MINUTES

REGULAR MEETING, THURSDAY, SEPTEMBER 13, 2018, AT 7:00 P.M. OR AS SOON THEREAFTER AT BOROUGH HALL

OPEN PUBLIC MEETINGS ACT

BOROUGH CLERK: this meeting is being held in accordance with the rules and regulations of the Open Public Meetings Act of the State of New Jersey. Adequate notice of this meeting was provided by forwarding a Sunshine notice which included the time, date and location of this public meeting of the Mayor and Council.

ROLL CALL:

COUNCIL MEMBERS: Councilman Yampaglia, Councilman Pronti, Councilwoman Sheedy, Councilman Karcic, Councilwoman Williams, Councilman Fitzhenry

ALSO PRESENT: Mayor Joseph P. Bianchi, Borough Clerk, Kathleen Moore, Borough Administrator, Stephen Lo Iacono, Borough Attorney, Randy Pearce

PLEDGE OF ALLEGIANCE

REDEVELOPMENT

1) Joseph & Jacqueline Leanzo – 144 Ridge Road – proposing a two story addition to their two family structure in the South End Retail Commercial District of the Ridge Road Redevelopment Area. I’ve owned an establishment for 20 years and I recently moved there to make my home here. I am looking to make an extension on my home. In order to help me with living arrangements.

Mayor Bianchi: You already have a two family.

Jacqueline: Correct

Mayor Bianchi: You want to extend the first level?

Jacqueline: Both levels.

Mayor Bianchi: I was there when we had a flea market and I saw you had quite a bit of room back there. And you are talking about extending your property how far back?

Jacqueline: As far as I am allowed.

Mayor Bianchi: Ok so Robert Kairys would tell you exactly how you could do that.
Jacqueline: It there a reason why I needed to go through this court when there was an extension on both sides of the building?

Borough Attorney: I have no documentation as to what it is you are trying to do. All I know is that you are on the agenda this evening.

Jacqueline: I presented all my paperwork.

Borough Attorney: I am not suggesting you didn’t. All I am saying you want to add on to your property and you are in the redevelopment zone. By necessity if this board, the Mayor & Council, is the redevelopment authority. We do not have a separate redevelopment board. Everything has to come through this board. If Mr. Kairys reviewed your application and determined it was not in conformity with those requirements in the Ridge Road redevelopment area that is why you have to come here and ask the Mayor & Council to change the designation of your property to allow you to do what you want to do.

Jacqueline: What would be my next step?

Borough Attorney: This is informal. Make it known to the governing body and we will talk about it in Executive Session and talk to Mr. Kairys and get better information from him.

Jacqueline: I’ve already had the architect from North Arlington come and let me know what could be done and they are waiting on your okay to let me know how far out I can go.

Borough Attorney: We don’t know whether you need approval from us unless we know what you want to do. If you are within your rights to build then I assume Mr. Kairys would have given you a building permit. My point is if Mr. Kairys determined as a Zoning Official that what you want to do when you submitted is not in conformity with our redevelopment zone then you must come to use. On the other hand you can do it without any variances or any modifications to the zone then you can get the building permit. We have to figure that out first.
Jacqueline: When I presented it to this gentleman Mr. Kairys, it was the paperwork coming from the architect because I thought that would be the most logical...this is what I want to do. That is what I am in discussion about.

Borough Administrator: You feel you submitted everything you needed. We are having a bit of disconnect here.

Robert Kairys: There should be a survey in there.

Borough Administrator: Isn’t there any question as to whether we have to adjust the redevelopment area?

Robert Kairys: There is nothing in the redevelopment plan for a two family house. She looks like she wants to square it off on the rear left hand side. Two issues: 1) we do not have anything in there for a two family house. If they were living on any other street in town, if it was in our 2 zone, the extension where they want to build, the side yard is less than a foot to the property to the north. When they came in I said this was an odd situation for Ridge Road. Basically it was in the plan was to come here to get the Mayor and Council’s feeling...that we feel we do not have to make a judgment or an amendment to the plan. It could go to the planning board for site plan, which most likely I think it is the avenue it would go because it can’t go to the zoning board. This is what we asked them to do. Come here and not spend a lot of money and get a small plan put together showing exactly what they want to do and then most likely the Mayor and Council thought ok it’s small and go to Randy as the attorney. Talk about it in closed session and have it go to the planning board for site plan.

Councilman Fitzhenry: I think the reason that you are perplexed why you are here. The reason why is the fact that your house is on Ridge Road. If your house was literally around the corner or one house in you would not be sitting in front of us now you would be sitting in front of the zoning board. You house sounds like a non-conforming existing use is what is sounds like to me and all she wants to do is square off the back of the house.

Jacqueline: I understand that I need to get new prints in order to show you what I am doing.
Councilman Pronti: Robert was trying to get you to avoid doing that. You are looking to go from a two bedroom to a three bedroom on both floors is that more or less what you are looking to do?

Jacqueline: More or less yes.

Councilman Pronti: You are looking to expand your first and second residence?

Jacqueline: Correct.

Councilman Pronti: And it is not going to take away any existing parking or structure?

Jacqueline: Absolutely not my backyard is that big.

Councilman Pronti: That question should clarify it.

(Several people speaking at the same time.)

Jacqueline: I have a separate entrance on Wesley Place.

Councilman Pronti: This construction is not going to take away from that entrance.

Jacqueline: Absolutely not.

Councilman Pronti: It will be as it was before?

Jacqueline: Yes. Not unless I get permission to do a little palace.

Borough Attorney: The Borough Clerk has handed me the file and please refresh my memory why you are here. Someone mentioned because your property is in the redevelopment zone and you are seeking to expand a preexisting non-conforming use we must enter into a redevelopment agreement with you and the board must decide whether or not to grant or modify a change to the existing redevelopment area for your property to expand otherwise you would not be able to do. Is there anything you would like to say? We are going to discuss this in executive session tonight and we will let you know after executive session what happened tomorrow.
Jacqueline: Thank you very much. If I had decided against extending it will there be any consequence?

Borough Attorney: It is your grandfathered property and the fact that it is non-conforming it doesn’t raise any red flags. You can continue to operate just as you are but if you want to expand it you need to come to us and we have to make an exemption for you.

Jacqueline: Thank you. We have to go back to the pavement in the front of the house. We went up to Exit Realty and the dentist next door has a very nice property.

Councilman Fitzhenry: You have the large hedges in front of your house right?

Jacqueline: Yes the castle.

Robert Kairys: We have a sidewalk program and when they did the sidewalks and curb line they stopped at Wesley.

Councilman Pronti: This is not the issue that you are talking about so you may have to come up again in a couple of minutes.

2) Ridge Road Manor LLC/Opus Development LLC – 77-85 Ridge Road - requesting approval of the new developer, obtain a separate parking agreement, and obtain confirmation that other assessments and charges are not applicable.

John J. Lamb from the law firm of Beattie Padovano:
We represent Ridge Road Manor and Donald Nuckle is the Principle. Mr. Nuckle is in the audience with his daughter. I send the Mayor and Council a letter August 29, 2018. Essentially it was very succinctly summarize on the agenda. We are asking for the Mayor and Council to confirm Mr. Nuckle and Ridge Road Manor can be a redeveloper and we asked that the Mayor and Council enter into a separate parking arrangement for the use of the 14 spaces in the three municipal lots and we’ve asked for the Mayor and Council to confirm that a number of water/sewer/road assessments that there are no assessments at the current time. We are purchasing the property from OPUS Development and, Gaspar Rumeo is also here if there are any questions, Mr. Knuckle will be taking over the project. Ridge Road Manor liked the name OPUS and will be keeping it. We have reapplied to the Planning Board and I know it is a little confusing and I talked to Mr. Pearce about it. There are some
clean up items we wanted to do and while we were doing that we wanted to reapply. The Mayor and Council may recall with the prior approval you already signed the developer’s agreement which provides for this parking approval. We wanted it out of the developer’s agreement and into a separate agreement. Mr. Pearce and I have been back and forth on the agreements and I think at least legally he is satisfied but he doesn’t vote. I just want to reiterate one thing. We are taking over the project. We are not changing the footprint, we are not changing the number of units, we are not changing other that a few of the conditions. Mr. Nuckle owns a number of other complexes in Little Ferry and Wallington. We want to add potentially a garbage shoot so it will be easier for the residents. So instead of the utility room where apartment renters would bring their garbage we were thinking of bringing some kind of shoot system and it will be presented to the Planning Board on Monday. That is the only building change. The other issue was that we had a requirement to have a superintendent on site. The superintendent is not going to be overnight. Mr. Nuckle has a management office in Little Ferry and Wallington. He doesn’t need a full time management office there he has staff already. His most recent project he developed was a Wallington shopping center which he owns and put in an Inserra Shop Rite. He and Mr. Inserra are involved in a couple of projects. We are asking the Council to approve this arrangement and your redeveloper’s agreement. I’m not criticizing it, but it was silent as to whether you could have [inaudible] it and because this is a redevelopment zone we wanted you to put the seal approval the Mr. Nuckle be the successor. We wanted you to say it was ok for Mr. Nuckle to be the redeveloper of this project and again you are ratifying the parking agreement. Mr. Nuckle has a few comments. Mr. Nuckle has the money in escrow and we are waiting for other approvals. The goal is to start construction as soon as possible. We need all the governmental approvals lined up. We submitted the architectural plans, the same ones that were previously approved by the board and hopefully they will be reapproved on Monday. We submitted them to your building construction official to start the review of that. We are ready to go and just trying to take care of some of these issues. I did talk to Mr. Pearce and I said it is not appropriate for the Mayor and Council to
spend their professional fees on this and he suggested we pay an escrow and I delivered an escrow check tonight.

Mayor Bianchi: One thing I would like to see is a sketch of what the building is going to look like. We’ve been talking about it for over a year now. Do you have anything you could show us?

Gaspar Rumeo: I actually have it.

John Lamb: I have a larger version.

Donald Nuckle: I grew up in South Bergen in Little Ferry and Wallington but this is the true South Bergen. Mayor and members of the Council thank you for giving me the time. I’ve never seen a town that has done so well and I was surprised for you to be number one on the east coast, Time Magazine and Money Magazine, I never expected to see that come out of a Bergen County town but glad you did it. Number eight in the nation and the highest graduation rates with all the kids going to college. You have a fine town here and I will work hard to make you proud of this project and others. You have a great town.

Borough Attorney: From the rest of the Board and for the members of the public, this application I actually went to the Planning Board when it was heard, the application was well received primarily because of the efforts by the developer who we had previously designated and I have gone through this process with Mr. Lamb for the last month and we will discuss this in executive session. There may be some legal issues and they are on Monday night for the Planning Board. The application submitted is virtually identical with some tweaks but we need to have the approval from the Mayor and Council to substitute the redeveloper and putting in Mr. Nuckle so they can proceed on Monday. The parking agreement that we put together is identical to the provisions in the redevelopment agreement that we did last year and it was signed by the Mayor and approved by us. And except for the fact that Mr. Lamb was concerned that it was contained in the parking agreement which was contained within the redevelopment agreement. And I agree with Mr. Lamb that for future purposes we will have a separate parking agreement to stand alone to
deal with the issue of the fourteen spots being purchased each year from the borough so assuming going into executive session and you are satisfied Mr. Nuckle is an appropriate substitute for the current redeveloper and we reapprove, because the language is identical, if I approve the parking plan, Mr. Lamb will appear before the Planning Board on Monday knowing that he has the support of the Mayor and Council. If there are any issues for the public I suggest you raise them now otherwise we will just deal with legal issues in executive session.

John Lamb: We are happy to wait however long it takes.

Borough Attorney: There is no reason to wait. We are going to be here for a while. First thing tomorrow morning I will let you know and I’ll send you over either a letter for some reason there is a delay or denial or it’s been approved and be sure the Planning Board is aware of that for Monday.

APPROVAL OF MINUTES

Regular Meeting – August 9, 2018
Executive Session – August 9, 2018

INTRODUCED BY: Councilwoman Williams
SECONDED BY: Councilwoman Sheedy
ROLL CALL: AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry

PUBLIC COMMENTS

Jacqueline Leanzo: I own the property at 144 Ridge Road. The cement in the pavement from the curb to the sidewalk has not been taken care of and it was promised it would. This is over two years.

Borough Administrator: It was promised it would be repaved?

Jacqueline Leanzo: You ran out of money that is why the project was stopped at the corner. When we came to request they told us to come to a meeting to see if you had a little money left over. It was still not done and it doesn’t look nice.

Mayor Bianchi: I am aware of your problem that you have and I don’t know why it hasn’t gotten fixed.
Borough Administrator: This is the first time we are hearing about this and we will take a look at it. I need your phone number.

**MOTION TO CLOSE PUBLIC COMMENTS**

INTRODUCED BY: Councilman Karcic
SECONDED BY: Councilman Pronti
ROLL CALL: AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry

Mayor Bianchi: Would anyone like to comment on the cement in front of her house?

Councilman Pronti: I remember in 2013 and we were campaigning and you showed us that and we are at a position where we can do something about it now.

Councilwoman Sheedy: We asked John Bruno to look into this to see if there are any grants available to finish that project. Someone approaches me about this every day and he doesn’t live on Ridge Road but he drives Ridge Road and he talks about the same topic. I’ve asked about grants.

Councilman Pronti: I don’t think she is looking for an extension of the project. I think yours is just a small area. It’s part of the streetscape and she is looking to have it extended.

Borough Administrator: We will take a look at it and get back to you.

**RESOLUTIONS ON CONSENT**

R-170-18 RESO RE: AUTHORIZATION TO PAY CLAIMS
R-171-18 RESO RE: CLOSEOUT OF PROJECT FOR 2016 ROAD IMPROVEMENT PROGRAM AND APPROVAL OF FINAL PAYMENT TO 4 CLEAN UP, INC.
R-172-18 RESO RE: APPROVING AND AUTHORIZING THE PURCHASE OF TWO 2018 CHEVROLET TAHOE SPORT UTILITY POLICE INTERCEPTOR FOUR WHEEL DRIVE BASE VEHICLES WITH BASE OPTIONS FOR THE BOROUGH OF NORTH ARLINGTON POLICE DEPARTMENT
R-173-18 RESO RE: APPROVING AND AUTHORIZING THE PURCHASE OF ONE 2018 BASE MODEL TYMCO MODEL 600 WITH INTERNATIONAL 4300-ISB CHASSIS STREET SWEEPER WITH BASE OPTIONS FOR THE BOROUGH OF NORTH ARLINGTON DEPARTMENT OF PUBLIC WORKS
R-174-18 RESO RE: 2018 BUDGET AMENDMENT/2018 ARBOR DAY GRANT
R-175-18 RESO RE: CONSTRUCTION DEPARTMENT REFUND
R-176-18 RESO RE: TAX OFFICE – REFUND OF MONIES
R-177-18 RESO RE: CALLING FOR THE LEGISLATURE TO AMEND THE OPEN PUBLIC
       RECORDS ACT TO PERMIT MUNICIPALITIES TO REPLY ON THE
       GOVERNMENT RECORDS COUNCIL AS A DEFENSE TO ATTORNEYS’ FEES
       OR TO ABOLISH THE GOVERNMENT RECORDS COUNCIL ALTOGETHER
R-178-18 RESO RE: APPOINTMENT OF CDBG REPRESENTATIVES

INTRODUCED BY:  Councilwoman Williams
SECONDED BY:   Councilman Yampaglia
ROLL CALL:   AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry
              – recuses himself from anything that pertains to the North Arlington Fire Department

ORDINANCES

INTRODUCTION OF ORDINANCES

ORDINANCE NO. 2253

AN ORDINANCE TO AMEND CHAPTER 187 §45 OF THE CODE OF THE BOROUGH OF
       NORTH ARLINGTON ENTITLED “VEHICLES AND TRAFFIC”

INTRODUCED BY:  Councilman Fitzhenry
SECONDED BY:   Councilman Yampaglia
ROLL CALL: AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry

ORDINANCE NO. 2254

AN ORDINANCE APPROPRIATING $147,000 FROM GENERAL CAPITAL FUND
       BALANCE FOR THE PURCHASE AND INSTALLATION OF ONE MULTIPLE PLATFORM
       DATA NETWORK SYSTEM, INCLUDING COMPUTER HARDWARE AND SOFTWARE
       FOR THE POLICE DEPARTMENT FOR AND BY THE BOROUGH OF NORTH
       ARLINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY.

INTRODUCED BY:  Councilman Fitzhenry
SECONDED BY:   Councilman Pronti
ROLL CALL: AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry

REDEVELOPMENT CONSULTANTS REPORT

Bob Ceberio:  
Porete Avenue Redevelopment Area: met recently
       with the Administrator and Project Managers at
       Porete and their consultant EWMA to discuss the
       issues on 29 Porete Avenue.  The issue that we have
       on that project is going to delay the first phase of
       our redevelopment is the contamination coming
       from 29.  Specifically you have a ground water
       impact as a result of that operation there plus you
had soil issue on the site and it looks like those soil and some of the vapor issues are even beyond that particular site. Hampshire did an assessment as to what would be required to remediate this particular property. They did have a contract they submitted to the property owner which they withdrew as a result of the findings of their due diligence period. It is estimated that there are approximately 635 tons of soil that will have to be removed not only from 29 but from adjacent properties where the soils have an impact. They let the solvents go into this drain and it proceeded down the drain to a pit. The issues with the solvents become airborne which can impact surrounding buildings. The one thing we did discuss and there are ways to handle this in terms of trying to expedite the clean up process is for the municipality to file an application under the hazardous site remediation fund. These are loans and grants provided by the state of New Jersey. Two agencies are involved NJDEP and NJ Economic Development Authority. We believe we should submit an application for this. Hampshire will have their consultant give us a scope of work and assist us with submission of that application. There are specific criteria that we meet but this program is specific to municipalities, counties and redevelopment entities that will in fact will do redevelopment projects. The money is there and I highly recommend at next month’s meeting that we have a resolution passed which is the first element of what we have to do in order to get this funding and work at the issues with Hampshire to determine the costs involved with the LSRP. There are grant programs under this fund so you can clean up contaminated sites for the purposes of future recreational uses. It would require the designation of a redevelopment area on River Road and we would apply and they would provide us monies for Phase 1 and Phase 2 with the potential of getting some funding for clean-up costs. We also discussed how much liability even if the municipality took over the property under this statue a municipality can if there are taxes due can foreclose on the property. It was suggested that is something that we should consider even for 29 but some of the properties that we wish to go after for open space along the river that maybe we use the same kind of funding. Speaking of River Road we spoke to the
Administrator and representatives of Charlie’s Nursery and their attorney and we discussed the possibility of acquiring the site. What we will need to do is get an appraisal for the site which if we used Bergen County Open Space Funds or Blue Acres Funds we would have to get an appraisal for that requirement anyway. The key issue here is the property, and their attorney confirmed this, is that almost the entire site is riparian claimed. The value to them, unless we have the appraisal, which shows it is riparian, which means it belongs to the State of New Jersey. At that time we can make the determination with the State of New Jersey, and we are going to call them up and deal with this issue, because they did get a riparian application in but they never followed up on it. Way back into the 1990s. This site is easy to go after and even if it is a riparian property we can work an agreement if we are going to do it as open space to meet the criteria of state property and we will keep it as open space. We will need to do some additional work dealing with the State of New Jersey and getting that cleaned up. Belleville Turnpike redevelopment area we do know that Hampshire did decided to withdraw from 500 for their self storage facility and we have two companies vying for that particular property. One company wants to do a self storage even though they understand that the property owner next door wants to do a self storage. The other company wants to do a warehouse. The issue becomes, in terms of warehouse, the engineering aspects of this is you need to be careful about the drop off on the cliff and how far you have to condense your foot print which is a little bit more condensed than you would have to do in terms of supports. Both companies have gone over 3 million dollars for the three acres. The offers run between 2 and 3.5 million dollars for the three acres. There is a little competition there is an interest. As a follow up the developer that got the approvals for 450 did notify Hampshire they could buy them out for 4.5 million dollars. They are no longer interested in building the self storage. In fact they are willing to sell the site. We have both 450 and 500 in play.

Councilman Pronti: How much did they buy that for that they are selling for 450?
Bob Ceberio: 4.5 million. It is where the PSE&G substation used to be. The last thing I was aware of was they only had an option on the property with Mr. [inaudible] who is the property owner. The option was repeatedly upped at least three or four years in a row and I think that basically the initial payment of about $50-100 dollars to hold that property. You are getting a site that he got the permits for and now he will be able to flip it for 4.5 million. We received notification from NJ Transit and they asked for three specific modifications to the plan. One is simple. We sent them a tax map of the site. The second and third points were to add to the prints that we provide them the locations of the ingress and egress to that second floor. They would like to see where the ramp is going. I contacted Bergen County and they will modify their plans. I am hopeful that we will have something done and we reached out to the Commissioner of DOT who remembers me way back when and she is willing to sit with us. She is also the Chairman of NJ Transit. We are looking for the Commissioner to help us push this along. We will be meeting with her shortly.

**ADMINISTRATORS REPORT**

We finally finished our concert series which was very successful. I would like to publically thank everyone here the DPW, the Police, CERT, and all the departments for what they did as well as our sponsors. Hopefully we will come back next year and will be even bigger next year. The issue about the bond rating, which I communicated to the Council, is very significant as you know last month you authorized the refinancing of a number of old bonds issues for a more attractive interest rate and that triggers a review by Standard & Poors. Standard & Poors came in and did a review of our finance system, like they did three years, we then had a call where the CFO, the Auditor & myself were interviewed by the rating committee and we got what amounted to a significant improvement in our bond rating which will save us additional monies when we sell these bonds. That is something we should all be very proud of. This is the second time in the last three years that our bond rating has been improved. It went from an A+ to AA-. I know that a lot of people have been wondering why there was so much clutter around
borough hall, in the conference room and in here and our office. There has been a very significant effort to clean up old files. Mainly this was to make some room because we are bulging at the seams. We wanted to make some room and get our files into better order. All the departments under the direction of our Borough Clerk, who lead the effort, it is a process and you can’t throw a note out unless you get permission from Trenton. She has been working on that and we have been getting rid of a lot of files. We will defer some of this work until next year when we have summer help. That is it and I have some issues for executive session.

Councilman Pronti: What is the status of the tree planting project, the one on Morgan Place?

Borough Administrator: It will be done in the fall.

Councilman Pronti: Last month I brought up that water issue on Belleville Pike.

Borough Administrator: That is an issue we really have no control over. So many people were wondering why that hydrant was on so long. That hydrant had to be maintained flowing in order to keep the water [inaudible] for Suez. It was a Suez issue and they were forced to do that because of a problem with their main. It had to flow like that in order for the water to be safe to drink. The issue with the property owner we have no direct control over. I spent a lot of time on the phone with that individual and tried to help him. I put him in contact with Passaic Valley to give him an alternate source of water. It is an issue with him and the property owner who is a utility like PSE&G or the cable company or the phone company. Since it involves Suez we have no control. There are some other issues there that I am not at liberty to discuss that also impacted why that water was shut off. I know he is bringing water in to continue operating and I am not sure where that is going.

ENGINEERS REPORT
Brian Intindola of Neglia: Last year’s road program has been completed and we are going to project close-out and you will get the rest of the NJDOT money which is the last twenty five percent of the grant. We have been discussing over the last couple of years to get gas
services to the DPW. We had a successful test pit across the railroad tracks. There is a sleeve there that was installed when they did the horse main. We are going to coordinate with PSE&G gas to see if they can use that to snake their gas line under the railroad tracks to the DPW with the goal of getting off the propane system we have now. Those test pits were done per approval and done by PSE&G for the Kingsland Substation. It was a condition of approval that they do those test pits. Next is for PSE&G gas to come in and see if they can thread a gas line in that sleeve. We are looking at Union Avenue for the 2018 Road Program to see if we could do one half and if we could work it out with Lyndhurst to do the other half. I talked to their DPW and it depends on who takes the lead on that to make it simple for a contractor to understand what that is. If it is not feasible or awkward maybe we will take a different approach. The field lighting has all the hard part is done, the foundations are designed. PSE&G electric service has been vetted. A pole went up today and they are going to start to construct the electrical load center on the [inaudible] on Monday so all the parts are in place. We have a turn on no later than October 15 or sooner. This is a LED system. We accepted bids for the library roof and I think the Mayor and Council are going to review that for a potential award tonight.

Councilman Pronti: I have a question on the Zadroga Field Project. I want to commend you on the way it is going. There was a broken sprinkler system due to some type of digging there and I don’t know who did it. It is swampy there. Just mention it to them.

Borough Administrator: Mark reached out to Scott’s Landscaping for that. You may want to touch base with him on that.

Engineer: It could have been when they did test pit for the foundations.

Borough Administrator: They broke one previously but that didn’t cause a problem and there seems to be water there from another one.

Councilman Pronti: It is in the southeast corner.
Engineer: I will check that tomorrow and get back to you.

Councilman Pronti: I also spoke to you about the wooden pole.

Engineer: I was happy that PSE&G had enough power there already so I didn’t have to run it back to Schuyler. We did one span wire across the parking lot. I don’t choose how they feed and they needed on utility pole. In order to save time the borough’s contactor put up the utility pole because I didn’t want to wait for Public Service. The only thing I need Public Service to do is run the span wire across the parking lot and down the pole. That pole had to go in no matter what because this area in New Jersey is an overhead service area and unless we were to get an easement to run underground cabling under the parking lot the only way I could have gotten power is the way PSE&G is telling me I am getting power. I don’t control from the pole down.

Councilman Pronti: The pole has to be inside the fence?

Engineer: We put it in the best spot we could possibly find. Before it was in the concrete and we moved it. And we also coordinated with Public Service and this is their span wire and they have the load and the counter tension to be sure it comes in and loops right. I don’t think it is in the field of play.

Councilman Pronti: No but it is inside the contained area and I know that was one of the concerns as to why we went to the aluminum [inaudible] instead of the wooden ones. I wanted to get the professional answer.

Engineer: When Public Service put the pole here we put the pole here. We also did modify because they had it in the sidewalk and I didn’t want it in the sidewalk. I moved out of the sidewalk area into the grass area but not in the field of play. I didn’t want to have to pay for new concrete. We could get a huge pad to put around the pole to make people comfortable. I have those pads ordered for the four poles and I can get another if that is the case.

Councilman Karcic: If you can go and get the pad it will give them peace of mind.

**COUNCIL REPORTS**
COUNCILMAN YAMPAGLIA

There was a ribbon cutting at Body Sculptors Gym and we met the owner. I can’t believe how far the Ridge Road business district has come along in such a short period of time, so many businesses. It’s starting to look like it did many years ago. The first responders had to come to my home and I would like to thank the Police Department & EMS for responding to his home so quickly. We received an email from our Rec Director regarding the Trunk n’ Treat which has been a great tradition and they are looking for donations, nut free. If you want to donate please contact Carolyn McGeehan.

COUNCILMAN PRONTI:

A few years ago we brought up the road opening ordinance. Do we have any status on whether we pursued that or if we are in the process of pursuing that?

Borough Administrator:

We looked into some other communities and their road opening ordinances and discussions with our building department. Our current ordinance addresses the very issues, Kearny was the one we were looking at because it is so comprehensive. We have control over that now and the ordinance is in place.

Councilman Pronti:

Can we look into that again? I would like to get the ball rolling on that again. The Mayor and I spoke regarding Union Avenue and I would like to see that taken care of and if the utilities are digging these up, digging trenches in there, I would like to see them doing half the road like we did years ago. I think Councilman Hughes started that. I was driving through town and I noticed graffiti on the stop sign on Argyle and Exton and I will pass that along to Brian for DPW to look at. I want to wish everyone in the path of the hurricane a safe and sound next few days. It should be a very wet hurricane coming this way. Our Business Association we opened a new business in town. The Body Sculpting business come in and over the next month, Somos Restaurant, which is the old Euro Lounge, and the Corner Grill going in where YoDelight used to be at the corner of Inman and Ridge. The KTB coffee shop is getting a liquor license. If it goes through they are going to be serving beer and wine with their food. Bergen
County is holding a complimentary Senior Citizens Picnic next Tuesday, 60 years older or more, from 10:00 am – 3:00 pm at Van Saun Park.

COUNCILWOMAN SHEEDY

Last night was the Board of Health Meeting. At the direction of a letter from the Mayor once again the subject was TNR was brought up. The Board is requesting from the County legitimate information with statistics that are backed up and documented on the number of cats and established colonies and responsible volunteers enrolled in surrounding communities like Lyndhurst, Harrison and Kearny. The discussion is going to be tabled until they get the answers they are looking for and I also have an email that Colleen already sent today to Debra Yankow who works at the animal shelter in Bergen County. She has been extremely helpful to us and I am sure if she has the information she’ll answer. In August for the EMS the hours were 1527 hours volunteered, 206 dispatches responded to, Owen Morris and Santiago Gomez passed their NJ EMT Certification Class. The EMTS are going to be doing a coin drive on the weekend of September 22 & 23. If you are on Ridge Road be prepared with money in your pockets. And if anyone is interested in becoming a member of their auxiliary they are still accepting applications you can contact one of them or stop down at the NAVES building. We just celebrated 9/11 and I wanted to thank all our first responders who worked at Ground Zero in the months following the WTC attack. North Arlington responded when the rest of the world stopped seventeen years ago. I want to that Joe and Brian who are sitting up here with us and thank God we are all sitting here today. And God Bless America.

COUNCILMAN KARCIC

We will be hosting our first Stigma Free Meeting before the end of the month. You will shortly see signs up in town saying that North Arlington is Proud to be Stigma Free. I have been in contact with the high school and they were in the beginning phase of starting stigma free program and they wanted to include us and I said I wanted to include them. We are going to be launching a cooperative effort between us and the Board of Education. This year they are expanding the Halloween House Decorating Contest. They did it last year for the first time and it was very successful and they
expanded the number of houses. Flyers will be going out shortly and the contest will end early enough so we will be able to post addresses on the borough website so you can look at the houses before Halloween. The lights at Zadroga Park are still underway. We are currently working with the soccer board and getting it done in a timely manner. By the next meeting we should have the lights on in Zadroga Park. I would like to thank the Board of Education we worked with fostering relationships with them over the last couple of years. Our Junior Vikings Cheerleaders were in need of a place to practice because the weather has impacted cheerleading. At Monday @ 4:30 at night I made a phone call to Dr. Yurchak and by 5:30 I had a commitment for the cheerleaders for Tuesday, Wednesday and Thursday indoors and we finalized everything. We do have a good working relationship and we were told whatever the kids need you got. So I do want to thank the Board of Education and Dr. Yurchak. All sports are in full swing. I received a phone call a couple of weeks ago and @ 10:30-10:45 my phone rang. I got nervous and it was a resident in town who got a call from a friend who lived in Hasbrouck Heights and the Junior Vikings were scrimmaging there that night and when I heard that I thought… She commented about the quality of play that our team has but more importantly was how this woman’s thirteen year old son was in the car on the way home from the game and said to his Mom, you know what Mom those North Arlington coaches care more about their kids than winning. She said what do you mean by that? He said that kid got hurt, the coaches came out, they didn’t try and get the kid up or back into the game they stopped everything and brought the EMTs out. They made sure that kid was safe before he went back out on the field. This came from a thirteen year old. This has been passed on to our rec organization. This is a testament to the coaches and volunteers that we have down there. EMS this year has volunteered at Rip Collins Field whenever we have a football game. There were two incidents with back to back games where kids were taken to the hospital. There were no serious injuries. It was a matter of being cautious and the fact that they were there are able to
respond is a tremendous help. Thank you to our EMS.

COUNCILWOMAN WILLIAMS: I would like to ask Allison a question regarding the Board of Health. We had discussed forming a committee between the Board of Health and the Council.

Mayor Bianchi: I hear they are ready to go.

Councilwoman Williams: I didn’t hear anything. I got two phone calls after the meeting. Was having a committee discussed last night?

Councilwoman Sheedy: No. There isn’t anybody from the Board of Health on the committee.

Mayor Bianchi: The Board of Health is on their own for their committee. I can’t pick a committee for that. George is aware of that.

Councilman Fitzhenry: I think based on what Allison’s report was as pertains to the TNR this is the first time I heard from her that they not receptive to it. They sound like they are open to it and that is why they are asking for information. That is the first time we got a note from them and I think it is positive.

Councilwoman Williams: All the information they are requesting they already received on more than one occasion.

Councilwoman Sheedy: They asked for it again last night. Len Twist could not give them the numbers for Kearny (TRN Liaison for the Town of Kearny) and they did thank Len for all the information he was providing. He is very knowledgeable. There was no one at the meeting because of back to school. And no one showed up and they attributed it to lack of caring. I believe this will go through and they are working on it. It is very gray and no one wants to come forward and give an answer. It is illegal to have a colony but there are underground colonies that exist and no one wants to speak about these. We want to make sure at because there are now complaints coming into the Board of Health because now everyone is talking about it on facebook. Now people are starting to complain and two people did complain to the police department and they went to
the Board of Health. They heard from someone whose neighbor has one of these colonies and a cat defecated in their yard. They are questioning whether or not we will be able to actually control how many colonies they established, how many cats in that colony and if they could keep a count on this if this is passed. If people have a colony will they admit to having one? A lot of people do not want the liability.

Councilwoman Williams: What happened to the committee?

Mayor Bianchi: We have a committee.

Councilwoman Williams: The Board of Health doesn’t have a committee.

Mayor Bianchi: When they tell me they have a committee then we can meet. I’ll put Brian on the committee.

Councilwoman Williams: Does she know she has to form a committee?

Councilman Pronti: Did you ask her to form a committee?

Mayor Bianchi: Yes more than once.

COUNCILWOMAN WILLIAMS The Board of Education meeting was standard with approval of employment for substitutes and teachers aids. They received a $7500 donation from the Seraso family in memory of their Aunt Pat. And we received a $30,000 grant from the North Arlington Education Foundation for the purchase of computers. The Library has all their programs in place. Their main concern is the leak in the ceiling. Hopefully it will be resolved overnight.

COUNCILMAN FITZHENRY I would like to make some reflections on what some of Councilmembers said. Jean I think it is fantastic that they received a $30,000 grant from the North Arlington Education Foundation to which I am the President of. It was a situation where the school wanted to make an investment with personal computers for each one of the students in the high school. The Foundation saw a good need to help our children. I want to capitalize on what Mr. Yampaglia mentioned before regarding Ridge Road development. I think you are right and it has looked fantastic over the last couple of years. Every place you look you see tape come off the windows and
you see lights go up and a little more happening on Ridge Road. Dan you mentioned the pot holes on River Road and I think that is a county road and they should be called for that. Also to touch base about EMS we had two new EMTs that were recently sworn in. Everyone thinks you go to a class for one hour and you become an EMT. It is far harder to become an EMT than it is to become a firefighter in the State of New Jersey. They go through tons and tons of hours of training mostly on their personal time mostly on their personal time but sometimes in house. Once they receive their Certification then they need to maintain their CEUs. They are constantly going to school learning new techniques. To Mario’s point talking about having them at football games and other sporting events, as a firefighter I was always happy to have them on location in case there are any serious injuries and even fires out of town. They do a wonderful job for us. Speaking about sports it is always nice to read about kids who used to play sports in North Arlington were products of our recreation program. There were three kids (I read in the paper) one of them was Anthony Manzo-Lewis who left our program playing Junior Vikings Football and went to the University of Albany and then had a try out for the San Diego Chargers. I’m not sure how far he went but just to make it to that level is an accomplishment itself. And I also read in the paper there are two others who are playing college football one is Brian Kerns, Jr. who is playing for [inaudible] College and he was elected and voted as the CACP Player of the Week for running 184 yards at Ansell University last week. Another person by the name of Pete [inaudible] who played football for us and was on the championship team with Brian Kearns he ran for 200 yards this week as well. We’ve had some good kids come out of this program. I’d like to get back to some serious and good issues. The Standard & Poors’ rating that was just increased. I don’t know if everyone knows what that means it means you are doing well with your money. It means we are not overspending and we are not living beyond our means but at the same token the properties in North Arlington are increasing in value. One of the properties the Czar was talking about sold about 2 or 3 years ago for $250,000 per square acre. Now that property is
being sold for $1 million dollars an acre. That is because bankers see the proper stewardship of the money we have here and how we are using it. The banks see that is a proper investment for the way we spent our money here. That is a positive thing. I want to attribute it to Mayor Bianchi first became Mayor it was his mission to get our fiscal house in order. And that is what we have done over the last couple of years. I had a graft made. If you look at the graft this line is North Arlington. We are getting better and better at spending our money, using and saving our money. And if you look at the line that is going down, that is the State of New Jersey. The State of New Jersey has the lowest rating you can get and it is an A-. We are at an AA which is above an A+. Things are going well in North Arlington. Ridge Road looks beautiful. The DPW is doing their work and it is scary to see what they are doing right now. They are actually fixing the salt trucks and ordering salt for the winter. I really don’t want to hear that now.

MAYOR BIANCHI

I just have a thank you for tonight. I want to thank Bob and Lenny. North Arlington in the last four years has gone through a tremendous renaissance. Basically it is all because of you two guys. Of course we were behind you 100% for what you did down on Porete Avenue and how fast you put the Fed Ex building through is no short than a miracle. As far as Ridge Road and Ridge Lumbar and OPUS, Kearny Federal Bank makes the renaissance unbelievable. I thank you very much. Being a business man on Ridge Road 90% of all businesses fail or go ahead because of parking. Parking is an essential for any business. You must have parking that is why I always harp on that subject. That is one subject I do not want you to fall asleep on. I know it is very difficult. If we have that parking garage where we want to build it, the businesses that will come here will be amazing. It won’t be your little Mom and Pop stores any more it will bigger name stores.

R-179-18 RESO RE: EXECUTIVE SESSION

WHEREAS, the Open Public Meeting Act, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and WHEREAS, the Mayor and Council is of the
opinion that such circumstances presently exist; and WHEREAS, the Mayor and Council wish to discuss: CONTRACTUAL MATTERS, PERSONNEL MATTERS

“Public release of the discussion will only occur after counsel approval. Action may or may not occur after discussion”. NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council are now in executive session

INTRODUCED BY: Councilman Yampaglia
SECONDED BY: Councilman Fitzhenry
ROLL CALL: AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry

MOTION TO RETURN TO THE REGULAR ORDER OF BUSINESS

INTRODUCED BY: Councilman Karcic
SECONDED BY: Councilman Pronti
ROLL CALL: AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry

R-180-18 RESO RE: ASSIGNMENT OF DEVELOPER’S AGREEMENT AND AUTHORIZATION TO EXECUTE A PARKING SPACE AGREEMENT FOR RIDGE ROAD MANOR, LLC

INTRODUCED BY: Councilwoman Sheedy
SECONDED BY: Councilman Pronti
ROLL CALL: AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry

R-181-18 RESO RE: TRANSFER OF LIQUOR LICENSE #0239-33-006-010

INTRODUCED BY: Councilman Fitzhenry
SECONDED BY: Councilwoman Williams
ROLL CALL: AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry

R-182-18 RESO RE: BID AWARD FOR NORTH ARLINGTON PUBLIC LIBRARY ROOF REPLACEMENT

INTRODUCED BY: Councilwoman Williams
SECONDED BY: Councilman Yampaglia
ROLL CALL: AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry

R-183-18 RESO RE: APPOINTMENT(S) TO THE ZONING BOARD

INTRODUCED BY: Councilman Fitzhenry
SECONDED BY: Councilman Pronti
ROLL CALL: AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry

ADJOURNMENT:
MOTION TO ADJOURN
INTRODUCED BY: Councilman Fitzhenry
SECONDED BY: Councilwoman Williams
ROLL CALL: AYES: Councilmembers Yampaglia, Pronti, Sheedy, Karcic, Williams, Fitzhenry