

Work Meeting
June 15, 2015

A Work Meeting of the Mayor and Council of the Borough of Wanaque was held on Monday, June 15, 2015, at 7:10 P.M. in the Wanaque Municipal Building.

The Mayor called the meeting to order.

On roll call, the following Council Members responded: Balunis, Cortellessa, Leonard, Pasquariello, Pettet and Willse. The Mayor declared a quorum. The Borough Attorney and Borough Engineer were present.

The Mayor read the following Sunshine Statement: Adequate notice of this meeting has been provided by the Mayor and Council by e-mailing notice of this meeting to the Suburban Trends and Herald News newspapers on March 12, 2015 stating therein that the June 8, 2015 Work Meeting has been rescheduled to be held on Monday, June 15, 2015 at the time of 7:00 P.M. in the Wanaque Municipal Building, 579 Ringwood Avenue, Wanaque, New Jersey and a copy of this notice was posted on the bulletin board in the Wanaque Municipal Building on March 12, 2015 and a copy is on file in the office of the Municipal Clerk.

MINUTES:

May 11, 2015.

PUBLIC HEARING: 2015 Budget Amendment

ADOPTION OF 2015 CURRENT, WATER AND SEWER UTILITY BUDGET: Resolution #90-0-15

RESOLUTION #102-0-15 - Amend Capital Budget

ORDINANCES:

Public Hearing of Ord. #8-0-15:

Re: Water Bond Ordinance – Replace Water Main and Services – Milton Place and Jefferson Street - \$325,000

Public Hearing of Ord. #9-0-15:

Re: Bond Ordinance – Resurface Various Roads - \$370,000

Introduction of Ord. #10-0-15:

Re: Bond Ordinance – Fire and First Aid Equipment - \$230,000

Introduction of Ord. #11-0-15:

Re: Capital Appropriation Ordinance – \$12,500 Fire Equipment

COMMITTEE REPORTS:

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Councilman Balunis:

Councilman Balunis reported I do not have any First Aid Squad statistics for the month. There is an Ordinance for the stretchers and the Chief of police is in favor of the stretchers. The Memorial Day Parade went well. I would like to thank the coaches for being able to use the sound system and also thank Paul Johannemann. We hope to improve the parade each year. For Recreation softball and baseball have started and also summer recreation started. The fields are looking better and I would like to thank Mike Reiff for keeping up with the fields. The AWARE ASAP arrive alive is done before graduation and there were presentations from Wanaque Police, Ringwood Police, Wanaque Detectives, a doctor and others who had related incidents with drinking and driving and substance abuse. I will be attending a breakfast for LRHS Graduation next Tuesday. Wanaque School graduation is Wednesday.

Councilman Cortellessa:

Councilman Cortellessa reported the water department is doing readings, managing wells, training, and all the water shut offs concern me. The Road Department is doing vegetative waste, repair of the light by Warrens Way. There is a new report and more information. They need a front loader and staff. The cleanup in front of Arrow shed and I have been working with Councilman Balunis and we are concerned of possibly a County right of way in front of property.

The Borough Administrator said maybe the County does have a right of way there. We will follow up.

Councilman Cortellessa said they may also have restrictions in front of there.

Councilman Leonard:

Councilman Leonard said I have no report.

Councilman Pasquariello:

Councilman Pasquariello read the Police report.

Councilman Pettet:

Councilman Pettet reported they are discontinuing the D.A.R.E. program.

Councilman Balunis said they are replacing it with another name.

Councilman Pettet said the Finance committee met months ago with the First Aid squad and we will have some recommendations.

Councilman Willse:

Councilman Willse reported the Fire Department had fifteen calls. The new Municipal building had the first coat of pavement put down and working on getting the certificate of occupancy to get into the building. It is down to getting the inspectors to get the information to the building department for the certificate of occupancy. We should have the certificate of

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occupancy by Friday afternoon. The Police will not be moving yet. They need additional inspections and that will delay them. The cleaning crews will be there Wednesday and Thursday. We are that close.

The Borough Engineer reported the Department of Transportation approved the Westbrook Road project so we can close that out. We contacted Pulte for the asbuilt drawings for Pulte Contracting and shortly they should provide them to us. The repair work that needs to be done.

The Borough Administrator reported the UCR report for police should clarify. June 27th is the Computer and Electronics recycling collection from 8:00 A.M. to 1:00 P.M. at the Borough Garage. Special Counsel on the Mount Laurel for the COAH Housing project. File a lawsuit to get low moderate income housing. Building employees are anxious to make the move on schedule. The Borough Hall will be closed Monday and Tuesday and open for business in the new building next Wednesday. People can pay bills by mail or online. When the building comes down there will be no parking. Notices went out with the dates and locations for the payments and the drop box will be closed on Monday. Once the Police move the building needs to come down within 30 to 60 days and there will be no parking. Everything is in place for Monday at 2:00 P.M.. the operations will be switched over. The technology, IT and cleaning crew will be in. We will be open and operating next Wednesday. The Police will still be here and operating and providing services.

The Borough Attorney reported the Tax appeals at the County level have been concluded and at the State level they are still going on. The North Jersey District Water Supply Commission will be there tomorrow along with Ringwood. The Tax appeals were heard in Morristown for Passaic and Morris Counties and they are backed up for three to four years. They moved to Newark 2 Tax Court Judges to expedite the process and it is still a long wait. When you go to Morristown they take Morris County first and then Passaic County. Two thirds of the Passaic County towns were moved to Newark. The Pulte case they are required to file the asbuilt plans and have been contacted to move along quickly. Their Attorney is moving them along and we can go back to the same Judge and come to resolve it. RSK needs an amendment to the developers agreement and they have to reapply and go back to the Planning Board. They can now move forward on the amendment to developers agreement.

PUBLIC DISCUSSION:

The Mayor opened the Public Discussion.

Marvin Lieman, 4312 Warrens Way, Wanaque said the newspaper article in today's Record both state the original contract price for the building as \$6,000,000.00 – 6 ½ million to 9 million how do you get that?

The Mayor said 6 ½ million is the cost of the building and does not include furniture, the police tower, architect and the land is not included in the building price.

Marvin Lieman said it was 6 ½ million and now it is 9 million. The cost of the building should be put in real numbers and you should put the correct information.

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The Borough Administrator said the real numbers are 8.8 million which was funded and in the initial budget. The Budget is 9.2 million and we funded 8.8 million. The furnishings were later and \$8,333.00 is the amount including furniture. The initial for the building was \$6,490,000. Including the Architect, telephone, antenna, etc. The amount for the change orders is \$403,000.00 including the change order tonight. The building is to last for 100 years and there are changes as with any type of major construction. The total of 8.8 million is for the 3 Ordinances.

Councilman Cortellessa said clarity was not in the past as it is now. The perception of the amount of money is the issue.

The Borough Administrator said 6.5 million is the building cost for change orders. Total of 8.8 million for the entire project.

Marvin Lieman said two prior times it was voted no. Councilman Cortellessa and Leonard. Councilman Cortellessa was not comfortable and the revenue items were left out. Not comfortable with the numbers and the Borough is only 22 ½ percent of the total taxes.

Councilman Cortellessa said the County is not tight on their budgets and also the schools.

Councilman Leonard said I say the same thing and also the surplus.

Jules Figula, 3202 Warrens Way, Wanaque said Frank and I are disappointed in the amended budget not to have a zero tax increase. The 12.8 million budget excludes \$77,000.00 which is omitted. The amended budget increase is over the budget and the tax support to the amended budget is not ready for adoption. The surplus should assess any risk greater than that in the current amended budget .

A) Budget – handed out sheet for budget \$9,444,172 – tax levy needs to be reduced \$160,718.00.

B) B) Property year comes on divided between County and Municipality. 2016 US Aluminum 23-25% to County comes on 268,725, 20%, Mountainside comes on \$179,150. Surplus spent and surplus generated – addition and subtraction every year end.

(1) Start \$2,133,027 – end \$1,488,902 end of 2017 surplus balance \$1.5 Million same.

This gives 3 years to ease the taxpayers burden, the surplus and to hold the line on tax increases. You can initiate leadership by voting no on the budget.

Frank DePaolo, 2413 Warrens Way, Wanaque said I have three things to speak about - Borough Demographics, increase of Borough Tax Rate and the cost of the new building. The latest Census has New Jersey as the highest real estate in percent and Wanaque is higher in New Jersey and Passaic County. There is 10% unemployment, 30% of residents are receiving Social Security benefits and unemployment, 40% are below poverty level and several businesses have closed. People are living check to check and week to week. Wanaque Reserve, \$231,000 million dollars additional assessed rates increased 33 percent in 2005 to 2013-2014 increased. We are not undertaxed and are spending money faster than it is being received and the revenue doesn't make it. The income Tilcon was supposed to pay for. We have to take a look at the budget and find it to amend it. There is a limit as to the amount of taxes people can pay and even if there is the slightest increase in taxes it must be rejected. Two of you are running for re-election and we need to know how to get cash support for the budget. The new Municipal building we never heard any other amount but the 9.2 million dollars and we referred to the July

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2013 meeting and looked at the minutes but nothing could be found. You're talking about 2.7 million dollars a 2.4 million dollar overrun and you should make certain it can't be repeated. You represent the profile in town and if the budget has the slightest increase in the budget it must be rejected. If you worked in a bank and if someone asked for loan, the funds were expended and this person would not be working in the bank.

Robert Mann, 4 Linda Road, Wanaque said what is the new word on the project.

The Borough Administrator said for Mountain Lakes and Lakeside Manor the reports, maps and paperwork for the Department of Environmental Protection have been completed. The applications have been signed and delivered to Mr. Rodriguez on Thursday. Most results were in the freshwater wetlands, there was one loss of property and the bottom of the culvert dropped one foot. They need to submit the application then the Department of Environmental Protection will issue the permits.

Robert Mann said the plan is not as many houses.

The Borough Administrator said they will cut out one house on the bottom.

Robert Mann said now there is one house and they will take it out.

The Borough Administrator said the Engineers decided one plan is to be reduced by one.

Robert Mann said when are they doing this.

The Borough Administrator said at the end of June and the Department of Environmental Protection asked for more hydraulic analysis from Mr. Gunia.

Councilman Leonard said the review clock starts now with the Department of Environmental Protection.

The Borough Administrator said the Department of Environmental Protection is responsive to his time frame.

The Borough Engineer said the time frame should be when the application is filed and we don't expect it to take a lot of time.

Robert Mann said when we were talking about knocking the building down June was the timeline.

The Borough Administrator said it is not in our hands. It is in the hands of the Department of Environmental Protection and Mr. Gunia's Engineer.

The Mayor said Mr. Rodriguez intentions he knew and Mr. Gunia will push forward and move forward. They are seeing the project with the Department of Environmental Protection through and Mr. Gunia we have confidence in him and he is still moving forward.

Councilman Cortellessa said does he have to provide anything else.

The Borough Administrator said no. Once the application is submitted he will be notified from the Department of Environmental Protection against anything for the project.

Robert Mann said I am watching my property go down in value.

The Borough Administrator said it was a severe winter and they could not do the studies and the evaluation the Department of Environmental Protection wanted.

Councilman Leonard said can Mr. Rodriguez stall.

The Borough Administrator said for the record of the property it is not in his best interest and he wants to sell the property.

Robert Mann said thank you.

Jennifer Orlando, 18 Parkside Drive and Mr. Saraceni 19 Red Oak Terrace, Haskell said there is an issue with parking on street that blocks the road and it is destroying the road. I am

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concerned that the children may be hurt riding their bikes and I spoke to the Police and was told to come here.

The Borough Administrator said I am familiar with the problem and we will get it addressed. We will have an Ordinance on for the July meeting to introduce it and in August for adoption. Contact us for confirmation that it is on the agenda.

Jay Cohen, 2319 Warrens Way, Wanaque said the tax bill is a 4% increase and I thought there was a 2% Cap.

The Borough Administrator said overall it is 2% increase in the difference in the way it was calculated. You have to look at the calendar year 2014 not the calendar year 2015.

Jay Cohen said the increase in debt service has to do with paying taxes.

The Borough Administrator said that is the annual debt service payments.

Jay Cohen said the debt service has gone up over past ten years.

The Borough Administrator said yes but I'm not sure how much right now.

Jay Cohen said the salary Ordinance for the Administrator is \$140,000 and a total of \$160,000.00. This is not a wealthy community and there is a large amount of employees getting a lot of money.

Marc Bellante, 19 Park Street, Wanaque said I am next to the Tree Tavern restaurant and bar and there is a fence on the left side of my property and but there is no fence on the right side of the my property. It is more of a nuisance than a real problem but on a regular basis there are more cars coming in and it is more inconvenient. The property is not enclosed off at 17 Park Street and I am looking for a plausible solution possibly an Ordinance.

The Mayor said Jeff Brusco will take a look at it. There is more of a mature crowd there.

Councilman Cortellessa said we need to take a look at it.

Vincent Lombardo, 2303 Warrens Way said good evening gentlemen. There's got to be Statutes or Ordinances in this town regarding the appearance of homes on Ringwood Avenue. Now some time ago I wrote an email to Mr. Cortellessa and I explained my displeasure in some of the deplorable conditions that exist on the main street of the town. It would seem to me that you would want that street to look very nice because it's an indication of what the rest of the town is about. Mr. Cortellessa wrote me back and he was in agreement with what I had said and according to his email he was going to look into it. I don't know if that happened, but I never heard from him again.

Councilman Cortellessa said of course it happened.

Vincent Lombardo said it did.

Councilman Cortellessa said of course I did look into it.

Vincent Lombardo said I didn't hear from you any longer.

Councilman Cortellessa said you don't necessarily have to hear back from me but we have a report here.

Vincent Lombardo said well I'm not done.

Councilman Cortellessa said okay.

Vincent Lombardo said and I also wrote to you Mr. Mayor twice and both times you didn't respond to my email and that makes me very unhappy because if you were to write to me, I would have responded to you with all due respect. Now if you want me to I will compile the addresses that I had with the disgusting appearances of these homes. Now some of them must

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think they run a junkyard out of their front porch or their side yard and there's a guy running a lawn mower business repairing lawn mowers. How does that happen? There's an animal rescue place right down the street that has a car embedded in vegetation. How does that happen? So, what I'm saying is, doesn't anything go on here that addresses these problems?

The Mayor said that's why we have a property maintenance official.

Vincent Lombardo said well it's not working. And second of all, that man who makes \$160,000, I'm wondering if you have any openings for a job because I can use that. Now I'll wait to hear what you have to say.

Jim Weintraub, 2317 Warrens Way, Wanaque said the taxes and expenses are high and what are you doing for ratables to help the residential taxpayers.

The Mayor said there are two condominium projects and they are going to be building on Mountain Lakes and other people are coming into town. The Condos are going on Fourth Avenue and they will start building soon in 2015 and then start selling them in 2016. Mountain Lakes construction will begin in the Fall of 2016 and sell soon after. On Union Avenue we would like commercial businesses there and Holiday Inn would like to build another hotel. The area would support three hotels hopefully.

Jim Weintraub said will there be an influx of money soon.

The Mayor said we hope between the rest of 2015 and next year.

Sandy Lawson, 28 Haskell Avenue, Haskell said the adoption of the Budget shouldn't they be listed as three separate items and what is the cost of the building acquisition and demolition.

The Borough Administrator said no. The acquisition was \$578,000.00 and the demolition was included.

Sandy Lawson said what about the affordable housing.

The Borough Administrator said offhand I don't know the exact amount.

Sandy Lawson said what is the status of the RSK development.

The Borough Administrator said there are twelve units and no set aside for Mountain Lakes and Lakeside Manor.

Sandy Lawson said the new developments going in will they need more fire and first aid support.

The Borough Administrator said I don't think so. They are built to higher standards and with the additional roads they should be able to absorb it without any problem.

Al Arduino, 2305 Warrens Way, Wanaque said the new building was 6.5 Million dollars and now it is to 9 Million dollars. What are the Ordinances and the breakdown of the 47% additional.

The Borough Administrator said the initial bid is 3.6 Million dollars below what was originally anticipated and it went through the process of what effect would it have to maintain the services after the bids were received to build the building as designed. The construction cost was 6.5 Million dollars and the project cost was 8.8 Million dollars for a total of 9.2 Million dollars. The original budget was 9.2 Million dollars with the total including 8.8 Million dollars.

Al said how did you come up with the additional money.

The Borough Administrator said it was appropriated in the capital account and the full amount not bonded was counted.

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Agnes Snyder, 2105 Warrens Way, Wanaque said I want to thank the people for the numbers and for coming from Wanaque Reserve. We are older people and the taxes are going up and we want to stay here and you should do what is the right thing to do for the people.

Patricia Norton, representing the Wanaque First Aid Squad said I would like to thank the Mayor and Council for the appropriation for the stretcher and it will really help us.

John DiMeglio, 414 Ringwood Avenue, Wanaque said what is the cost of taking the building down and putting in the parking lot.

The Borough Administrator said 4.5 Million dollars which is included in the bid.

John DiMeglio said there are cigarettes on my property from people who go to the Quick Chek.

Bernie Kerwin, 23 Burnside Place, Haskell said they are building buildings and I have lived in town for forty nine years where are they getting the water for the new projects and also the water smells now.

The Mayor said they will get the water from the Back Beach wells.

Bernie Kerwin said the sewer plant contaminates the wells and there was a meeting in the late 70's and 80's regarding that.

The Borough Administrator said the well at Back Beach meets the Department of Environmental Protection requirements and also the wells at Memorial Field and the Meadowbrook Well. There is supplement water in the summer from the reservoir that's why there is difference in the water.

The Mayor closed the Public Discussion.

CONSENT AGENDA:

Resolution #91-0-15:

Re: Refund Lienholder for Tax Sale Certificate #13-00027 for Block 438, Lot 9 in the amount of \$2,936.61 for the Tax Sale Certificate and \$1,400.00 for the Premium

Resolution #92-0-15:

Re: Refund of overpayment for Block 455, Lot 2 for the 2nd Quarter of 2015 in the amount of \$30.52

Resolution #93-0-15:

Re: Refund Lienholder for Tax Sale Certificate #13-00001 for Block 200.05, Lot 4 in the amount of \$2,050.60 for the Tax Sale Certificate and \$1,700.00 for the Premium

Resolution #94-0-15:

Re: Refund Lienholder for Tax Sale Certificate #13-00002 for Block 212, Lot 17 in the amount of \$11,568.75 for the Tax Sale Certificate and \$18,500.00 for the Premium

Application to amend Tow Truck License:

Re: Justified Towing and Repair LLC, 400 Union Avenue, Haskell

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Two (2) Applications for Amusement Machines Licenses:

Re: Joseph Agostino, 18 Railroad Avenue, Wanaque

Resolution #95-0-15:

Re: Approve Change Order #21 to #24 totalling \$125,646.55 and Progress Payment #23 to UniMak LLC for Borough Hall Construction - \$303,706.01

Resolution #96-0-15:

Re: Approve 2014 Community Development Block Grant and Authorize execution of the Agreement - \$100,000 Water Replacement Project for Jenkins Avenue, Locust Street and Storms Place

Resolution #97-0-15:

Re: 2016 A.W.A.R.E. A.S.A.P. Grant

Resolution #98-0-15:

Re: Authorizing execution of Quit Claim Deed for Block 435, Lot 5.01

Resolution #99-0-15:

Re: Supporting JCP&L Upgrade and Hardening Plan

Resolution #100-0-15:

Re: Award Bid – Improvements to Fifth Avenue and Leonard Place - Haskell Paving – \$371,783.36

Resolution #101-0-15:

Re: Appointing Linda Cervino as Keyboarding Clerk effective June 29, 2015.

Resolution #103-0-15:

Re: Authorizing sale and disposal of surplus property

REGULAR REPORTS - PROFESSIONAL REPORTS:

1. Clerk's Receipts for May 2015 -
2. Police Department Report for May 2015 -
3. Tax Collector's Report for May 2015 -
4. Municipal Court Report for May 2015 –

COMMUNICATIONS: None.

NEW BUSINESS:

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Business Meetings:

Re: July and August – 7:00 P.M.

Closed Session:

Re: Litigation/Negotiation/Personnel.

UNFINISHED BUSINESS: None.

RESOLUTIONS: None.

PUBLIC DISCUSSION: (Work Meeting)

FINANCE REPORT: Vouchers - Payrolls

ADJOURNMENT:

On entertainment of the Mayor, Councilmen Pettet and Pasquariello moved a motion to adjourn the meeting. On roll call, all voted yes, and the Mayor declared the motion carried; meeting adjourned at 9:15 P.M.

Katherine J. Falone, RMC, CMC
Municipal Clerk