

**BOROUGH OF RIVER EDGE
MAYOR AND COUNCIL
WORK SESSION MINUTES
TUESDAY, JANUARY 19, 2016**

PRESENT:

Mayor	Edward J. Mignone
Councilman	Vito Acquafredda
Councilman	Alphonse Bartelloni
Councilwoman	Ellen Busted
Councilwoman	Kathleen Murphy
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 6:30 PM by reading the Open Public Meetings Act.

MOTION TO SUSPEND WORK SESSION AND ENTER INTO CLOSED SESSION

Motion by Councilwoman Murphy, second by Councilman Bartelloni.
All in favor 5-0

CLOSED SESSION TOPICS

Closed Session Docket #	Item Title or Description	Statutory Reference
16-1/19-1	Disclosure-Open Public Meetings Act	N.J.S.A. 10-4:13&14
16-1/19-2	Litigation-Borough of River Edge vs. 584 Kinderkamack Road Associates, LLC Tom Sarlo, Esq. – Status Update	N.J.S.A. 10:4-12 (7)

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MOTION TO ADJOURN CLOSED SESSION AND RESUME WORK SESSION & 7:00 PM.

Motion by Councilwoman Murphy, second by Councilman Bartelloni.
All in favor 5-0

WORK SESSION CONSENT AGENDA

1. Release of the Performance Bond for 7-Eleven, 584 Kinderkamack Road Associates, LLC. Pending Receipt of a Maintenance Bond
2. Amend Contract with Anthony Suarez, Esq. for Professional Services as Special Counsel for COAT in the amount not to exceed \$5,000.00
3. Approve Request from the Recreation Commission to Place a Banner at 140 Kinderkamack Road from March 21st to April 23rd to Promote the 2016 River Edge Run.
4. Award Contract to A Team Concrete, Inc. for the Curb Replacement Project at Oxford Terrace, Phase I in the amount not to exceed \$65,771.00

MOTION TO APPROVE WORK SESSION CONSENT AGENDA

Motion by Councilman Papaleo, second by Councilman Acquafredda.

All in favor 5-0

BOROUGH ADMINISTRATOR'S TOPICS –

1. EPL Training – Mr. Negreann mentioned for information purposes JIF is circulating in-person training in a number of municipalities that have been sent out to everyone. He hoped that at the JIF meeting tomorrow night we hear about the JIF training on-line, and if so we will get that information to you. He will keep it on the agenda because for each one of you that takes the training that's a \$250.00 credit against our assessment. We ask that you try and accomplish this one way or another, we will keep it on the agenda just to keep everyone up to date. Some of you done it and we thank you for that.

2. Safe Streets Grant – Engineering Design Selection – Mr. Negreann stated that he provided the Mayor and Council with additional information and would like a decision at some point as to whether the Mayor and Council would like to participate in this program or not. If the borough doesn't participate then we will have to provide the design costs, if you decide to participate they will pay up to \$125,000.00 in design costs, there are four firms, we would then have to decide if you wanted him to schedule interviews for them to come before the full Mayor and Council or a sub-committee. You could do a sub-committee and have them triage these firms and make a recommendation. Mr. Negreann asked Mayor Mignone if he had spoken with Rich Loveless, and Mayor Mignone replied he has hasn't. Mr. Negreann felt it would be beneficial if Mayor Mignone spoke with Mr. Loveless the DOT representative, he has insight on the nature of program and other aspects, in other words, if this is something we wanted to get done during the summer months so there are no children walking to and from school involved in that way, we may not be able to do because these four firms are going to be busy with other towns and the scheduling might not be our discretion, it may be more at their discretion. There are somethings the DOT representative might have some insight on and the Mayor should hear before we have a full discussion on this. That is the direction he is looking for and will keep it on the agenda because the DOT needs to know which way we are going so we get a design engineer and put our procedures in order and then hire the reset of engineers. Mayor Mignone stated that in any event we are still going to be subject to have a different design engineer from our inspection engineer, Mr. Negreann answered yes and said that was mandated in the policy, we still have to hire through a competitive process the inspection engineer. Councilwoman Busted asked if the selection process was slowing down, Rob Costa was here to talk to us about conceptualizing where we want to use those dollars and that type of thing, this selection isn't going to slow down the progress of that or is it. Mr. Negreann said it may that is why he thinks the Mayor needs to speak with DOT. Mayor Mignone said that the more we are able to define a scope that is ultimately part of what is going to slow the process, once we have a defined scope we just turn it over to the consultant to design it. He will talk with Mr. Loveless but he doesn't know if we can impose a schedule on these consultants and say this has to be done within a specific amount of days, whatever it is, at Mr. Negreann's suggestion he will speak with Mr. Loveless to see what the parameters are. On the flip side it may make more sense to have Mr. Costa do the design portion, but we may be subject to finding an engineer to perform the inspection, but that wouldn't have to be done until the project is out to bid and we are ready to go out for construction. Councilman Papaleo stated so the downside to us, say to participate or not, if we don't participate we have to cover all the engineering costs, if we do participate what is the down side. Mr. Negreann stated that from he is interrupting from Mr. Loveless but he would like the Mayor to confirm is that

there may be a delay in doing the project, anywhere he would say from four to six months. Councilman Papaleo said it was just a matter of timing versus money. Mayor Mignone stated he would confirm that, but on a \$300,000.00 project there could be a \$30,000.00 engineering bill. Councilman Papaleo said which could be covered if we participate, Mayor Mignone said that was correct. Councilman Papaleo said he didn't think this was something we should wait on, but maybe Mayor Mignone has an argument why we should. It seems like we should participate and save the Borough that money. Mayor Mignone said he was inclined to agreement with Councilman Papaleo but he wanted to see what the parameters are, again we have to adhere to the grant conditions, which has an expiration date. So they need to back-out, say the grant has to be closed out in two years, we have to back-out construction time, close-out time, back-out the procurement process and the design and make sure we still have enough adequate time to comply with the grant. He was sure they have to or they wouldn't be allow to have this kind of program. He will speak with Mr. Loveless this week and list it on the next agenda. We are either going to ask Mr. Costa for a proposal for design or we are going to decide on how we want to approach one of the other firms. All the other firms are from what he remembers are pretty large significant well known transportation design type firms, there are no names that surprised him. Once we know all the parameters we will be able to make a better decision. Councilman Bartelloni asked if the grant just covers the design or would it also cover the inspection. Mayor Mignone stated that general these grants allow for the engineering for the inspection to be covered as part of the grant, sometimes you can include it the costs and sometimes you would scope the project to anticipate that 10% under so the borough wouldn't have to expend any funds. So is that the direction we are going to go. Mr. Negreann stated will carry.

FOR YOU INFORMATION

1. Library Roof -- Peter Pulice and Representative from Roof Manufacturer -- Mayor Mignone informed everyone that Mr. Peter Pulice, the Architect, Mr. Harry Comfort from Garland Roofing, and Mr. Boris Gershfield from Cipollini Construction. Mayor Moscaritolo asked before we begin should we just talk about where everything stands in terms of the project. Mr. Pulice stated he could a summary of where the project stands. The main roof of the Library, the main body of the three additions, are complete, they have been re-inspected and also Garland has issued a warrantee for 25 years on the main body of the roof. The Library entrance, the barrel vaulted entrance, is yet to be completed. There were some issues with the roofing we had proposed, initially it was to be a standing seam roof. In the photograph it show a PVC standing seam roof, we didn't like the astatically, so we are looking into a different solution. He has a substitute roof that he would like to present to the Mayor and Council this evening. It is a metal panel and available in colors and is a Garland product and he feels that astatically it will be a good solution. As he said the main body of the roof is completed, the windows were installed, the interior work has been completed, and the duct work was removed and redone. It has all be inspected and signed off on. Mayor Mignone asked who performed the inspected, to which Mr. Pulice replied by himself and Garland. Mayor Mignone asked Mr. Negreann where we stood on payments, Mr. Negreann answered there is a final payment of about \$32,000.00. Mayor Mignone said that is appropriate given we still have the entryway to finish. Mr. Pulice said that was retainage and some money left for the barrel vaulted roof. Councilwoman Murphy made reference to the pictures that were being displayed and said they were taken by DPW, and as you see there is a lot of seams, sloppy kind of tar used. This was the first attempt of redoing the barrel vaulting, and when you see the new pictures with what they came back with and replaced, it now a different color, there is plywood, it's not attached to it properly, there are lumps. This

just seems to be a sloppy job. Mr. Comfort stated that the photos were from way before the roof was completed, these are not the final photos. Councilwoman Murphy asked if all the seams were corrected. Mr. Comfort stated that he has been with Garland for the last 14 years, prior to that he was involved with another water-proofing company, and prior to that he was a structural engineering. The photos being presented now are the roof in progress, this type of roof system which is called a modified pitching roof system, always has seams like that because the rolls are only so wide. All roofs are going to have seams, the only roof that wouldn't is if you are going to put a liquid type of roofing. Or you spray a foam situation. Councilwoman Murphy asked if it is typical to adhere the tar like fashion. Mr. Comfort stated this type of roof is what we call a modified (inaudible) roof that is done in hot asphalt. There were choices that were presented in how you wanted to adhere the roof, you could torch a roof but you're going to that because you have a wood structure in certain locations. You could self-adhere the roof, however we had different temperatures that wouldn't allow that to cure properly. You could go cold adhesive or we could go to the hot apply, the hot apply if he wasn't mistaken was chosen because of the budget because it is a faster operation and doesn't cost as much. When you have not applied roofs you have the seams that we call bled-out, and that is what you want to see, so you make sure you have the proper amount of adhesive under the rolls as they put them down. The seams that you are seeing, again they were not completed yet, needed to be addressed, that area being pointed to was not completed at that time, that is just the extra protection that was put down over the joint. There is actually another piece of membrane that is put in, you have the joint that comes together, and there is an extra topical that is put on top. That has all be been dressed up, sealed properly, and coated. What you are looking at is a very premature photo. Councilwoman Murphy asked if they had the complete photos, all there answered yes. Councilwoman Murphy stated that the new photos she took of the plywood that they replaced. Mayor Mignone asked Mr. Comfort to confirm that the pictures were not patches but are reinforcement, redundant, Mr. Conform answered yes they are redundant because what happens is if you have two pieces of paper, the rolls are 39 inches, so when you overlap them (inaudible) you have 35 inches, so that seam that you see is overlapping, that is membrane underneath (inaudible), when they go to the vertical sense, they call those the flashings, what we also do is we put a topical, an extra layer which is a fabric over the top of that and a cold adhesive. He referred to a corner of a picture below the unit, that wasn't completed at that point, it was just an extra piece over the joint, and the joint is fully under that. During this time Mr. Negreann is handing out the before and after pictures that were supplied by Mr. Pulice. Mayor Mignone asked if the electrical box coming up had anything to do with the contractor's work, it was stated by Mr. Pulice, Mr. Comfort, and Mr. Gershfield it didn't. Councilwoman Murphy wanted to show these representatives the pictures on her phone and showed Mr. Comfort (simultaneous talking). Councilwoman Murphy addressed Mr. Gershfield regarding the barreling on the front where there is a piece falling off and the wood, along with more bubbles, she asked Mr. Gershfield if they were going to come back, and Mr. Gershfield replied yes. Mr. Pulice also stated that the whole roof was going to be torn off and a new one was going on. Mr. Pulice explained that right before everyone are photographs of a simulated roof on the barrel vault. Mayor Mignone said that before we go to that he wanted to ask a question on one of the pictures that he wanted Mr. Comfort comment on, there were some kind of elbows or "L" shapes on the outside of the façade, the brackets. Mr. Comfort explained that what was done to prevent damage to your gutters from heavy snow loads, if you remember several years ago there were several gutters that were damaged, so what we designed was to put external brackets that are 2 inches wide they are ¼ inch aluminum and there are internal brackets that are alternated spaces with the external brackets. Mayor Mignone asked if

they could be painted, Mr. Comfort said they could be painted or wrapped in a coated aluminum, but they are only in the gutters of the rear buildings. The Sheetmetal Association recommends exterior brackets. Not everyone does it, but he follows this rule. Mayor Mignone asked if they were welded pieces, and Mr. Comfort said no they are extruded pieces and are made to fit the gutter, they are actually screwed in behind the gutter. There are also internal brackets inside for snow fall. Mr. Pulice said that if astatically it is bothersome he could have the contractor spray them in place, mask out the area, and paint to blend in. So you know the dynamics of this roof, it slopes from the front to the rear, so we almost have a continuous slope coming off the rear. We tore off all the insulation, some roofs had insulation other didn't, some areas we have 8-10 inches of insulation that has been tapered down to meet the criteria for drainage. At one time, the photos exhibit P-2, the lower left hand corner you can see ponding on the edge where it interfaces with gutter, this won't happen anymore cause we built up the slope to negate this ponding. These P-2 photographs are of the previous roof system which was an EPDM, it had a lot of ponding. There were 2 additions to the principle library with a lot of bad workmanship, intersections, and a lot of issues of putting a roof together, this is not a uniform roof where all the slopes blended in nicely. This was a disaster, between Garland, the contractor, and himself, we tried to take a very negative situation and turn it into a positive. As he said P2 really denotes the existing conditions before the new roof was installed. P3 is really indicative of the final roof. Mayor Mignone asked if this was after the coating was applied, Mr. Pulice stated yes in the photographs, Mr. Comfort stated not a (inaudible) coating but after all those other kinds showing, Mr. Pulice continued by saying these photographs show a pre-punch list/pre-working. This is representative of the roof still in progress. P3 is more of an indication of the final roof product where the silver coating was applied, and it is a protective, reflective coating to keep the heat off the building and to keep the building warmer in the winter and cooler in the summer. It also extending the warrantee from a 20 year roof to a 25 year roof, if the coating is maintained and inspected properly. It give a uniformity to the roof astatically, this was never specified as an astatic roof, you are not looking down on it, and basically it was a mainstream roof that had good qualities that is easily repairable and cost effective. That is the issue with this roof. Mayor Mignone asked about the pictures, P3, the top row far right are those cables, Mr. Pulice's answer was yes, those are internet cables, we had discussed with DPW, whether we could make this a wireless type of thing or attach wires to the building. Mayor Mignone stated he thought they were going to look at a way to either tabling them or something because we were concerned with rosin turnabout those being ponding or icing areas. Mr. Pulice thought it was more of a tripping hazard up on that roof, they are really borough property. We had asked about relocating them, we didn't want to touch them, we prop them up during construction to facilitate the installation of the roof. But he didn't want the contractor to monkey with the wires since they were on going services to the library. Mayor Mignone asked if this was no impact on the warrantee, Mr. Pulice answered no. Mayor Mignone asked about the picture below with the ladder, a ladder should not be put on the roofing, Mr. Comfort stated (inaudible). Mayor Mignone assumed they told our workers not to bring any hammers up, Mr. Pulice said that was the contractor's ladder during the barrel vaulted situation to get over and use as a bridge. Councilwoman Murphy asked about the new barrel vault proposal, is that like a sheet. Mr. Pulice answered by showing a sample of the product, it is a metal title that interlocks, comes in different colors, there are clips that lock it into place, and the beauty of this material is it comes prefinished, it will do on and expand because we have issues with expansion on that roof. This roof is only a protective device, there is no space underneath it, its only access is the front portico, as he said they tried to use a traditional metal standing seamed roof, the radius was too steep and too

sever for us to entertain that. If you go back to P1 you will see what was originally there, which was a six lamination of a built up roof, they just kept on laminating roofs this (inaudible). When we stripped it off the contractor put a new sub-straighten plywood sub-straight and we found out that the radius for a metal standing seam or traditional standing seam would be too tight and would be problematic for the expansion and contraction. We went to a PVC simulated standing seam roof with glued on battens and it was a disaster from an astatic point of view, it had rippling, the battens were not straight, he wasn't satisfied with it and we attempted that twice. Now he is coming back to Mayor and Council with this proposal, again this is a Garland product and he thinks it would look attractive, and he is suggesting a gray finish, or could use a brown finish. He had a color palette with him, if the Council or Library would like to get involved, but he is leaning toward the grays because the exterior columns are in the gray family. Councilwoman Murphy asked if that had the 25 year warrantee as well, and was told by Mr. Pulice it didn't. Mr. Comfort also said no because it was more topical, this is basically a shingle and not meant to go into the valleys, that's where your drainage plain is, there are two little down drop tubes, it is just meant to be on the outside topical side. Councilwoman Murphy asked if there was any warrantee, Mr. Comfort replied yes it's just a limited warrantee for the metal system itself. When you do these types of metals they not high (inaudible), so it's more of an astatic like a panel the only thing, the challenge we see is getting the other PVC membrane flat so they don't telescope through this. However it is a stiffer metal and it's going to try and absorb some of that. He can't guarantee everything. Councilwoman Murphy asked if it would cost us any more money, Mr. Pulice replied this would be part of the contract, what he is proposing is that install this as an astatic feature, that roof would be made water tight with a membrane underneath it, but this just an astatic feature and he feels running the metal in this fashion and because it can make a tight radius because the profile would give us two things, a good barrier for the elements and an astatic treatment that would be acceptable when walking. This would be the first thing you see when you are walking up to the Library. He wants it to look good and that PVC didn't work out well at all. Mr. Comfort said the panels won't bend we just have to shape them to the curvature, we looked into (inaudible) and actually curving it, and what tends to happen is the curve tends to get tighter you go from say a metal material to an aluminum material and then you go thicker because what happens is when you bend it you actually stretch the metal, you will get to the point where you could almost fracture it, it is so tight... Councilwoman Murphy asked if they had the confidence that it's going to make the curve. Mr. Comfort said it was going to be a shingle look, it's not going to be curved exactly like, he can't not guarantee that and he isn't going sit here and tell you that. Mr. Pulice said it is a very tight radius but he thinks this will add a shadow line and an architectural element to the barrel vault that he thinks will be acceptable. We are going to take it to the apex of the barrel vault and like it was explained if you look at P1 in between these barrels we have the drainage valleys so we wouldn't clad the middle barrel vault. These will only be done on the sides of the Library, only to create an astatic appearance, and he believes they will be successful at it. The front areas, the fascia boards in that rendering we created the round "U's" for the barrel vaults would be done in a matching sheet metal and the intersections of the barrel vaults will have a little piece of sheet metal to prevent watering backing up, if those drains are not maintained what will happen is water is going to squirt out from that juncture of the barrel vaults so we were going to put in a little dam to have the water captured there and flow back to the drain. So there was the idea for there. Mayor Mignone asked where do the drains drain to, Mr. Pulice stated they are internal and they are in the columns and they drain out to a drainage system. Councilwoman Murphy asked when they thought it was going to be completed. Mr. Pulice stated that they

wanted to install it when it's proper, the weather has to be favorable, we held off until we had this meeting, probably in the spring. Councilwoman Murphy wanted to say on behalf of the Library that they have noticed a difference in the temperature inside the building with the new windows and insulation. Mr. Pulice stated that they used the cooper lined Pella window system with a glare proof coating because there was a lot of UV coming in there, we were contemplating solar shades or some type of shading system but it really made a vast difference. We now have tempered glass in there because the original glass was regular plate glass and Plexiglas and birds were flying through the clear story. Mayor Mignone stated he thinks the interior duct work turned out nicely also. Mr. Pulice felt that astatically it intergraded nicely and he was happy with it. Councilman Acquafredda said that assuming we follow the recommendation of our architect as far as the front element of the Library let's put this one to bed, it's almost done. The side issue is strictly for astatics as Peter pointed out, What is the most important thing that we heard tonight, the most important thing we heard was from the manufacturer is issuing a 25 year warrantee. Councilman Acquafredda wanted to assure the Mayor and Council that manufacturers don't take their warrantees lightly. In order for them to issue a warrantee, they run their own set of inspections, sometimes they hire their own roofing consultant who does a roofing inspection and issues a report, which is what is important to us. Suffices to say it is also done so people that are not of the works will understand the concept behind this. Secondly the pictures that we have been looking at obviously were always interim pictures, they were never pictures of the final product, and it was always a roof under construction. Roofs are messy, especially the system we ended up doing through including financial consideration, this is perhaps one of the messier systems left of all the systems, so there is expectation of bleeding of the masking that was used. Which as it was pointed out tells us that the two layers have in fact adhered properly. He believes what the tell-tale sign of this job is the P3 pictures and anyone who wants to go on the roof, waiting until May, basically this is what we take pictures of now. This is the roof that has been warranted by the manufacturer and also approved by the architect that complied with whatever he designed and thanks to the good work of the contractor as well. Let's see who this ends up, he trusts Peter, and he thinks this is perhaps the best solution given the astatic of the roof, other than redoing it. We just move on and get this thing finished. Councilwoman stated that something was said about the warrantee was in effect by periodic inspections, or you going to give us what we have to follow in order to adhere to the warrantee. Mr. Comfort said the contractor has the warranty and it also comes with the roof maintenance guide. Mayor Mignone asked if the Council had any concerns about the brackets or was it only his concern when it comes to the color. Councilman Acquafredda said the issue with the exterior brackets is lets day paint them, we have no idea if the paint if the paint would adhere to them, so in a year or two we may have peeling paint which would compound the problem, we were not given the opportunity to deliberate on the brackets so it seems to him right now it's realizable to accept the brackets, also because they are in the back of the building. Councilman Bartelloni asked Councilman Acquafredda with regarding to his expert opinion regarding color, Councilman Acquafredda replied not to go with brown otherwise it is going to weight down the building, the middle gray would be his recommendation. Mayor Mignone wrapped this up by saying Mr. Comfort has issued a warrantee, we have the outstanding work on the barrel roof, he asked if there was a way to do a little mock up section when it gets warmer so the Mayor and Council could look at it before the whole thing is done. Mr. Pulice said that it could probably happen within the next 2-3 weeks to do a small section and let Mayor and Council look at it. Mr. Comfort stated that was a good idea so everyone would know that the typical depth is 16 inches, we look at the radius and we are proposing 6 inches to try and help make curvature. Mr. Pulice said that

they would get a representative to do a mock up in a color that he selects in the gray family and put it up there. Mayor Mignone thanked Mr. Comfort, Mr. Pulice, and Mr. Gershfield for appearing.

DISCUSSION ITEMS

1. Review Bids for Fire Company #2 Generator – Mr. Negreann explained that the bid opening was held for this project. Four companies picked up the bid, two submitted, Envirocon's bid was \$124,754.00 and Vanore Electric's bid was \$84,832.00. According to the FEMA requirements he has to check with Federal and State department lists, and they are not on those lists. They have completed work previously for us in a satisfactory manner. There is a resolution tonight in front of you, 16-65, and it would be his recommendation to make the award tonight, and funds are available for this project. Mayor Mignone asked what Mr. Costa's estimate was for this project. Mr. Negreann replied it was a little over \$124,000.00 in terms of the available funding that we put together, which he thinks was based on this estimate, and \$50,000.00 on the construction would be reimbursed by FEMA. The resolution states there is no further action needed. No further questions.
2. SCORE – 2 year Lease Agreement with Temple Avodat Shalom – Mr. Negreann explained that he asked the Borough Attorney to make that report since he was involved. Mr. Sarlo stated he spoke with the Director exchanging emails regarding the expiration of the lease as of December 31. They are willing to enter into a 2 year lease keeping it at the 2015 rate with no increase. Mayor Mignone asked if there is a clause if we were to terminate early any penalty? Mr. Sarlo stated that because it is a 2 year lease no, most leases for 2 years don't have that clause. Mayor Mignone was just wondering if we should have something in there for 2 years. Mr. Sarlo stated that most commercial leases don't have any out for a 2 year lease, he could ask them for a 30 day notices. Councilman Acquafredda asked if we could do a month-to-month starting at the 18th month. Mr. Sarlo said we are in a month-to-month right now and you may just want to give them a year for 2016 and with an option for 2017 to be excised by December 1st. Mayor Mignone asked the Council if they agreed and all said yes. Mr. Negreann mentioned that there is a resolution, 16-61, before Mayor and Council and he would ask the Borough Attorney to take a look at it to see if any amendments would be necessary to make the award tonight. Mayor Mignone asked if maybe Mr. Sarlo should reach out to the Temple and see if it's ok with them first. Mr. Sarlo said they have not agreed to that, they did agree to a two year, but he is assuming it would fine since they have been very accommodating. It was decided that this resolution would be tabled.
3. Enter into Agreement with Robert McNerney for Expert Appraisal Services for State Court Tax Appeals – Mr. Negreann is asking that the Council consider awarding a contract Mr. McNerney, who has done appraisal work for us in the past on tax appeals. This would be different in that we don't have a specific block and lot that is need of an appraisal at this time. It is sort of a standby agreement with him. On occasion the tax appeal attorneys and James Anzevino our Tax Assessor, are confronted with by a judge who basically says we have two weeks to get him an appraisal on this particular case because it is being scheduled for a hearing. It can be a very short notice and sometimes our meeting schedule does not allow for that engagement and this would protect us and allow those attorneys to move ahead with that appraisal. Mr. Negreann has spoken with Mr. Anzevino and he does recommend the services of Mr. McNerney and has worked with him in the past. Mayor Mignone asked if there was a retainer required or is it going to be per incident. Mr. Negreann said it would just a not to exceed amount, and we would be billed on an hourly basis so this would allow him to proceed. Mayor Mignone

said but there is no retainer in the event that we don't have any, Mr. Negreann said no and he just wanted to explain it since it isn't typical of what we normally do in this situation, so that is listed on the agenda tonight as well. Mayor Mignone asked if there were any questions, and there were none.

4. Appointment of New Council Person – Mr. Negreann stated that the Clerk had received a letter with some names. Councilman Papaleo mentioned that it is also listed on the regular meeting's agenda, Mayor Mignone stated that it was also listed on the work session agenda. Councilman Papaleo stated he know if a discussion was needed. Mr. Negreann stated that since the names have been distributed it could be brought up during the regular meeting.

MAYOR'S REPORT

Mayor Mignone stated he didn't have a report at this time.

FOR YOU INFORMATION

2. NJSRTS Recognition Program – Application Deadline January 31, 2016 – Mr. Negreann felt it was best to defer this to Councilwoman Busteded who brought this to our attention. Councilwoman Busteded said she was just passing along some very basic information. Annually New Jersey Safe Routes to School have a recognition program recognizing municipalities for their effect to provide safe routes to schools for their school children. She discussed this with Mayor Mignone and she feels the borough has a good opportunity to at least meet the first step of the bronze and possibly the silver. The Mayor has asked Mr. Costa and the Police Department to provide some information on crossing guard review. We also in conversations with Safe Route to School can submit two programs they would consider innovative, reduction of speed limit on Kinderkamack Road, the installation of the sidewalk by the Middle School, she has had conversations with them regarding the Complete Streets Checklist that is part of the application now. No money is involved in this on either side, this is a recognition program and it will also give us points towards our Sustainable New Jersey recertification, we will be killing two birds with one stone. There is a resolution on for tonight for approval and she is asking the Council to consider it. Mayor Mignone stated that in terms of completing the application, he said he would help and asked if she would want to take some it, Councilwoman Busteded answered by saying absolutely. Mayor Mignone said we would have to identify a Safe Routes to School Champion and he would nominate Councilwoman Busteded since she does take the lead in the efforts and a specific person needs to be named on the application and this would be his recommendation. A motion was made to nominate Councilwoman Busteded as the Safe Routes to School Champion.

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

All in favor 5-0

Mayor Mignone stated that he believed Councilwoman Busteded was correct that we might be able to get as far as silver. Councilwoman Busteded felt we should apply for silver, Mayor Mignone agreed and said the worst they will do is maybe not accept one of the projects and get knocked down to bronze. It is a worthwhile thing and it is due on January 31st, and a resolution is on for tonight.

UNFINISHED BUSINESS

Mayor Mignone asked the Council going forward regarding "Unfinished Business" that we start assigning specific goals or objectives under these items and assign them to the appropriate committees or liaisons to get some resolution, because we seem to have the same list of unfinished business for months and months on end and we don't seem to attach any goals or objectives to them. So if there is a specific item we need to identify something and work towards it rather than just leaving it as an open item because he doesn't know whether its good

use of our time to rehash things which are either static or not moving towards any resolution. This is what is asking for going forward. Mayor Mignone asked if any of the council wanted to speak about any specific item on this list.

Councilwoman Busted stated that the Technology Committee met last week and discussed at length the social media policy the Mr. Sarlo drafted last year, we made some comments and suggestions and returned it to Mr. Sarlo. She would expect in the coming meetings they would have something for the council as a whole to look at and hopefully move on to adopting a policy. Mr. Sarlo suggested it be listed at the next meeting for discussion, he should have a new draft by then.

Councilman Acquafredda wanted to discuss the "Community Center" and said that it needs to be resurrected and another it needs another look, consider what data we have and see if anything is missing from it, whether by substance or by number. Mayor Mignone asked him if he would make a recommendation to establish a working committee, Councilman Acquafredda replied yes he was getting to it. Councilman Acquafredda said he would like the Mayor to be a part of this committee with another volunteer so we have three. Councilman Bartelloni volunteered to be a member of the committee. Mayor Mignone asked Councilman Acquafredda to provide a copy of the date to Councilman Bartelloni, set up a meeting, and then come back before the council. Councilman Acquafredda suggested meeting with the Canzani people again, who has done a lot of work on this project, and they would be more than eager to continue as former residents of this borough to give back as pro bono services as they have been doing this past year.

Councilman Acquafredda asked if the Library Roof and HVAC should remain on the agenda. Councilwoman Murphy suggested removing once the project is finished. Mayor Mignone stated that a future agenda should list it as we are waiting for close out or something. Because not having any action items associated with a topic he doesn't think it means anything.

Councilwoman Busted asked that "Complete Streets" be removed from unfinished business, the borough has really undertaken and incorporating complete streets policy through its efforts and doesn't need to be listed as unfinished business any longer. A motion was made to remove this item.

Motion by Councilwoman Busted, second by Councilman Bartelloni to approve.
All in favor 5-0

Councilman Acquafredda asked about leaving "Social Media Policy" on the agenda, Mayor Mignone said at least until its adopted.

Mayor Mignone mentioned "Sidewalk and Curb Responsibility" actually came up tonight under personnel, that is an item that will still be under discussion. Again we basically need to review what the borough's responsibilities are or what we want them to be and how we want to address the issues, but we also recognize how that ties into how we interact with the Shade Tree Commission and how shade trees can cause or contribute to sidewalk conditions that we are asking people to fix. We should come up with some policy objectives to address trees and sidewalks going forward.

Mr. Negreann mentioned "Damage to Public Property", he does a monthly report working with the Mr. Sarlo and the departments. The December report will be listed on the next public meeting, if you want to remove that you will get these reports on a monthly basis as to the progress on recapturing or repairing the property. A motion was made to remove this item

Motion by Councilman Acquafredda, second by Councilwoman Busted to approve.
All in favor 5-0

Mayor Mignone asked where we stood with "Townwide Communication". Councilwoman Busted stated it could be removed as an unfinished business item, we will be taking it up under social media. She felt that was good progress in really communicating out through Nixle and the website. Mr. Negreann said it is under consideration for the budget as well, separate departments for public information. A motion was made to remove this item from the agenda.

Motion by Councilwoman Busted, second by Councilman Bartelloni to approve.
All in favor 5-0

Mayor Mignone mentioned "Grove Street" and Councilman Papaleo stated that he knows residents come and speak to the Council about expanding the parking and he thinks it's an issue council should discuss and make a decision one way or another and plan what we intend to do this year. It should be discussed in the budget meetings and can't see any harm in leaving it for the time being. Mayor Mignone thought that was fair enough.

Mayor Mignone mentioned the LESO Program and he didn't know if the Chief has made any progress with that. Councilwoman Murphy said that she knew Lt. Naprstek was the one to sign up for it and we are a member. He did say he had some difficulty navigating it. Mayor Mignone said he put him in touch with the detective who runs the program in Fort Lee and they offered their assistance to help shorten the learning curve. Mayor Mignone asked to confirm with Chief Cariddi if Lt. Naprstek was still the contact person and still have the responsibility for the program and if they need assistance to help them contact Fort Lee, they have been doing it for several years/

Mayor Mignone mentioned the "Capital List" and had Mr. Negreann modify the sewer sub-committee to be sewer/public infrastructure and asked Mr. Costa on a monthly basis give us updates on all the capital projects at that meeting so we can report back to the council the status so we will have an ongoing status of all the capital projects. This should give us the time to speak with him and always free to ask him to appear here and address the full council if there is a question on any particular project. He felt this was an easier and a much quicker way to deal with these projects.

Councilman Papaleo wanted to mention a request from the town pool trustee that we make a recommendation they join the JIF and he would move this. Mr. Negreann said there was certain criteria for an entity to be consider a quasi and he would prefer that the Risk Consultant come before the council and explain the conditions. You would need to hear that first before making any recommendation that an application be made. It can be arranged. Mr. Negreann also said that he would be seeing him tomorrow night and would discuss with and schedule him to come in. Councilwoman Murphy said she spoke with Ezio today and mentioned it because she knows the pool was interested in joining the JIF and she believes they do that in New Milford. Mr. Negreann again stated that Ezio should come before the full council and explain the conditions, the levels of coverages, and answer any questions. Mayor Mignone asked if there was any implication to the borough or is this just a conduit for them to join, there is no responsibility on the borough or any liability on the borough for them doing so. Mr. Negreann again said he would like the risk consultant to answer that, it's a valid question to ask the risk consultant. This way the whole council will have the same information. Mayor Mignone said there could actually be a draft resolution prepared and if Ezio comes we can act on it then if there are no issues.

Councilwoman Busted wanted to update the Mayor and Council that residents had come while the Safe Routes to School discussion and raised some concerns about the lighting at the Wayne Ave. intersection, and she wanted to let the council know Lt. Naprstek has been in contact with PSE&G and everything is operating properly, however he has escalated it to review if we wanted

to increase the wattage and do an assess there and he will make a presentation to Traffic and Safety.

MOTION TO OPEN TO THE PUBLIC

Motion by Councilwoman Murphy, second by Councilman Papaleo to Approve.

All in favor

Joseph Dunsay, 151 Concord Dr. – He is a member of the Environment Commission and they concern is to bring in more bike paths and that is why he was here tonight. He made reference to an article in read in the paper on Hackensack and the River Walkway Extension and thought it was a good idea for River Edge to do the same. Mayor Mignone suggested that he deliver all his information on this proposal to the Environmental Commission, also there are new members and he is very optimistic the commission will have sufficient members to have a quorum going forward. There are other implications such as some of the property is County and some not. We would also eventually bring this to the attention Historic Commission and New Bridge Landing Commission to see if this is something they would want effecting the New Bridge Landing property itself. Mayor Mignone encourages him to do his due diligence and see what plans are out there and bring it to the Environmental Commission. Mr. Dunsay said he thinks the next meeting of the Environmental Commission is a few weeks away and hopes to have a quorum. Mayor Mignone thanked him.

MOTION TO CLOSE THE PUBLIC HEARING

Motion by Councilman Bartelloni, second by Councilwoman Murphy.

All in favor 5-0

MOTION TO ADJOURN AT 8:05 PM

Motion by Councilwoman Murphy, second by Councilman Bartelloni to Adjourn.

All in Favor 5-0

Stephanie Evans. RMC
Borough Clerk