

# **Borough of Tenafly**

MAYOR AND COUNCIL

COMMITTEE OF THE WHOLE

MINUTES

TUESDAY, APRIL 29, 2014

At 7:34 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 confirmed at the Annual Meeting, are posted on the public bulletin board in the lobby of the Municipal Center, published in the Record within the first 10 days of the New Year, and copies are sent to the Suburbanite and Northern Valley News."

Present: Mayor Peter S. Rustin

Council members: Maxim Basch, Nadia LaMastra, Daniel Park, Jon Warms, and Mark Zinna

Borough Administrator: Jewel Thompson-Chin

Borough Attorney: William R. McClure, Esq.

Absent: Councilmember Anthony Barzelatto

## **TO BE CONSIDERED**

### **DPW Building Plan and Cost Estimate – Presentation by Arcari & Iovino**

Mr. Anthony Iovino reported that a preliminary design study was conducted consisting of the replacement of administrative offices and support spaces in the Department of Public Works. The needs of the department, siting the new building on the property, the construction value, and ADA issues were part of the preliminary study. The proposal is to construct a 2-story building and eliminating the trailers. As a result, there would be an increase in parking spaces, the garage can be fully used, and there will be more green space at the site. The new building will connect directly into the garage. DPW Director, Mr. Culvert noted that during construction, DPW operations will continue in the current space and once construction is over, they can move into new building and then take down trailers. Mr. Iovino advised that the estimated cost based on the preliminary study is \$1,851,420. C. Warms inquired if solar panels can be installed in the new facility. Mr. Iovino responded that the estimate does not include any green initiatives towards LEED certification.

Mrs. Thompson-Chin stated that using the projected estimate, the CFO reviewed funding availability. There was an initial appropriation in 2006 for project for over \$330,000. \$600,000 was appropriated in the 2014 budget. Mr. Vinci commented that current balances on older bond ordinances can also be applied. Mrs. Thompson-Chin explained that Council will need to plan to appropriate an additional \$400,000 to \$600,000 to fully fund the project as a supplemental bond ordinance with construction beginning in the summer of 2015.

Council authorized that the project move forward to encompass a schedule, to include options for base LEED certification for further review and for the preparation of contracts for the architect and engineer for design and construction of the project.

### **Exemption of Generators During Emergencies**

This item was held for discussion for the May 6<sup>th</sup> work session. Mrs. Thompson-Chin advised that mufflers are currently built into to generators that use diesel and natural gas. C. Basch commented that the noise specifications should be provided when one applies for a permit to ensure compliance with the noise ordinance. Council requested that the Construction Official be present for the May 6<sup>th</sup> work session discussion.

### **Proposed Referendum Language from Drafting Committee**

Council reviewed the revised language and authorized the Borough Clerk to draft a resolution to adopt referendum language and submission to the County for the General Ballot. The referendum question will be on the cover of the fall newsletter.

## **ADMINISTRATOR'S REPORT**

Mrs. Thompson-Chin advised that with regards to the resurfacing of Tenafly Road, the Borough is working with the Board of Education for scheduling to minimize impact to school traffic. The 2014



Council noted the Planning Board's comments on Ordinance 14-10, which is scheduled for adoption on May 13<sup>th</sup>.

G. Barbera Family

RE: Petition – No Parking Any Time on Chestnut Street

C. Basch expressed concern that the business area had the parking lot, which is now being converted to a soccer cage and has reduced parking for the area. He also noted that 2-hour parking signs and trees are no longer there on Chestnut Street.

Mayor Rustin noted that the parking lot was completely closed for 2 years for the staging of equipment associated with the renovation of the Police Department, since the lot was never heavily used. When the lot reopens with the soccer cage, there will be 8 parking spaces. The issue is if signs are missing and there is a regulation in place, the signs should be replaced immediately. Mayor Rustin commented that the Police Department evaluated the area and advised there isn't a parking problem, with North Summit there was a problem and their recommendations for parking restrictions were implemented.

## **OLD BUSINESS**

### **BMW Temporary Parking Request**

Mayor Rustin advised that the Zoning Official and Code Enforcement Official evaluated the 2 locations BMW wanted to store vehicles and determined that a maximum of 18 cars can be parked at 5 Atwood Avenue and 26 cars at 269 County Road. Approval was granted under these conditions for 6 months. Council directed the Borough Clerk to notify BMW of these stipulations, if an extension of time is needed, it must be requested in writing and if they do not adhere to these requirements, summonses will be issued.

### **53 Knickerbocker Road**

Mr. McClure advised that tomorrow there will be a meeting between the property owners and HPC members at the property owners' attorney's office. Mr. McClure stated that he will also attend the meeting.

## **CLOSED SESSION**

Mayor Rustin recognized Borough Attorney William McClure, who read into the record Resolution 14-167.

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. FMLA Matters
  - 2. Disciplinary Matter – Police Department
- B. Collective Bargaining
  - 1. Contract Negotiations Update

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 Richard D. Wilson Committee Room to adjourn the Committee of the Whole meeting.

There being no further business to come before the Council, on a motion from C. LaMastra, seconded by C. Zinna, and all present voting in favor, the meeting was adjourned to the Closed Session at 10:15 p.m.

## **ADJOURNMENT**

As there was no further business to come before the Council, on a motion by C. LaMastra, seconded by C. Basch, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 10:49 p.m.

Respectfully submitted,

Lissette Aportela-Hernandez, MPA, RMC, CMC  
Borough Clerk

