

Work Meeting  
September 18, 2017

A Work Meeting of the Mayor and Council of the Borough of Wanaque was held on Monday, September 18, 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, 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: 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:

August 14, 2017.

ORDINANCES:

Introduction of Ord. #11-0-17:

Re: Sale of Property – Shady Avenue – Block 425, Lots 27 and 28

COMMITTEE REPORTS:

Councilman Balunis reported I do not have the statistics for the WFAS this month and they are not happy with the location of the generator that was installed. Have the engineer to look at possibly putting pavers there. They are having a fundraiser which is an oldies music night at their building on September 30th. When I was at back to school night at Lakeland I asked Mr. Yost about the turf field and they haven't heard back about the concrete from Ringwood yet. The fields are in good condition, the sports are in full swing and Jaycee park will have new equipment. At the recreation meeting Sharon came and spoke about the purchasing process. The town picnic is this Saturday. And we met with three companies for playground equipment at Back Beach.

Councilman Cortellessa reported the Water Department is doing readings, mark outs, shutoffs and water mains. I am concerned when there are too many shutoffs. The DPW is doing weeding, trees, paving, attending safety classes and cutting grass. The man hours are different from the water department and the road department work. I will get into that with Mike Reiff, Mike Brusco and Dave Burgess. I asked the supervisors to come back with recommendations from them to get the most out of them.

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Councilman Leonard said I have no report but there is an event by a business owner who asked me to bring up it up. The AM 970 Radio Team at Passaic County Community College is having a breakfast and is going to invite small businesses to attend this event along with a motivational speaker and it could be good for small businesses. The date is October 19th from 6:00 A.M. to 10:00 A.M.

Councilman Pasquariello read the police report and reported that Patrolman Hennessy retired on August 1<sup>st</sup> and on December 27<sup>th</sup> is the graduation for Dan Banker from the police academy.

Councilman Pettet reported no meeting and no report.

Councilman Willse read the fire report and reported that the fire trucks should be here around October 15th.

The Mayor said the town picnic is Saturday, September 23<sup>rd</sup> and starts at 2:30 PM. Tom Carroll announced his retirement two months ago and we should put out a request for proposal for a fill in for two years for an experienced administrator until we find a full time administrator. Assemblyman Robert Auth is here along with Marlene Casey and they would like to speak regarding available grant money.

Assemblyman Robert Auth, 1069 Ringwood Avenue, Haskell said kudos for keeping the budget under the two percent cap. There is Department of Transportation grant money available for the gas tax and what to do in town for applying for grant money.

Marlene Casey said I came along to help anyone out.

Assemblyman Auth said there are grants available fully funded for roads, resurfacing, construction along with infrastructure, drainage, pedestrian and roads, safe walking, sidewalks, bikeways and replacement and rehabilitation of bridges. There is sixty million dollars of which thirty million dollars is Department of Transportation money and thirty million dollars is discretionary money available and the deadline is October 6<sup>th</sup> just for the road resurfacing.

Marlene Casey said there is a transportation trust available from the gasoline tax which is discretionary money that could be used for things in town where problems are to make the most of what you have to fix things. Maybe have a long range plan between the police, council and engineer and any discretionary money you can use now to next September 2018.

The Borough Administrator said we have been successful in getting grants.

Marlene Casey said to complete street programs they want you to ask for everything.

Councilman Balunis said for drainage can you ask for two hundred thousand dollars or can they say you only get one hundred thousand dollars.

Marlene Casey said you go against other municipalities so they look at the application and they can give you a partial amount.

Councilman Cortellessa said we should put together a best business case.

Marlene Casey said that would be through the sage application and it can be done online.

The Borough Administrator said they look at the criteria and send it out to you.

Assemblyman Auth said if you do a project with other towns you have a better chance.

Councilman Cortellessa said the price for fuel should we go out on our own ever. What do other people do.

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The Borough Administrator said other people go out on their own and we have used them as long as I can remember.

PROFESSIONAL REPORTS:

The Borough Engineer reported with regard to J.A. Alexander I spoke to Deborah Hoffman and we have to get going on this. With regard to Pulte I need to talk to Tony on it and my contact is not getting back to me.

The Borough Attorney said I will reach out to them. There are three major tax appeals being worked on which are CVS, Stop and Shop and North Jersey District Water Supply Commission. We should see in the next two weeks and the other ones have been taken care of.

The Borough Administrator said we are doing the preparation for the 2018 Budget and when the auditors come in January will then have to plug in the numbers. There are various dealings with department heads and we're putting together a package and will get it to people for reference. We are going to bring in an interim administrator in December to work with them to acclimate them into the borough on December 1st. There will be an ordinance for the next meeting with regard to the best practice checklist personnel manual. They will be milling on Thursday, Friday and Saturday and the projected paving will be Monday at 7:30 A.M. on September 25<sup>th</sup> and the engineer is to be there all day and the belgium block was worked on today.

PUBLIC DISCUSSION: (Regular Meeting)

CONSENT AGENDA:

Resolution #159-0-17:

Re: Refund of Tax Sale Certificate #14-00013 for Block 248, Lot 2.01 in the amount of \$6,761.57 for the Tax Sale Certificate and \$1,300.00 for the Premium

Resolution #160-0-17:

Re: Refund of Tax overpayments on various properties in the amount of \$8,343.49

Resolution #161-0-17:

Re: Refund of Tax overbilling on Block 240, Lot 1 due to a Tax Court of New Jersey Judgment in the amount of \$8,336.63 for 2014, \$8,504.54 for 2015 and \$12,275.52 for 2016 totaling \$29,116.69

Resolution #162-0-17:

Re: Refund of Water overbilling on 25 Dena Drive due to an estimated bill adjustment in the amount of \$1,582.54

Resolution #163-0-17:

Re: Credit for Block 206, Lot 59C0018 for the 4<sup>th</sup> Quarter 2017 in the amount of \$2,684.31 and the 1<sup>st</sup> and 2<sup>nd</sup> Quarter of 2018 totaling \$5,239.74 and refunding \$1,700.31 the portion of the 3<sup>rd</sup> Quarter that is exempt

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Resolution #164-0-17:

Re: Refund of Tax overpayment on Block 401, Lot 3 for the 1<sup>st</sup> and 2<sup>nd</sup> Quarter of 2017 in the amount of \$2,297.60

Resolution #165-0-17:

Re: Approval of Contract for the purchase of gasoline and diesel fuel under New Jersey State Contract for Rachele Michelles Oil Company, 116 Kuller Road, Clifton, New Jersey in an amount not to exceed \$70,000.00

Resolution #166-0-17:

Re: Authorizing the Tax Assessor to place a zero value on various lots due to not having a recorded owner

Application for Soil Removal Permit:

Re: 34 Rhinesmith Avenue, Wanaque

Five (5) Applications for Raffle Licenses:

Re: 1) Wanaque First Aid Auxiliary – RA:967, 2) Lakeland Chorale Association – RA:968, RA:969 and RA:970 and 3) Ringwood- Wanaque Ice Hockey Association – RA:971

Resolution #167-0-17:

Re: Award Bid – 2017 NJDOT Road Resurfacing - Tilcon

Resolution #168-0-17:

Re: Appoint Suburban Consulting for Design Improvements at Back Beach Park

Resolution #169-0-17:

Re: Authorize the Mayor to sign the Freshwater Wetlands Application - Tilcon

Resolution #170-0-17:

Re: Approval of payment for Current Estimate No. 3 for Water Main Replacement and Road Improvements to Regal Utility Services, Inc. in the amount of \$42,006.63

Resolution #171-0-17:

Re: Award Bid – Automotive Repair

REGULAR REPORTS - PROFESSIONAL REPORTS:

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

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COMMUNICATIONS:

NEW BUSINESS:

Best Practices Checklist – Continuation of WVRSA and Personnel Manual:

Closed Session:

Re: Litigation/Negotiation/Personnel

UNFINISHED BUSINESS:

Status Report - Lakeside Manor.

The Borough Administrator reported we received the engineering report on four properties regarding the Lakeside Manor footings and foundations. There is additional engineering required and we are requesting this to be done by the construction subcode official. We are in contact with PSE&G and are waiting for the time when to install the services on the two properties on Linda Road. It is up to the contractor to get the gas lines in and the road paved and we will find out what the holdup is on that and contact PSE&G to find out the status.

RESOLUTIONS:

PUBLIC DISCUSSION: (Work Meeting)

Joseph Diaz, 3 Mountain Lakes Drive, Wanaque said they damaged the sidewalk when they did the cut in Mountain Lakes Drive. There is thirty to forty feet of sidewalk that was removed and also thirty to forty feet on Conklintown Road by Spring Lake. I would like to see if we can ask to have that repaired. The curb is missing and the sidewalk is missing on the other side. On my side it is just the sidewalk that was damaged. There are people walking out in the street and it is a safety issue.

Ken Manning, 2 Linda Road, Wanaque said regarding Mountain Lakes there was a man who put out a cone and then left. No one has done anything about the timeline. The condos have been taken down. I'll give you that. The grass is not cut and also the weeds. You find every reason why you can't do it and you need to take care of this. This is my home and it is worth less than it was. They should reuse the foundation and Mr. Rodriguez was supposed to submit a plan for a permit.

The Borough Administrator said he submitted a plan and the building inspector stopped the work until we have a plan with a seal.

Ken Manning said if he is going to do that wouldn't he have been in to get his permit and December 19th is the deadline.

The Borough Administrator said we have a document with a seal that says they can be repaired and the agreement says he has until April 2018.

Ken Manning said when do we step up and take action after this has been going on for twenty some years. Have you held him accountable for everything else. Two men took bricks

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out and put cones out and called it a day. This guy is jerking us around. When do we matter. Do we still have his one hundred thousand dollars. October 1st has bond.

The Borough Administrator said we are waiting for the Borough Engineer to get the estimate for the bond.

Ken Manning said the same two men are doing all the work and he is jerking us around and enough is enough. We bonded 1.8 million to do the infrastructure.

The Borough Administrator said if he is named the redeveloper for the infrastructure he is entitled to the money reimbursement.

Ken Manning said he needs to be investigated.

Councilman Willse said the building inspector will be requiring him to have the correct design as has been done and that is the building construction official's office that is their jobs and licenses. That is what was done according to the plans and if not it falls back on the engineers.

Ken Manning said if you were the developer wouldn't you be working on it.

Councilman Willse said I don't see him in the office and I don't know what he has been doing.

The Mayor said he pretty much adhered to it.

Ken Manning said you failed us again and we have had it.

FINANCE REPORT: Vouchers - Payrolls

ADJOURNMENT:

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

On roll call, all voted yes, and the Mayor declared the motion carried; meeting adjourned at 8:20 P.M.

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Katherine J. Falone, RMC, CMC  
Municipal Clerk