

**BOROUGH OF DUMONT
BERGEN COUNTY, N.J.
PUBLIC MEETING MINUTES
MAY 19, 2015
6:30 PM**

Mayor Kelly called the meeting to order at 6:33PM

Flag Salute, Moment of Silence

Sunshine Law: The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time and place of this regular meeting in the annual schedule and notice of regular meetings of this Governing Body. Such annual schedule and notice of regular meetings is posted at Borough Hall, was sent to *The Record* and the *Ridgewood News*, posted on the Borough website and filed with the Borough of Dumont.

Roll Call:

Council members Correa (initially via phone and arrived at 6:40), Hayes, Manna, Morrell, Riquelme-present
Councilwoman Zamechansky-absent
Mayor Kelly-present

Motion to accept agenda as presented: Councilman Morrell

Second: Councilman Riquelme

All in favor.

Approval of Minutes

Motion to approve the May 5, 2015 Executive Session and Closed Session minutes:

Councilman Riquelme

Second: Councilman Morrell

Roll call vote: Council members Correa, Hayes, Morrell, Riquelme-yes

Councilman Manna-abstained

ADMINISTRATOR PERKINS' REPORT

The Administrator, Mayor Kelly and Councilwoman Zamechansky met with a representative of FEMA Region 2 and a representative of the Department of Environmental Protection. The Borough of Dumont is considered to be compliant with the provisions of the National Flood Insurance Program and is eligible to make application for participation in the community rating system.

The Borough will be receiving \$31,681.88 for a Clean Communities grant.

The DPW has put down over 81 tons of asphalt to patch potholes so far.

The DPW passed the Right to Know inspection.

A JIF seminar on preventing sexual harassment and other hostile behaviors in the workplace will be held May 20th and May 21st in Fair Lawn.

COUNCIL COMMITTEE REPORTS

- Councilwoman Correa

Board of Education

The Councilwoman attended the April 30th meeting. There is a 2%-\$659,000-increase in their budget, which would equate to \$107 per average \$307,000 household. They got a 10% funding cut for the upcoming school year. Their debt service has decreased by \$72,000. Thirty students did not participate in taking the PARCC tests. They are also starting an assessment in computer programs for kindergartners to third graders. Graduation rate is 96%.

Recreation

The Councilwoman had asked for the past approved minutes at the last Recreation meeting. The Municipal Clerk still has not received them.

Certification courses were held May 12th.

The DPW has been working on the baseball field in Bergenfield for the men's league.

The drainage at the Babe Ruth Field has been completed. The JV Director is having someone come to add to the nets to prevent balls from going into residents' yards.

There was an issue brought up about an extension to the tower at TwinBoro Field. There was concern that if it fell it would impact the DPW gas tanks, the pitcher's mound and the bathrooms. A resident stressed that the councilperson present at the Land Use Board meeting felt that revenue was more important than safety. The application was tabled until the next meeting.

The Lissemore Football Camp is scheduled for June 28th.

The Councilwoman said that it was also brought to her attention that on May 5th, the Recreation Commission called an emergency meeting without proper public notice. The Councilwoman read the Open Public Meetings Act to them. She and another resident asked what the emergency was but the reason did not fall under the criteria of an emergency meeting. She had explained to them that they must follow the Open Public Meetings Act (Sunshine Law). She also gave copies to two of the commissioners who had asked for it.

- Councilman Hayes

Joint Land Use Board

There is a meeting next week. The monopole at the DPW is on the agenda.

- Councilman Manna

Finance

The Finance Committee met and went through the workbook one more time. The budget hearing is scheduled for tonight.

Shared Services

There has been discussion about Municipal Court shared services.

- Councilman Morrell

Shade Tree Commission

The Commission will be sponsoring "Ride the Rails" about history of the trains that came through Dumont. It will be held June 6th 10AM-4PM. They will have story time, movies and talk about the importance of trees.

- Councilman Riquelme

DPW

The total miles swept for the month of April was 419. The Department continues to send the sewer jet out on a daily basis in order to avoid backups. Grass pickup began the first week of April. Approximately 650 potholes have been filled so far.

MAYOR'S REPORT

Dumont has joined the Woman's Club and Vantage Health in promoting awareness of mental health issues and encouraging people not to be afraid to seek help. Therefore, Dumont is designated as a Stigma-free Zone. Vantage Health has many programs. There are also purple signs, purple stripes on police cars and down the center of New Milford Avenue signifying "Relay for Life" to raise money for cancer awareness. On June 5th and 6th the high school will be hosting the event. Last year they raised \$42,000.

General Order of Business

Public Hearing on the 2015 Municipal Budget introduced April 7, 2015

Mr. Vinci, Borough Auditor, explained that tonight there is a hearing on the budget that was introduced last month. The budget was approximately \$21,595,000; an increase of \$487,000 over the prior year. The tax increase to the average \$307,000 home is \$98.00. Some of the major increases dealt with the health insurance premiums, which is increasing \$88,000; the pension system administered by the State, increasing \$102,000 and last year the Borough had to fund \$234,000 in emergency appropriations. However, there was a prior year \$100,000 emergency that came off the books, which resulted in a net impact of \$134,000. Also on the agenda is a budget amendment, which would further reduce the tax impact. If approved, the tax impact would go down to \$88.00.

Councilman Riquelme asked Mr. Vinci if he saw any items that would be over budget-for instance, police overtime. Mr. Vinci replied that police overtime was considered. In answer to Councilwoman Correa's concern that last year's emergencies would not be repeated, Mr. Vinci said the money funded in last year's emergencies were reviewed and increased in this budget. In answer to Councilman Manna's question about estimated tax bills, Mr. Vinci said the Council would have to pass a resolution, probably in June, estimating the tax rate for the third quarter. Councilman Manna pointed out that money has been put aside this year for estimated tax bills. He feels that budgets should be set two to three years going forward, according to the seminar he and Councilman Hayes attended. Mr. Vinci agreed that this would be a very important tool.

Mr. Perkins stated that at the first meeting of the Finance Committee the tax number per household was \$163. After ten meetings the number is now \$88.

There was discussion about a line item that was to be used to hire two new policemen but was depleted.

Motion to open to the public pertaining to the budget: Councilman Manna

Second: Councilman Hayes

All in favor.

1. Liz Marchese, 235 Larch, asked how much of the \$98 is from the overage from last year. Councilwoman Correa responded \$45. Councilman Hayes stated police overtime, legal expenses, special counsel and energy. She wanted to be assured that these items would not go over in the 2016 budget. She also asked about shared services.

Motion to close to the public: Councilman Hayes

Second: Councilman Morrell

All in favor.

#15-141 2015 Municipal Budget Amendment

Councilman Manna stated that the Finance Committee worked on whatever items could be worked on.

Councilwoman Correa stated that she again has donated her \$2,000 stipend to the Dumont Volunteer Ambulance Corps.

Motion to open to the public on the Budget Amendment: Councilman Manna

Second: Councilman Hayes

All in favor.

Motion to close to the public: Councilman Manna

Second: Councilman Riquelme

All in favor.

Motion to adopt Resolution #15-141: Councilman Morrell

Second: Councilman Manna

Roll call vote: Council members Correa, Hayes, Manna, Morrell, Riquelme-yes

Review of Consent Agenda Items: All items with an asterisk are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a member of the public or a Council member. Also, any item may be removed for further discussion or for roll call vote in which case the item will be removed and considered in its normal sequence as part of the general order of business.

RESOLUTIONS

#15-130 Bills List *

#15-131 Approval of Street Closure on Cooper Avenue July 18, 2015 for Boy Scout Troop #1345 to Host a Car Show *

#15-132 Approval of Block Party on Prospect Avenue June 6, 2015 *

#15-133 Michael Geller-Approval as Member of Dumont Fire Auxiliary *

#15-134 Temporary Capital Budget Amendment for Bond Ordinance #1490 *

#15-135 Kayla V. Tise-Approval of Acceptance into the Dumont Police Reserves *

#15-136 Approval of Membership in State Local Cooperative Housing Inspection Program *

#15-137 Approval of Appointment of Dr. Andrew Granas as Dumont Emergency Services Surgeon * Mr. Perkins explained that we are in the process of putting together a light duty policy for the police department. Appointing Dr. Granas will help meet the criteria.

#15-138 Arcari & Iovino, Borough Architect-Evaluation of Borough Hall Options-not to exceed \$6,000 *

#15-139 Remington & Vernick, Borough Engineer-Evaluation of Borough Hall Options-not to exceed \$8,250 *

#15-140 Municipal Court Shared Services with Haworth-will be discussed in closed session; removed from the consent agenda

Motion to open to the public for consent agenda items: Councilman Manna

Second: Councilman Morrell

All in favor.

Motion to close: Councilman Morrell

Second: Councilman Manna

All in favor.

Motion to adopt Resolution #130-#139: Councilman Riquelme

Second: Councilman Morrell

Roll call vote: Council members Correa, Hayes, Manna, Morrell, Riquelme-yes

ORDINANCES

First Reading

#1490 Bond Ordinance Providing for Various Capital Improvements in the Borough of Dumont, Bergen County, New Jersey appropriating \$515,000 therefore and authorizing the issuance \$490,475 in bonds or notes of the Borough to finance part of the cost thereof.

Motion to waive formal reading: Councilman Manna

Second: Councilman Morrell

All in favor.

Motion to pass on first reading: Councilman Manna

Second: Councilman Morrell

Roll call vote: Council members Correa, Hayes, Manna, Morrell, Riquelme-yes

A presentation on the different possible options for a new borough hall was given by Anthony Iovino, the borough architect. His office and the borough engineer's office were charged with looking at different site options and the costs. Mr. Iovino intends to finalize the report once he receives comments. The options presented were: to renovate the existing facility, take the current building down and build a new building on that property or properties, or build on an alternate site. In 2013 his office was asked to do a study of what the Borough's needs were for administration, the teen center, police department, etc. The 50 Washington Avenue building was built almost one hundred years ago as a schoolhouse and added onto. There are many inefficiencies. The Department of Corrections wants certain things corrected by the police department. The 50 Washington building does not have enough parking. It has so many issues and needs roofing work, roof structure, all new windows, repointing all of the brick, hazardous material abatement, environmental issues, utility service upgrades. To take the building, gut it and install new systems (heating, electrical, fire protection, ventilation, air conditioning, plumbing; lead paint and plaster have to be pulled out and redone). To save the skeleton and start over, it is the architect and engineer's opinion that the project would cost over \$12,000,000.

An alternate option would be to build a new building-the ideal size would be just over 31,000 sq. ft. Demolition would include the municipal building and the buildings at the proposed additional properties. The estimated cost would be just under \$12,000,000.

The next two options would be two one story buildings (separate building for police department) or one two story building on the D'Angelo's site. Included on this site would also be an in and out on Stratford, which would be more of a police exit, in case it's needed. There would be more green space on this site. The approximate cost of a one story would be a little over \$12,000,000; the two story estimated cost would be just under \$12,000,000.

Mr. Arcari explained that this is not a final document. He is looking for input.

Mr. Perkins said that in the old building water came through the walls. He said he isn't sure whether it's because the brick needs to be pointed or the brick is bad. If that building is refurbished, what guarantee is there that a new roof would be supported by the skeleton of that building? Mr. Iovino responded that the engineer said that additional framing for support would be necessary. When you renovate an old building there might be surprises. It would be wiser and more efficient to start from scratch.

Mr. Perkins stated that he has had a number of conversations with the Department of Corrections because according to Chapter 34:10A the police department would be required to have a sally port. Mr. Iovino said that the Department of Corrections gets involved very early with construction of police departments, because security is key.

Motion to open to the public: Councilman Manna

Second: Councilman Riquelme

All in favor.

1. Michael Grecco, Medford Rd, asked about remediation at the D'Angelo property.

2. Tom Kelly, 70 Beacon St., questioned the requirements of a sally port. He suggested departments could be consolidated to save space. He gave the history of the 50 Washington Avenue building. Mr. Kelly claimed that the building was applied for and approved as a listing on the New Jersey Register of Historic Places in January, 1977. The paperwork, he said, was never followed up on. He said if the paperwork was now filed, the town would be entitled to grant money from Bergen County Historic Preservation. He cited all the studies that have been done in the building. He asked if the generator and tower at the current building would be moved if the building moved. He said that if the sally port item was removed, it would save a lot of money. He spoke about the roof, parking and the brick in the old building. He spoke about green area at the D'Angelo site. In his opinion, demolition of the building would be the best idea-it would cost between \$6,000,000 and \$8,000,000.

3. MaryAnn Russini, Roosevelt Avenue, asked how many full-time employees there are who would need parking at Borough Hall. She suggested parking on the rooftop after a new building is built or parking in the lot below.

4. Rachel Bunin, 9 Poplar St., pointed out that land acquisition is not included in the proposal and that the old Borough Hall should be listed as an asset. She asked why he has Stratford as an exit. She offered alternatives.

5. Lili Binney, 32 Roxbury Rd., asked if there is a significant time frame between knocking down the old building and rebuilding. She asked the cost of the 2013 study. She said maybe we should get another architect's opinion and a commercial realtor to find out what the existing borough hall might be worth. She asked how many prisoners Dumont has a month. What Mr. Kelly said cast doubt on whether a sally port is needed. Can there be a shared service for prisoners? How many existing parking spaces were there before the trailers? She said that she doesn't think more than sixty spots are needed.

6. Kathleen, 33 Roxbury Road, asked what was happening with the apartments at D'Angelo's. Borough Hall is in a more commercial area; she has a concern because she lives in a residential area. She would be worried if she lived on Stratford with police cars exiting onto it. She doesn't want prisoners, communication tower or sally port in her

backyard. What will happen to the other borough hall if borough hall is built at D'Angelo's? As a taxpayer, she is concerned how much more her taxes will be.

7. Lynne Vietri, 41 Wilkens Drive, said that the old borough hall is on one acre. If we moved to the six acre D'Angelo property, we should only need a third of the property. She asked about the rate per sq. ft.

8. Wilfred Dunn, 44 Thompson St., said we shouldn't spend more than we can afford. We should keep the historic building. Transportation could be provided to borough hall. He said he thinks the roof should be repaired and the mold remediated, which would allow people to reinhabit it. Then the building could be rehabbed over the next ten, fifteen, twenty years. He said we could become a village and not pay our municipal employees. He said he needs his taxes lowered. We could put up senior housing at D'Angelo's. We should merge services with other towns.

9. Richard McLaughlin, 358 Prospect, said that in the winter he has trouble going up and down the stairs, with his cane, behind borough hall. If a platform could be put over the lot behind the police station, it would be great.

10. Joyce Gia, 480 Washington Avenue, said that the matrix on the website shows six properties-would those be taken by eminent domain? If the farm location is selected, would the 50 Washington Ave. property be sold and proceeds used to offset some of the costs of the new development? She said that would be the logical place to put apartments and tax revenue could be derived from that. She asked if the Borough owns the property. Does the assessment include just the property on the west side? Would you be able to take the one acre on the east side by eminent domain and then sell it? The attorney responded that that would not be a legitimate use of eminent domain. Is Stratford Road a paper street? Are you planning on meeting rooms? Environmental costs were not included in the matrix. Once a decision is made, how long before the residents could see some drawings? It would be an opportunity for the town, if the farm location was chosen, to present an image of the town for the future.

11. Sal Maurice, 25 Druid Avenue, said bricks last forever. He said there are about six layers of roof on the old building. Once all the roofs are removed it would be lighter. He suggested prisoners be brought right to the County. In his opinion, the building could be fixed in increments.

12. Tom Kelly, Beacon St., asked how tall the two story building would be on D'Angelo's.

13. Tom Grassi, 27 Merritt Avenue, said that eminent domain could solve other issues in town for a couple million dollars more to be able to prevent 240 some odd apartments-it would save the town a lot more money in the long run.

14. Robert MacDonald, 75 Lucille Avenue, said that a handicapped woman spoke at the March 17th meeting about not being able to get in to Borough Hall because it isn't handicap accessible. She was told that a ramp would be built after the winter weather. The garage leads to a sitting room. Mr. MacDonald called the County and they told him that what was necessary was: handicap parking, handicap ramp, elevator, handicap door and handicap bathroom. He said that there is nothing handicap accessible about the building and asked how the town was able to open up as a municipal building.

Mr. Perkins responded that the garage door will have a sign that it's handicap accessible, there will be a wireless bell on the outside. When someone rings the bell, a staff member will open the door and they can be wheeled in to the interior room.

15. Elaine McMahon, 80 New Milford Avenue, explained that she was using her walker when she came to Borough Hall May 13th to pay taxes and have a form filled out. She was very upset about the way the tax clerk had treated her. She was surprised that the town would pick an office without handicap access.

Councilwoman Correa apologized to Ms. McMahon on behalf of the Council.

Mr. Perkins stated that Ms. McMahon's issue was dealt with her and her supervisor, the tax collector. He did not know the extent of the incident. It will be addressed again tomorrow.

16. MaryAnn Russini, 141 Roosevelt Avenue, asked if there was a date for the Roosevelt bid yet. The response was that there isn't yet.

17. Cary Stopsy, 48 E. Quackenbush, said there are twigs in the brook. When it rains, he gets a lot of garbage where the front wall is on his property. There is still a divot in the street and he can hear clicking when cars go by.

Motion to close to the public: Councilman Manna

Second: Councilman Morrell

All in favor.

The Municipal Clerk read the resolution to enter closed session to discuss Litigation-Landmark and Negotiations-Haworth. Action may be taken after closed session.

Motion: Councilman Manna

Second: Councilman Morrell

Roll call vote: Council members Correa, Hayes, Manna, Morrell, Riquelme-yes

Motion to go back into public following closed session: Councilman Manna

Second: Councilman Morrell

All in favor.

Motion to adopt Resolution **#15-140** Municipal Court Shared Services with Haworth subject to further negotiations and authorizing the Mayor to execute once the negotiation is completed: Councilman Manna

Second: Councilman Morrell

Roll call vote: Council members Correa, Hayes, Manna, Morrell, Riquelme-yes

Motion to adjourn: Councilman Hayes

Second: Councilman Riquelme

All in favor.

Meeting adjourned at 10:40PM

Minutes respectfully submitted by:

Susan Connelly, RMC

Municipal Clerk