

Work Meeting
August 14, 2017

A Work Meeting of the Mayor and Council of the Borough of Wanaque was held on Monday, August 14, 2017 at 7:05 P.M. in the Wanaque Municipal Building.

The Mayor called the meeting to order.

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

The Mayor read the following Sunshine Statement: This is a Work meeting of the Mayor and Council and adequate notice thereof has been given by advertising the date, time and place of the Work meetings in the Suburban Trends and the Herald News newspapers and was e-mailed to these papers on December 29, 2016, and a notice thereof has been posted on December 29, 2016 on the bulletin board in the Wanaque Municipal Building, 579 Ringwood Avenue, Wanaque, New Jersey and a copy thereof has been on file in the office of the Municipal Clerk.

MINUTES:

July 10, 2017.

ORDINANCES:

Public Hearing of Ord. #10-0-17:

Re: Bond Ordinance appropriating \$330,000 for the Improvement of the Storm Water Drainage System

COMMITTEE REPORTS:

Councilman Balunis reported there are no statistics for the WFAS – new members are coming in and they are staying busy. Recreation just finished and the recreation program did well. The recreation commission is going to add new events to the list of things they do. There will be a trunk or treat for Halloween at the school and along with the PTA they will have a movie night at Wanaque School on August 30th at 8:00 PM with a rain date on August 31st at 8:00 PM. They will have a concert next summer at Wanaque School to have along with the community.

Councilman Cortellessa – absent.

Councilman Leonard – absent.

Councilman Pasquariello read the police report and reported the graduation is September 27th for the academy graduates and the new recruit and in June Patrolman Hennessy retired July 31st after 25 years of service to the Borough.

Councilman Pettet said I have no report.

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Councilman Willse read the fire report.

The Mayor said the 100th Anniversary committee had a meeting on July 26th and there is a lot of interest. The next meeting is on August 30th at 7:00 P.M. here. We are going to have something once a month and have other towns be involved including Ringwood, Bloomingdale and Pompton Lakes. On February 1st we are looking into having a parade and closing Ringwood Avenue and having the police march. Mike Reiff retired and we will have a review of the DPW next month by a third party.

Councilman Leonard arrived 7:15 PM.

PROFESSIONAL REPORTS:

The Engineer reported with regard to Pulte the work at Wanaque Reserve we will go over the items and see if it is satisfactory.

The Borough Administrator reported I represented the Borough at the Junior Police Academy and it was a spectacular graduation. It was a joint effort and the police, fire and first aid squad came together to give them a phenomenal experience and also Lakeland Regional High School was involved and it was a great program.

The Borough Attorney reported the tax court cases continue to be resolved. The memorandum of understanding for Tilcon will allow them to go forward with the traffic study. The memorandum of understanding is good and we are beginning the steps to move in that direction. The Planning Board has overall control of the issues and is looking into integration of the traffic study and evaluation of the traffic movement.

The Borough Administrator said on behalf of Councilman Cortellessa he would like to voice that he is not in favor of more traffic from the Tilcon quarry and has extensive concerns and he would like to see those questions answered before the Council moves forward. Tilcon has to go before the Planning Board for everything to be addressed. We have provided Tilcon with four traffic studies and they have to go to the County and the Planning Board.

PUBLIC DISCUSSION: (Regular Meeting)

CONSENT AGENDA:

Resolution #144-0-17:

Re: Resolution Authorizing the Award of a Non-Fair and Open Contract for the Purchase and Repair of Lawn Maintenance Equipment

Resolution #145-0-17:

Re: Resolution of Support for Sustainable Open Space, Farmland, Historic Preservation and Stewardship Funding of New Jersey

Resolution #146-0-17:

Re: Approve Proposal – Richard A. Alaimo Associates – 2017 NJDOT Road Resurfacing

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Resolution #147-0-17:

Re: Approval Proposal – Richard A. Alaimo Associates – 10 Lines Avenue Drainage

Resolution #148-0-17:

Re: Amend 2017 Salary Resolution - (Detective Schroeder to Patrolman)

Resolution #149-0-17:

Re: Award Bid – Replacement of Lula Elevator at the Wanaque Public Library (Design and Build) - \$99,800.00

Resolution #150-0-17:

Re: Award Contract – Road Reconstruction (Jackson, Storms, Maple Orchard, North Maple, Locust)

Resolution #151-0-17:

Re: Affordable Housing Ballot Question

Resolution #152-0-17:

Re: Approval of Current Estimate No. 2 for Water Main Replacement and Road Improvements – Dickens Place, Monroe Stree, Jackson street and payment to Regal Utility Services, Inc. in the amount of \$102,419.94

Resolution #153-0-17:

Re: Approval of Current Estimate No. 3 for the NJDOT Municipal Aid Grant for Sixth Avenue and Phelan Court and payment to John Garcia Construction Company in the amount of \$82,964.12

Application for a Used Car Lot License:

Re: City Motor Group, 1368 Ringwood Avenue, Haskell

Letter from the Fire Chief:

Re: Membership Application – Jesse Burgos to the roles of Company #2 and remove Wilmer Zambrano from the roles of Company #2 effective immediately

Letter from Jonathan Cass, 27 Shady Avenue:

Re: Purchase adjoining vacant lot – Block 425, lotw 27 and 28 owned by the Borough

Resolution #154-0-17:

Re: Chapter 159 – Insert Special Item of Revenue into the Budget – Wanaque Public Library Elevator - \$42,000.00

Resolution #155-0-17:

Re: Chapter 159 – Insert Special Item of Revenue into the Budget – CDBG Grant - \$59,694.72

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Resolution #156-0-17:

Re: Approve NJDOT 2018 Municipal Aid Application

Resolution #157-0-17:

Re: Accept Gift of 1963 Plymouth Belvedere from Wanaque F.O.P. (Fraternal Order of Police)

Resolution #158-0-17:

Re: Resolution authorizing and directing the Wanaque Planning Board to Undertake a Preliminary Investigation of the properties in the Twin Lakes Area Redevelopment Zone

REGULAR REPORTS - PROFESSIONAL REPORTS:

1. Clerk's Receipts for July 2017 -
2. Police Department Report for July 2017-
3. Tax Collector's Report for July 2017 -
4. Municipal Court Report for July 2017 -

COMMUNICATIONS:

NEW BUSINESS:

Closed Session:

Re: Litigation/Negotiation/Personnel

UNFINISHED BUSINESS:

Status Report - Lakeside Manor.

The Borough Administrator reported we received the engineering report on four properties for the Lakeside Manor footings and foundations and additional engineering is required which are being requested to be done by the construction subcode official. We are in contact with Public Service Electric and Gas and are waiting for a time to install the services on the two properties on Linda Road and it is up to the contractor to get the gas lines in and the road paved. Find out what the holdup is up there. We will contact Public Service Electric and Gas to find out the status.

RESOLUTIONS:

Resolution #142-0-17:

Re: Approve updated Tilcon Memorandum of Understanding

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PUBLIC DISCUSSION: (Work Meeting)

The Mayor opened the Public Discussion.

Ken Ambruster, 6 Gardella Place, Haskell said regarding the paving of Ringwood Avenue when will it happen.

The Borough Administrator said the DPW attended a meeting and it will probably not be done until next year.

Marv Lieman, 4312 Warrens Way, Wanaque said what is the status of the location for the flashing lights for pedestrians.

The Borough Administrator said we did more research and talked to the manufacturer and they are not made to be turned off. The button to control it would be stopping traffic on Ringwood Avenue and it may not work out in this instance.

Marv Lieman said what is the Tilcon resolution and the funds from that prior to this building being built. I thought we are going to receive some funds from that. Some will feel the impact of things with the trucks going in and out and with things from the trucks falling off. If nothing else you should have something to say and do it when you have all these plans and you should take the residents' concerns into consideration. I believe the elevator funds are covered by library is that correct.

The Borough Administrator said yes that is correct.

Chris Herd, 4 Melrose Avenue, Wanaque said the rail trail that is proposed have you heard anything else on it.

The Borough Administrator said we have not heard anything else since the open house they had a couple of months ago. We expressed concerns and it will probably be a multi-year process.

Jerry Reap, 35 Mountain Lakes Drive, Wanaque said the repairing of the road is supposed to go past my house and I spoke to gentleman working there and he said it is not to go past the last houses.

The Borough Administrator said we will take care of it tomorrow.

Joe Diaz, 3 Mountain Lakes Drive, Wanaque said what is the status of the developers agreement.

The Borough Attorney said it hasn't changed except to what we have discussed.

Joe Diaz said why doesn't the developer have to keep with the developers' agreement.

The Borough Administrator said the redevelopment agreement is incorporated into the developers' agreement.

Joe Diaz said he is not conforming to what he is supposed to be and he's supposed to post a bond.

The Borough Attorney said he posted it under the same bond.

Joe Diaz said there is a new developer name and J & S Group is bankrupt.

The Borough Administrator said Lakeside Manor is who we are dealing with.

Joe Diaz said who is the developer and it went to the Planning Board.

The Borough Administrator said J & S Group is still the name of the developer.

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Joe Diaz said it went to the court and lost on curb appeal and there is a no dumping sign now. I am concerned that the new developer is the same and will continue to do the same as the other developer.

The Borough Attorney said they have time lines.

Joe Diaz said the foundations are still there.

The Borough Administrator said there is a letter from the engineer stating the conditions he has to abide by. They need to have a building permit by December 31st. They need to come in and get permits for the foundations and then we will inspect it. The construction code official is the one in charge and is to make the determination.

Joe Diaz said I am concerned about what is going on there.

The Mayor said we are concerned.

Joe Diaz said who okays' the permits.

The Borough Administrator said the construction code official.

Joe Diaz said the new developer now is back to the old developer and he is costing us money and we are not getting anywhere with this. I am concerned with what is going on back there. It is a game he plays. I feel we should take him to court.

The Mayor said he is not in default of the agreement.

Councilman Pettet said we made a decision to say let's modify and hold his hat to the fire and we took the move toward improvement. There is frustration here and we took a good option to get a bond and get things more in order.

Joe Diaz said I feel I will still be here August 2021 and nothing will have been done. I have spoken to the attorney general and she advised to take him to court. I will forward her email. He has changed the original structure and now it could be in a one hundred year flood zone. I just hope you know what you are doing.

The Borough Administrator said the email was sent on June 23rd for Jersey Central Power and Light and I will send it again.

Robert Mann, 4 Linda Road, Wanaque said on August 11th this says no extensions and no grace period. Let's get it done. The problem is we are not seeing anyone doing anything and it's not getting done. According to the Engineer either reuse or remove its foundations and that's what he really said. My business is that my investment is under the issue.

Councilman Pettet said isn't it better to enter into a direction where things are getting done.

Robert Mann said a lot of it is mickey mouse and we're letting him get away with it. It's frustrating and weary about what is going on. What if he can't get permits in December.

The Borough Administrator said he signed that agreement that he has to.

Robert Mann said what if he doesn't get the permit by December.

The Borough Administrator said he is in default.

Robert Mann said then what.

The Borough Administrator said he takes us to court.

Robert Mann said one of the things you promised is to keep us up to date and PSE&G has not been sent out to us.

The Borough Attorney said there is a paradox with digging up the road.

Robert Mann said you said we don't understand and nothing gets done.

The Borough Attorney said if we file a complaint and order to show cause by the time you go to court and then by the time it is heard the time is done.

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The Borough Administrator said on August 4th we sent an email.
Robert Mann said after that we heard nothing. Let's get it done and get it done right.

Ken Manning, 2 Linda Road, Wanaque said so December 18th he's on the clock now. Is the bond to be returned to him.

The Borough Attorney said need to get the list to the Engineer and construction official.
The Mayor said he won't get the bond until he is done.

Ken Manning said they will reuse the foundations and the plan is to be submitted by his engineer.

Councilman Leonard said we should get an estimate for the foundations.

The Borough Administrator said we cannot do it.

Ken Manning said May 22nd is when this was agreed upon.

The Mayor said December 19th is the date.

FINANCE REPORT: Vouchers - Payrolls

ADJOURNMENT:

On entertainment of the Mayor, Councilmen Leonard and Balunis moved a motion to adjourn the meeting.

On roll call, all voted yes, and the Mayor declared the motion carried; meeting adjourned at 8:30 P.M.

Katherine J. Falone, RMC, CMC
Municipal Clerk