

Borough of Tenafly

MAYOR AND COUNCIL

MINUTES

TUESDAY, MARCH 10, 2015

PRESENT: Mayor Peter Rustin, and Councilmembers Anthony Barzelatto, Maxim Basch, Nadia LaMastra, Daniel Park, Paul Stefanowicz, and Mark Zinna

ABSENT: None.

ALSO PRESENT: Borough Administrator Jewel Thompson-Chin
Borough Attorney William R. McClure

At 7:08 p.m. Mayor Rustin read the Open Public Meetings Act Statement: "In compliance with the Open Public Meetings Act P.L. 1975, chapter 231, the notice requirements have been satisfied. Meeting dates for the year are listed in the Annual Agenda; copies are sent to the Record, Suburbanite, and Northern Valley News and posted on the bulletin board in the lobby of the Municipal Center." Notice of this meeting by the March 4, 2015, Sunshine Notice has been sent to the Record, the Suburbanite, and Northern Valley Press, and has been posted on the public bulletin board in the lobby of the Municipal Center and Borough Website.

CLOSED SESSION

Mayor Rustin recognized Borough Attorney William McClure, who read into the record Resolution 15-96.

BE IT RESOLVED in compliance with NJSA 10:4-12, the Mayor and Council of the Borough of Tenafly are going into Closed Executive Session to discuss the following matters:

- A. Personnel
 - 1. Use of Workplace Computer

Minutes will be taken of the meeting and released to the public at the time that the matter is resolved. After Closed Executive Session, the Mayor and Council will reconvene in the Council Chambers to resume the Regular Meeting.

On a motion from C. LaMastra, seconded by C. Zinna, and all present voting in favor, the meeting was recessed to the Closed Session in the Committee Room at 7:10 p.m.

The Regular Meeting resumed at 7:48 p.m.

The Salute to the Flag was led by Mayor Peter Rustin.

Motion by C. Zinna, second by C. LaMastra, and all other members voting in favor,

BE IT RESOLVED that the Minutes of the February 24, 2015 Work Session, February 24, 2015 Regular Meeting, and February 24, 2015 Closed Session (not to be released) are approved.

REVISIONS TO THE AGENDA:

None.

CONSENT AGENDA:

#R15-97/Approve Expenditures as of March 4, 2015

#R15-98/Authorize Refunds – Tax Court Judgments

#R15-99/Authorize Execution of Interlocal Agreement with the Borough of Paramus - Public Safety Answering Point (PSAP) Service for 2015

#R15-100/Authorize Redemption of Tax Title Lien TTL12-8

#R15-101/Amend 2015 Meeting Schedule

#R15-102/Ratify New Contract with the Concrete Construction Corp for the Borough of Tenafly's Portion of the Bergen County Cooperative Curb Ramp Program

#R15-103/Award Contract – International Fireworks Manufacturing Company

#R15-104/Authorize Refund – Recreation Department

#R15-105/Authorize Refund – Fingerprint Reimbursement

#R15-106/Confirm Release of Standby Letter of Credit – PB#1-06-13

Motion by C. Zinna, second by C. Park, that the Consent Agenda be approved.

On a roll call, the vote on the Consent Agenda was recorded as follows:

C. Barzelatto:	aye	C. Park:	aye
C. Basch:	aye	C. Stefanowicz:	aye
C. LaMastra:	aye	C. Zinna:	aye

COMMITTEE REPORTS:

Councilman Stefanowicz

Board of Adjustment met on March 2nd, which had been previously been postponed from February. At the meeting, one case was memorialized; three new projects are in the works. He added that measurement dimensions must be precise when presenting applications before the Board.

The HPC met on March 9th. The meeting voted to permit 195 Jefferson to be able to sell a piece of the oversized lot. Pricing for the Sgt. Oresko memorial was also discussed.

Councilman Zinna

At the Chamber of Commerce cocktail party, the Best of Bergen honorees were present. BMW provided space for the Cub Scouts for their pinewood derby. The Planning Board cancelled their last meeting, but will hold their next meeting tomorrow.

Councilman Park

Police Commission discussed the 12 hour shifts. He also advised that the SRO is going well. C. Park stated that Lt. Klein retired on March 1st.

OLD BUSINESS:

None.

NEW BUSINESS:

Introduction of Ordinance

C. Zinna moved that the following ordinance be introduced and passed on first reading and set March 24, 2015 at 8:45 p.m. or as soon thereafter as the matter can be heard as the date and time and the Council Chambers of the Tenaflly Municipal Center as the place for a hearing on said ordinance. Seconded by C. LaMastra:

The Borough Clerk read into the record:

ORDINANCE NO. 15-04 - REFUNDING BOND ORDINANCE PROVIDING FOR THE REFUNDING OF OUTSTANDING GENERAL IMPROVEMENT BONDS BY THE BOROUGH OF TENAFLY, APPROPRIATING \$6,800,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,800,000 REFUNDING BONDS OF THE BOROUGH TO FINANCE THE COST THEREOF

On a roll call, the vote was recorded as follows:

C. Barzelatto:	aye	C. Park:	aye
C. Basch:	aye	C. Stefanowicz:	aye
C. LaMastra:	aye	C. Zinna:	aye

C. Barzelatto would like to have an ordinance implemented that mandates that fire hydrants must be cleaned of snow or a fine will be enforced. The Borough Attorney advised that ordinance is already in effect. The Mayor stated that any problems should be reported to the Police or the Code Enforcement Officer.

C. Barzelatto stated that volunteers need a greater incentive. New York has a LOSAP as well as a contract that reduces municipal taxes if the individual lives in the town. The Mayor stated to add it to the next Work Session for discussion.

PRESENTATIONS:

Downtown NJ

Executive Director for Downtown NJ, Peter Primavera discussed ways in which a BID can reestablish themselves within a community. He stated that Downtown NJ is a not for profit organization, which has been in existence for 26 years. He noted that the purpose of the organization is to help downtown areas remain competitive, and regain economic vitality and economic development, depending on the on specific town's situation. On June 11th Downtown NJ is holding their annual conference in Rahway. Mr. Primavera added that Rahway is an example of a revitalized downtown. Senator Booker will be a key speaker at the conference. He noted that the second event will be the League of Municipalities, where Downtown NJ has a booth and is sponsoring two sessions. An evening reception will be held at Tunn Tavern on November 17th and an evening reception at Tunn Tavern in the evening along with ICS. On November 18th the awards dinner will be held at the League.

He stated that networking and their board members are the most valuable aspects of Downtown NJ with a group members with expertise in specific fields consisting of Mayors, Council members, Planning Board directors, as well as professionals in real estate, law, architecture and infrastructure.

Mr. Primavera noted that Downtown NJ offers the benefit of networking. The organization identifies stakeholders and constituencies. Downtown NJ assists in creative place making.

The speaker added that there are several kinds of studies to help facilitate meetings and determine the strategic vision. He noted that there are specific lists of recommendations that must be done in a specific order for successful implementation.

C. LaMastra inquired as to what professionals visit the community. Mr. Primavera stated individuals that address the issues of the community are experts, which include architects, planners and governing officials from municipalities. C. LaMastra questioned how many reports are completed. Mr. Primavera added that there are approximately 40 reports that Downtown NJ has completed.

C. LaMastra noted that at the League of Municipalities the speaker spoke about PILOTS with developers. The speaker stated that PILOTS with developers are usually implemented for mix use or large projects.

C. LaMastra inquired as to the top three priorities for a BID to be successful. The presenter noted that there needs to be a relationship between the Borough Hall and the BID for comprehensive communication. There also needs an implementation of state statutes of a BID establishment. He also advised that there needs to a constitution of a board from a functional stand point.

He explained that prior to coming to the town for an evaluation; the group acquires data, holds interviews as well as assesses local competition.

C. Basch stated that he was interested in learning how the organization crafts a resolution where it takes over the BID for a specific time period. He added that through either a sunset clause or positive decision to retransfer BID back. C. Basch inquired as to the legal ramification of transferring the BID back. He also questioned how mistakes made previously with the BID would be corrected so they would not happen again.

Mr. Primavera stated that he has worked with municipalities to ensure a sunset clause and recommended experts for assistance, and provided information on standard operating practices.

C. Basch stated that property owners do not want to improve their areas. Mr. Primavera advised that there are several solutions to dealing with property owners that do not want to improve their property. He stated that one option is to have a redevelopment agency or have the authority cite the property owners.

C. LaMastra advised that when opening up the presentation for questions, for speakers not to use derogatory remarks regarding the BID. She added that while the structure may not have worked, it does not mean the people are not working and is not a personal reflection on them.

C. Zinna questioned if Downtown NJ gets involved in the actual execution. Mr. Primavera stated that the organization is solely for advice and recommendation purposes.

Mayor Rustin inquired as to whether Mr. Primavera has ever come across a hopeless case in which a downtown area had nowhere to go. Mr. Primavera noted that he has come across such towns; however the area needs to be properly assessed before coming to that conclusion.

Mayor Rustin stated the ground rules for questioning Mr. Primavera. He advised the public not to be derogatory or to pontificate. He urged the residents to ask specific questions.

AUDIENCE REMARKS FOR AGENDA ITEMS:

Christine Evron -39 Leroy Street – inquired as to the kind of principals the organization looks at to improve the areas. Mr. Primavera stated that fundamental data is gathered on demographics. He noted that an implementation list can vary on several items, however the specific needs of the community must be serviced. Mr. Primavera stated that Downtown NJ's services are catalysts in revitalization. He added that he is surprised when a community has a great spot that is not advertised on the internet.

Robin Brown – claims the presentation does not apply to Tenafly. She stated that she discussed attempts and projects that the BID has worked on, however she stated that implementation and lack of communication are the two major problems. She stated that the BID has been through the marketing aspect; however she stated that infrastructure should be a priority, such as the parking situation. The speaker noted that every aspect of the Borough Hall needs to be communicated, such as garbage collection, zoning composition, which implements best practices to understand what the Borough is composed and how it operates.

Bob Kutik –12 Washington Street – inquired as to whether municipalities pay a fee for a membership with Downtown NJ. Mr. Primavera informed Mr. Kutik that there are various membership levels. He advised that for a municipality or BID, the fee would be \$290.00. Mr. Kutik further questioned whether one needs to be a member for a study to be performed. The speaker informed Mr. Kutik that although it is not required to be a member to have a study done, it is encouraged. Mr. Kutik questioned how many members have not renewed their membership. Mr. Primavera stated that he did not know the answer to that question. He added that there are various reasons behind members have not renewed. He noted that Downtown NJ has grown in 14 years.

Khalid Mansoor – questioned what the focal items are in the report. Mr. Primavera noted that reports that have not been successful have been in communities have picked and choose from a priority list. He added a there needs to be a mechanism of how the community works, which requires things to be done in a certain order. Mr. Primavera also stated that there needs to be interaction from all identified stakeholders.

Carol Geisenheimer- stated that Tenafly has a great downtown area. She added that stores are filled. She added that the issue is that property owners have unrealistic prices. Ms. Geisenheimer further added that the BID should not be looked at because it does not qualify for redevelopment. She questioned when doing a study will it undertake the needs of a small community, such as those under 30,000. The speaker stated that the town does not need an analysis, but the Borough needs to speak to a particular expert.

Stephanie Pasternak – stated her concern over whether the organization will be able to assure their service with the correct experts. Mr. Primavera stated that the organization is comprised of a group of experts. He added that he is going to help and stay involved, so that the community can help themselves. He urged the Council and BID members to attend the organization's activities to learn more about what they do. He noted that there are no contracts. He also advised that there are 6 to 10 experts in the field of assessment. He also added that there are a lot of ways that money can be found to fund costs to help the community.

Lori Starer- inquired as to what other northern NJ town has the organization worked with. Mr. Primavera state that towns can be active, but not necessarily have studies done. He stated just having a membership would allow for referrals to occur. Ms. Starer further inquired as to whether the report will be provided in a timely basis. C. LaMastra stated that it will be posted on the website.

Johanne Gambrill – inquired about resident input. Mr. Primavera assured Ms. Gambrill that the entire community is a stakeholder. He added that sometimes the stakeholders go beyond the local and county borders. She questioned what part involves speaking with existing business owners and not landlords. She added that business owners have a different opinion on what attributes to their success and is an important component. Mr.

Primavera stated that study cannot be done without an assessment of businesses. He added that successful businesses have a successful business plan.

C. LaMastra question how the Chamber of Commerce differs from the BID regarding the role of the governing body. The speaker stated it is a statutory difference. The BID is a designated geographic area with boundaries. Chambers are town wide, but he added that the BID and chambers need to work together.

C. Barzelatto thanked Mr. Primavera for his presentation. He noted that volunteers mentioned that Beth Lippman was the previous director of the BID and working on Downtown NJ board. C. LaMastra stated that Ms. Lippman started on the BID board in 2012 for a year. C. Barzelatto added that Ms. Lippman was an expert who did not perform well and resigned. The Mayor stated that attributing the blame to one individual is not fair.

Mr. Primavera stated that he is willing to supply a list of municipalities that were happy with Downtown NJ's services and those that were not. C. Zinna stated that the Council should do their due diligence.

The Mayor stated to add the discussion to the first Work Session in April and allow the first hour for a joint meeting with the BID. C. Basch requested that the BID come back with plans. C. LaMastra stated that the BID is holding off on making future plans until it is determined if Downtown NJ will be conducting a study.

AUDIENCE REMARKS FOR NON-AGENDA ITEMS:

No one came forward.

MAYOR'S REMARKS:

Read proclamation honoring the 100th anniversary of NJ League of Municipalities and Executive Director Bill Dressel's retirement.

WHEREAS, The New Jersey League of Municipalities was founded 100 years ago to advocate for individual municipalities as well as for local government as a whole throughout the State of New Jersey, and

WHEREAS, The New Jersey League of Municipalities has succeeded beyond most ambitious goals as a representative of New Jersey's 565 local governments as demonstrated by the fact that all 565 New Jersey municipalities are members and participate as such, and

WHEREAS, The New Jersey league of Municipalities has been well-served by William G. Dressel, Jr. for forty-one years, the last twenty as its Executive Director, and

WHEREAS, William G. Dressel, Jr. has decided to retire after serving as the face and voice of local government in Trenton for the last twenty years, reminding State officials that it is our municipalities that form the foundation of government and of their responsibilities to serve local communities as well as the State, and

THEREFORE, the Borough of Tenaflly salutes William G. Dressel, Jr. on the occasion of his well-deserved retirement and thanks him for forty-one years of dedicated service to Tenaflly and all of the other municipalities in New Jersey, and

ADDITIONALLY, the Borough of Tenaflly does hereby recognize and applaud the all that the New Jersey League of Municipalities has done to improve the quality of government in our state and does hereby acknowledge the excellent representation it has provided for each of our 565 municipalities throughout New Jersey and wishes the League another 100 years of continued success.

The Mayor discussed the beginning of the creation of the BID. He questioned the viability due to the assessed tax. He noted that at the time there was unanimous support for the tax because they wanted the assurance. The Mayor stated that while Tenaflly has a great downtown, it could be better. He advised that Downtown NJ could provide realistic expectations. He asked that residents be patient and work for the betterment of the community. Mayor Rustin thanked Mr. Primavera for his presentation.

ADJOURNMENT:

As there was no further business to come before the Council, on a motion by C. LaMastra, second by C. Park, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 10:12 p.m.

Respectfully submitted,

Lisette Aportela,
MPA, RMC, CMC
Borough Clerk