

Borough of Tenafly

MAYOR AND COUNCIL

COMMITTEE OF THE WHOLE

MINUTES

TUESDAY, OCTOBER 28, 2014

At 7:39 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: Anthony Barzelatto, Maxim Basch, Nadia LaMastra, Daniel Park, Jon Warms, Mark Zinna

Borough Administrator: Jewel Thompson-Chin

Borough Attorney: William R. McClure, Esq.

Absent: None

Mayor Rustin advised that the November meeting schedule is a different format because of the election and Thanksgiving. The Borough Clerk confirmed that combined meetings will be held on Thursday, November 13th and Monday, the 24th.

PRESENTATIONS

Tenafly Business Improvement District

C. LaMastra stated that last year the BID was said to be a revitalized board, who were supposed to provide updates on a quarterly basis. She noted that a catchup session was needed to reiterate a year's worth of information.

Khalid Mansoor – BID President – stated that 54 banners of the "buy local / shop local" theme had been updated. He noted that they are looking to add 36 more banners, 7 of which will be directional banners on the outskirts in town. He further added that the BID is looking into parking signage. He noted that the signs serve as a purpose to educate the consumers of why they should buy local. He stated that with a thriving business district, property values increase as well. Khalid suggested utilizing Smart Phone apps, which he deemed as another potential helpful resource. C. Zinna thanked the BID for their work, however he inquired as to any measurable data from same store sales year after year. He further questioned how the data would be measured. Mr. Mansoor stated that the BID does not have any such data, however he stated that to do so, a survey would have to be completed. C. Basch stated that foot traffic is very important. He added that there are not many attractions beyond Washington Avenue as far as foot traffic.

C. Barzelatto questioned as to the total amount of taxes collected from the BID. BID member, Ms. Carol Guisenheimer, stated that the total taxes collected were roughly \$360,000.00. C. LaMastra noted that the BID started in 2009. She added that funds were collected in 2010, 2011, 2012 and 2013. Mayor Rustin stated that the largest expenses of the BID were the incomes of its 3 prior directors. C. Barzelatto voiced his concern that flags were the only thing to show for the \$360,000.00 collected, which is currently down to \$116,000.00. He further added that parking signs should be implemented by the DPW. C. Barzelatto stated that the only new business is the real estate firm. The Mayor stated that he has been involved in many introductory ribbon cutting ceremonies around town for new businesses. C. Barzelatto added that he feels it is time to disband the BID. Mayor Rustin stated that he does not believe it is the intent of the BID to collect any more money this year. He added that he would like to see some sort of direction and for the BID to proceed with attainable goals. C. Warms inquired as to any anecdotal evidence that the BID is succeeding. Mr. Mansoor stated that he received positive feedback from some business owners. C. Warms further questioned if the positive response was also apparent within the customers.

C. LaMastra noted that the BID observes and reports garbage and code infractions and have worked with the Code Enforcement Officer on occasions. She added if the downtown area is not attractive, residents will not want to shop there. C. LaMastra stated that it has been difficult for the

BID to work with the some of the Borough departments to obtain a list of all properties in the business district. C. Barzelatto stated that if the BID is going to continue, he believes it should be on a volunteer basis. Mayor Rustin added that they currently don't have a paid director. C. Basch suggested giving them some time to come back with a plan and attainable goals. Mayor Rustin stated that they should come back in January.

Jarret Quirk stated that as a member of the BID board, he feels the same way as Councilmember Barzelatto. He added that the majority of the board members feel that the BID should be disbanded.

Norman Dorf noted that if no one is keeping an eye on business improvements, nothing is going to change for the better. He added that the Borough gets what they pay for. He stated that the BID is a job and not getting paid is a concern. Mayor Rustin stated that since no money will be collected this year, it will give a little time for the BID to prove itself.

C. Barzelatto stated that he is concerned with Councilmember LaMastra's statement that the BID reports code violations. He stated that there are Borough employees that handle those issues.

Robin Brown commented that she was frustrated with the fact that ideas have been shelved and are not followed through. She noted that they tried to make for a bigger better park; however they were told that it was out of the BID zone. She stated she was told by the DPW that the area is where snow is piled. Mayor Rustin advised that snow policies will be added to the next Work Session's agenda. He stated that Mr. Culvert will be present to discuss the snow policies.

Emergency Management

C. Barzelatto stated that tomorrow is the anniversary of Hurricane Sandy. He noted that he will attend a meeting tomorrow to discuss the response and recovery, as well as plans and preparation for potential reoccurrences. He added that he spoke with FEMA and the Borough is going to be getting back a total sum of approximately \$200,000.00 within 6 to 8 weeks. He noted that a portion is going toward implementing generators and a portion will also fund The American Red Cross shelters. He stated that Lubavitch on the Palisades was the only shelter equipped with a generator. He noted that the Presbyterian Church, the Lady of Mt. Carmel, the Senior Center and the McCandless Room still need to be equipped with generators.

C. Barzelatto noted that he had attended a PSEG seminar. He stated that the meeting discussed how individuals are selling CO detectors illegally, which plug into the wall. He stated that CO rises and by the time it was to reach the detector that plugs-in, the individual would be deceased. He added that when the power goes out, PSE&G wants every resident to call them, to make sure they are on the grid. He further added that PSE&G is recommending that in the event of a snow storm, residents should be able to stay in their house for three days, after which PSE&G should have the lights back on.

He added that tomorrow he will be holding an emergency Ebola meeting to discuss precautionary efforts being taken. C. Barzelatto stated that all school principals, TVAC and FD as well as some department heads will be in attendance.

C. Barzelatto noted that he and the Borough Clerk will be working to start a certification program. He noted that he would like for the Borough Attorney to come up with an ordinance. He added that the Borough Clerk has put together a newsletter, which will be sent out to every resident discussing chemical threats and attacks, smoke alarms and generator safety.

TO BE CONSIDERED

Shelter Group Performance Bond Reduction Request

Mayor and Council approved the Shelter Group Performance Bond Reduction Request. An authorizing resolution will be listed for the November 13th consent agenda.

Developer's Agreement – SIMA MANDELZIS

Mayor and Council approved the developer's agreement. A resolution approving the developer's agreement will be listed for the November 13th consent agenda.

ADMINISTRATOR'S REPORT

The Administrator noted that the Borough is in receipt of the 2012 Recycling Tonnage Grant, which yields a consistent two-year lag time associated with the grant process. She commended the efforts of the Green Team and the increased recycling compliance by the residents.

She noted that the Borough will receive the Bronze Certification for Sustainable New Jersey recertification, however the Borough will recertify at a higher level.

The Administrator stated that she wants to sit down and review samples regarding the Rental Occupancy Ordinance Research with Bob Byrnes and Alden Blackwell and will present their findings to the governing body at an upcoming meeting.

The Administrator gave an update on the Public Works building, which she stated that the project is proceeding on schedule.

She noted that the Joint Use meeting regarding the Swim Club parking lot resurfacing will be held November 3rd in the Board of Education Conference Room.

The Tenafly Police Department is participating in a fundraiser to raise awareness on men's health issues, such as testicular cancer, prostate cancer and mental health.

The Administrator also discussed the future telephone systems. She stated that the new generation of phone systems will be digital and will run through the IT Department. She further added that the new system would utilize software that will create direct communication linkages between the telephone system, individual computers, and smart phones. C. Warms inquired as to whether the Senior Center and the DPW would also be included on the new digital phones. The Administrator stated that they will be included.

CORRESPONDENCE

Boy Scout Troop 86 RE: Christmas Tree Sale at Huyler Park
The Mayor and Council approved the Christmas Tree Sale at Huyler Park.

TCTANJ RE: Resolution regarding PERS
The Mayor and Council approved the resolution regarding PERS. A resolution will be listed at the next meeting.

A. K. Vij RE: Request for Street Light
The Mayor suggested that the Administrator have police look at the site and see if it requires a street light.

425 Hudson Avenue Property Owners RE: Request for Easement
The Mayor noted that the property owners can only access their property through 9W. He stated that they ran into a problem with the bank and need a written agreement from the town in order to gain access to the property. The Borough Attorney stated that the circular driveway had to be discontinued, which now belongs to the Borough. C. Zinna questioned how the owners lost the right to gain access to their home. Mayor Rustin stated that before the Borough purchased the second acre, the home owners had the ability to get to their driveway from Hudson Avenue. He added that when they sold it to the Borough, they lost the ability to enter the driveway. Mayor Rustin further added that in order for the home owners to get financing for their house, they need to show that the driveways are town entrances.

RESOLUTIONS for meeting of October 28, 2014:

- A. Approve Expenditures as of October 22, 2014
- B. Authorize Supplemental Professional Engineering Services – Construction Management of Soccer Cage Lighting
- C. Authorize Redemption of Tax Title Lien 2014-4
- D. Approve Raffle Application – RA1094
- E. Cancel Tax Sale Certificate 13-6
- F. Authorize Execution of Contract - Concrete Construction Corp - Bergen County Cooperative Curb Ramp Program
- G. Approve Tree Mitigation Escrow Refund – 52-54 Madison Avenue
- H. Approve Tree Mitigation Escrow Refund – 22 Somerset Road
- I. Approve Tree Mitigation Escrow Refund – 23 North Brae Court
- J. Approve New Construction and Soil Moving Escrow Refund – 68 Norman Place
- K. Approve New Construction and Soil Moving Escrow Refund – 5 Day Avenue
- L. Authorize Issuance of Purchase Orders – Senior Center Patio Improvements Project

C. Basch questioned why the Borough needs Maser Engineering at the cost of \$75,000.00, instead of having Borough professionals do the lighting. The Administrator stated that the Borough Engineer has handled each step of this project.

Minutes to be approved:

October 14, 2014 Regular Meeting
October 14, 2014 Closed Session

PUBLIC HEARING:

ORDINANCE NO. 14-19 - AN ORDINANCE TO
AMEND CHAPTER VII OF THE REVISED GENERAL
ORDINANCES OF THE BOROUGH OF TENAFLY,
ENTITLED "TRAFFIC"

#R14-352/Authorize Submission of Bergen County Open
Space Trust Fund Municipal Program Park Improvement
Application – Tennis Court Lighting Facilities at Roosevelt
Common

FOR THE GOOD OF THE ORDER

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

As there was no further business to come before the Council, on a motion by C. Warms, second by C. LaMastra, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

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