr. Costa said their wish is his command. If they wanted it done that quickly, it's the least amount of impact to everyone. As quickly as we can do it, get in get out. Mayor Mignone said that most of the work is being done on the existing American Legion side, most of the site work. Mr. Costa stated that we are not building the building yet so their parking lot can remain intact it's only the connection between the two. Mayor Mignone was saying you can almost leave the Library unfettered, almost, as long as you isolate it. Mr. Costa agreed and said when you go to build the building you take a portion of the new lot don't put the final pavement on give the contractor a staging area and cordoned it off, fence it off he uses that and it keeps the Library in motion. That is how he sees this project...Mayor Mignone said that phasing would obviously would be in the specs, or construction phasing. Mr. Costa said again he didn't know how quickly you can put construction documents together for the building. Mayor Mignone said not for the building, he was talking about phasing the site work. Mr. Costa also said yea just phase the site work. Then after the fact you put out another contract to pave just the top and move on. Leave it as base after all the construction is done you go in and put the top on.

Mayor Mignone asked if there were any other questions or comments from the public, seeing none

CLOSE PUBLIC HEARING

Motion by Councilman Chinigo, Councilman Bartelloni

All in favor 6-0

Mayor Mignone wanted to discuss how to proceed. This was the last regular meeting of the year so we need to at least if the Council is implying, as he said endorse the project, authorize Mr. Costa to prepare a presentation for the Land Use Board so we can at least get that going in January and continue development of the site plan as he has been doing. Councilman Gautier stated he had some concerns. As far as an operating budget, if we don't know the hours of operation we can't possibly put together a realistic operating budget. Also what are we doing with the seniors, we going to have 5 day a week senior group. Realize a regular senior center, let's take North Arlington for example, they have 4 full time employees plus a part time employee. He thinks it is a little unrealistic to think we are not going to hire people. Even if you have to the building open, and we are not going to do that, we are going to keep SCORE to 1 to 2 days a week and have as volunteers you need someone who is a borough employee there in the building while that's going on. If Carolyn's out sick or on vacation there has to be borough employee there. He thinks these are all details we have to work out before we spend this money. Mayor Mignone said ok and thanked him. Councilman Bartelloni said he could address some of his concerns. When he meet and spoke with Carolyn one of her biggest things was that seniors are able to program themselves. They are fully independent human beings they don't need other people to help run their activities and she was adamant about this. So in terms of SCORE and programming for SCORE she was very much adamant that the members of SCORE are able to program their own activities. Councilwoman Davis said that any time she has been down there its them and they just happen to be in the Temple but they do everything. Councilman Gautier said that true but right now they are a volunteer group for 1 day a week are they going to want to take on a full time job as a volunteer. Councilwoman Davis replied that nobody said they were moving into more than...Mayor Mignone said you were talking about something that is going to happen in the next 2 years. There is no way you will be able to come up with

that level of specificity for the 2019 budget that is going to be happening in the next 4-6 weeks. You are talking about putting this off until 2020 to come up with a budget number for operating costs. Councilman Gautier said some of the concerns that the residents have voiced today have been things he heard not only from the residents on Tenney Ave. but from residents throughout the borough. He thinks they are real concerns and we need to have our ducks in a row and know what the details before we move forward. Mayor Mignone said he would think that at 4 of us who have been up here for 7 or 8 years have been through this. He can't speak for Councilman Chinigo but he has always expressed his support as has Councilwoman Davis. He thinks those are things that will naturally work out because we want the building, and we want it to be successful, and we want it to operate to its potential. Wait 'til 2020 to even go forward that doesn't make sense either. Councilwoman Davis what would be the reason of waiting until 2020. Mayor Mignone replied to figure out what the budgets are. Councilman Gautier replied if we had a general idea of what we were going to do with the building because one of the residents talked about purposed. If we knew well ok, we are going to schedule these kind of classes for these many days a week then we can say who are we going to hire, who are we going to have working there. We can actually say alright are we going to say are we going to need a clerk or are we going to need to hire a clerk and then a yoga teacher. Mayor Mignone stated that we could place holder in the budget next year for \$150,000 for 3 part time people and that will have an impact on the budget if that is what you are concerned about. Councilman Gautier said he didn't know if we needed part time people, he thinks it may have to be full time people. Mayor Mignone said he don't know that yet. If you put a place holder in the budget it's in the budget and you can allocation if and when you hire somebody. We have done that in the past for a lot of things. Some dept. heads anticipate new hire in the coming year, we don't know if it's going to be full time or part time, one person or two persons, so we put place holders in the budget. Its common practice. Councilman Gautier asked is it our plan to keep SCORE at 1 or 2 days a week. Both Mayor Mignone and Councilman Chinigo replied yes for now. Councilman Chinigo continued by saying we need to keep fluid with these plans. We haven't built this community center yet. Once it goes up and we see how it runs than we see what can be programmed. Does SCORE want 2 days, or perhaps they want to be moved up to 3 days or even 4 days, which days do they want. Who is teaching yoga classes in the area that might be able to provide us a regular class. We can't that now if we build it do you promise to be available to do so down the line. We have a lot of ideas. He knows that Regal now meets at the diner that is where they have their meeting room because they don't have space. They can never have space, so they meet at the diner for...Councilman Gautier said he knew we needed more meeting space. Councilman Chinigo said the Community Center as constituted will serve a lot of needs in this town. We can't anticipate everything and it has to have some level of fluidity built in and he thinks that's what they are doing here and we are doing our best. There is always going to be questions that anybody can ask, throw out at you and we are going to be unable to answer but is that a good reason not to go forward with this center. He thinks that Mr. Lehmann has brought up some great points at the last meeting, at this meeting as we see they have been addressed by this Council. There has been a traffic study done, we have taken all these issues seriously, but the underlying premise is this community needs a community center. He thinks that's there and it's been there for a long time. He has been here since 1984 and has said this before, when he moved in we needed this community center and we needed all along. He doesn't think it's fair to make the seniors go to the Temple and be kicked out on a regular basis because things arise at the Temple and they lose their time. He thinks we want to maintain a strong senior

community and we want to support them as much as possible. The community center is going to meet that need. How specifically will it meet that need he can't tell you that, but he can tell you it's going to meet it. We are going to be able to program certain things and then with the extra time the Community Center might be rented out for birthday parties and such and that is going to create revenue stream for the town which will go towards staffing the center and so forth. There are cameras that can be installed in the centers so that if somebody is not there it can still be monitored by the police or by some entity. Councilman Gautier said he doesn't know if any other government building that has people using it that doesn't have an employee there. Councilman Chinigo replied he thinks there's going to be an employee there. You are talking about the days she calls out sick as being an issue. We can plan for that. Somebody will be there for those days or somebody will have to take over. Councilwoman Davis commented that Carolyn was hired to specifically be over there. Her office is over there. We went further than we normally would have to get someone with that place in mind. Councilman Bartelloni said that we do have government facilities that are open without people there. There are meetings that are held here where there is no borough employee particularly when the meeting is going on. Same as the Public Safety Meeting room, so we have that very often where the building are open and accessible to the public without actually a borough employee being present. Councilman Gautier said the police dept. is downstairs. Mayor Mignone said they don't know what is going on in this room. Councilman Bartelloni added yea but they are not here physically, there is no physical presence by a borough employee. You can look at the Library as a model as part time pages and things like that...Councilman Chinigo said there is going to be programs so you are going to know from 8pm to 9pm there's going to be a yoga class. For at that time we make sure as the Borough there is going to be somebody in the room. Mayor Mignone mentioned that for years we had somebody whose job it was to turn the lights on at KGB and open the bathrooms at Memorial. Councilman Chinigo and Councilwoman Davis remembered. Councilman Chinigo added these are things that small towns are trying to take into account that a bigger town won't have to. A bigger town will hire someone 24/7 to look over these things. He doesn't think this is necessarily the case here as long as you think about these issues before hand and he thinks over the course of the next year we will address a lot of these issues we will think about these issues. Councilman Gautier stated that you used the Library as an example. The Library has not only part time employees but 3 full time employees. When you hire a full time employee you are not just talking about salary but also fringe, public sector you calculate 60%. Mayor Mignone said he doesn't anticipate a lot of full time employees to staff the Community Center. Councilman Bartelloni commented he didn't think so it wasn't the level of operation that the Library has. Mayor Mignone stated that was the Children's Librarian and there's the Research Librarian, maybe a specialized Librarian. Councilman Chinigo stated that the Library was 3x as big as well. You are talking about 17,000 sq.ft. or 15,000 sq.ft. as opposed to 6,000 sq.ft. Councilman Gautier wanted to give an example. He knew the Community Center in Edgewater has 5 full time employees station there. Mayor Mignone stated it was about 25,000 sq.ft. It's huge. Councilman Gautier added the Community Center in Ridgefield has full time employees there and that was used as an example yet whether it's being utilized as much as it could. Mayor Mignone said we had 5 full time in a 6,000 sq.ft. building...Councilman Gautier said he wouldn't advocate for that but he thinks if you know what you're going to do than you...Mayor Mignone said that is what he said assume one more full time person and put in a place holder in the budget and it would covered. Councilman Bartelloni asked what is your worst case scenario. If you are concerned about the cost, like the Mayor said you can project out your cost and put it

as a place holder. Councilman Gautier said we should do that. He isn't saying he is against moving forward with the project we need to know all these things before moving forward he thinks. The details have to be worked out before spending all the money. Mayor Mignone didn't necessarily agree and we are going to be talking in circles. We need to either make a motion to bring it to the Land Use board. Councilman Chinigo didn't agree or disagree but felt they were talking in circles and that was what it was coming down to. He thought everything he was saying ought to be taken into consideration and it was taken into consideration over the past two year he has been sitting on this board and its talked about and these things have been spoken about and the consensus is they can't really be planned out to the decimal point at this point. You have to take the steps and the first step is building it and then we are going to work some of these other issues out knowing full well the idea is this is going to be a fulling functional staffed community center that is going to serve this community on a regular basis during the day, during the week, and during the weekends as well. The Mayor said we had 75 people come last time to give us comments and we don't have 75 people tonight.

Kenny Lehmann, 190 Tenney Ave. – He replied that might be because it just came on Saturday.

Jennifer Dougherty, 863 Elm Ave. - asked who are the residents who received it, who lives in the immediate area. Mayor Mignone said it was more than the immediate area, it was...the Clerk replied that 240 letters were mailed out. She stated she lived on Elm Ave. (inaudible) and she didn't get one. Councilman Bartelloni said that they may not have been within the distance. He lives closer than she does and he didn't get a notice and he isn't within the 200 ft.

A motion was made to have Mr. Costa prepare a presentation for the Land Use Board and prepare specification for bid.

Motion by Councilman Bartelloni, second by Councilman Chinigo

All in favor 5

Nay 1 Councilman Gautier

Mayor Mignone thanked Mr. Klein for his input. The Mayor also thanked Mr. Lehmann saying his comments were very helpful. We got a much better plan than we had when we started this. Mr. Lehmann said he agreed with the traffic pattern. He still thinks there is uncertainty (inaudible) not necessarily the answer. His only question here is what are the next steps, is there another discussion with the public or...Councilman Bartelloni replied it moves to the Land Use Board. Mayor Mignone said it means we are going to proceed with the plan as presented and concurrently with Councilwoman Busteded's suggestion we will populate our Cultural Affairs Board and they will work in parallel to the new programming in concert with Carolyn and the other groups in town.

Jennifer Dougherty, 863 Elm Ave. – You go to the Land Use Board, you have these other committee, during that other meeting we had there were discussions and (inaudible) recommendations from the Shade Tree Commission when do we get our meeting or conversation, is that something we should just have with Rob. She feels like sometimes we are never informed or got invited to another meeting after that last one. Mayor Mignone said that the process is supposed to be when we have significant application for development, it is distributed to all the major commissions and department in the Borough. Meaning something like this would go to Police, Fire, Shade Tree, by law the Historic Commission get copies that go to the Land Use Board. Everybody has the opportunity to write comments and come to the Board hearings, they are allowed to do

so. The difference with this hearing before the Land Use Board is because it is a public project it is not equivlate to a public hearing for a private project and the Board is not there to approve or disprove it. They are looking at it from the capital budget prospective and also looking at for any other recommendations that they thinks they may make. He thinks based on Mr. Klein's, Mr. Costa's, DMR who was involved from the beginning, and the public comments, we have anticipated and brought to our attention a lot of significant issues. We have done our best to address them. The biggest concern to a lot of us was the traffic and he thinks we have gone as far as we can to address those concerns. The others things to be worked out with Mr. Costa or in concert with the Land Use Board.

Councilman Papaleo wanted to touch base on the traffic calming ideas that were floated. Are we going to discuss that at the next budget meeting, how are we going to proceed forward with that. Mayor Mignone replied what we should do is when is the next Traffic and Safety meeting. Councilman Bartelloni replied they just had one, it would be until next year. Mayor Mignone said we have one scheduled for next January we will let Mr. Costa present a plan to them, just a striping plan. Councilman Papaleo asked striping of the sides or striping of an island. Mayor Mignone said let them decide and report back to us. What he would suggest is we keep Mr. Klein involved and touch base with Chief Cariddi and bring to the Traffic & Safety Committee before we get to the Land Use Board. With all things being he would expect to get this to the Land Use Board toward the end of January. Mr. Costa said his question would be any specs. We put together is Continental part of that. The Mayor replied it is pending that we get final concurrence with the PD and (inaudible). Everything could proceed as you present it and it could be tweeted based on their comments (inaudible) before the Land Use Board. Mr. Costa said right but what he is saying if we are putting together specs for line striping is that contractor going to be responsible to do the line striping on Continental and build the parking lot or this that a separate entity. Councilman Papaleo said that it is his hope that we would do the striping regardless of our schedule for construction or lack of schedule for construction. It would be his hope to get that striping done as soon as (simultaneous talking) Mayor Mignone said we are going to do striping and traffic calming as we think, in fact it's time to develop more data and then if we are going to change or do any more permanent changes like move the curbs you will incorporate that into...Mr. Costa agreed and said he thinks that number will be low enough that you could probably do with quotes, the striping because it's just paint. Councilman Papaleo said that in the past DPW has done things like that. Mr. Costa said as long as you mark it out. Councilman Chinigo asked who was painting the crosswalk at Kinderkamack and Wayne. Mayor Mignone asked if there was a temperature issue with thermoplastics. Mr. Costa said yes Mayor Mignone asked if we could get painted, Mr. Costa said he would get it painted temporarily. Mayor Mignone said the County would do it if we ask them. Mr. Costa replied absolutely, he would call.

**Motion by Councilman Chinigo, second by Councilman Bartelloni to adjourn @ 8:00 PM.
All in favor -0**

Stephanie Evans, RMC
Borough Clerk