

**BOROUGH OF ELMWOOD PARK**  
**WORK MEETING**  
**April 24, 2014**  
**8:00 p.m.**

The Work Meeting of the Elmwood Park Mayor and Council for April 24, 2014 was called to order by Municipal Clerk Keith Kazmark at 8:00 p.m. Statement of Compliance was read.

Whereas, Chapter 231 of the Public Laws of the State of New Jersey requires at the commencement of every meeting a Statement of Compliance be read by the presiding officer.

Now, Therefore Be Advised that the meeting requirements for this meeting have been met by the publishing an annual notice in The Record of Hackensack and Herald News of Woodland Park and by posting such notice in the office of the Borough Clerk as well as in a public place within the Municipal Building and by notifying interested citizens. Said notice was posted on January 1, 2014.

Governing Body members Colletti, Dombrowski, Martino, Vuoncino and Caramagna were present. Councilman Pettigano was absent due to illness. Also present were Mayor Mola, Borough Clerk Keith Kazmark, Borough Attorney Randazzo, Dick Alaimo and Wayne Simpson from Alaimo Group and Special Projects Engineer Peter Ten Kate.

**Public Hearing:** No one wished to be heard.

**Work Meeting Agenda Items:**

**1 – Discussion with Pete Ten Kate regarding status reports for Boswell Engineering Projects** – Mr. Ten Kate stated that the Borough Attorney will be presenting the two easements to the Planning Board in May regarding the improvements to the intersection of Market Street and the Boulevard. Mr. Ten Kate stated that Mr. Riggitano is satisfied and it is recommended to award the Improvements to Fleischer's Brook. A resolution will be placed on the May 1, 2014 Regular Meeting awarding the bid and authorizing the execution of the contract. Mr. Ten Kate discussed the Streetscape project and the decision as to whether the pavers should be completed under the Parkway trestle or be continued after the trestle. Councilmen Dombrowski and Martino inquired if the trestle was to be skipped how far would the project progress up Market Street. Mr. Ten Kate stated possibly just past Brookside Avenue. Discussion ensued regarding if it is possible to have the streetscape conclude at the end of the CVS parking lot. Mr. Ten Kate will submit in the streetscape program concluding at the railroad tracks located near CVS. Mr. Ten Kate stated the Saddle Brook hearing regarding the storage business is scheduled for the beginning of May. Mr. Ten Kate stated the environmental issues at the DPW are ongoing. Councilman Vuoncino inquired if there was a deadline for the Market Street Streetscape. Mr. Ten Kate stated there is not a deadline for the grant. He further stated he feels that construction will start next year. Councilman Colletti inquired about Synkote Paint. Mr. Ten Kate discussed the pending issues at the location. Mr. Kazmark discussed a meeting with a company that pursues grants to do clean-ups similar to the issues that exist at Synkote Paint. He stated as soon as he is presented with a proposal he will present it to Council for their consideration.

**2 – ENGINEERING REPORT:**

Mr. Kazmark discussed Mr. Murphy being absent due to a vacation. He further introduced Dick Alaimo and Wayne Simpson of Alaimo Engineering. Mr. Kazmark stated that discussion regarding Pump Station #6 and the 2014 Road Program took place at the last work session and at Council's request is being discussed tonight with Mr. Karcz in attendance. Mr. Kazmark then stated that Mr. Karcz invited Council members to visit the pump station to get a better understanding of the needs.

- a. **Pump Station #6** – Mr. Alaimo discussed the needs and the costs to upgrade the pump station. Mr. Karcz stated that he agrees with Mr. Alaimo and went on to discuss the need for the upgrade. Mr. Kazmark stated he spoke with Mr. DeBlock and discussed the concerns that Mr. DeBlock had in reference to Pump Station #6. Councilman Vuoncino inquired about the difference of \$750,000 from one proposal to another and asked if the increase in price was due to additional infrastructure work on the main flow pipe. Mr. Alaimo stated the pump station is not up to code and the entire building would need to be stripped and upgraded. Councilman Dombrowski asked Mr. Simpson to discuss the differences with the proposals that were submitted by Boswell and Alaimo which account for the difference in prices. Mr. Simpson stated that Alaimo has upgraded similar pump stations and those projects were reviewed so that Alaimo could take into consideration the costs that were incurred with the prior projects. He further discussed that code violations that exist in Pump Station #6 were also considered. Mr. Karcz discussed that additional damage that was done to the pump station when a recent pipe burst, which was not part of the proposal that was submitted by Boswell. Mr. Alaimo stated that he likes to include in his proposals funds for contingency work which will bring the proposal higher. Councilman Dombrowski inquired about the resurfacing of Market Street. Mr. Kazmark stated that the upgrade to the pump station is the priority after which the work on the intersection of Boulevard and Market Street followed by the Market Street Streetscape, then the final project being the resurfacing of Market Street by the County. Discussion ensued about Pump Station #5. Mr. Karcz expressed the urgency to upgrade Pump Station #6. Discussion ensued to the permit process for the force main and the pump station. Mr. Kazmark



stated the introduction for the bonding could possibly be done at the May 15, 2014 Regular Meeting with the adoption at the June 5, 2014 Regular Meeting. Councilman Vuoncino stated that regarding what was discussed tonight, he recommends that the Council approve the bonding process and Councilman Dombrowski concurred. Mr. Kazmark was authorized to begin the bonding process for \$2,355,000 for introduction at the May 15, 2014 Regular Meeting.

- b. **2014 Road Program** – Councilman Vuoncino asked Mr. Karcz about a resident's concern about Meyer Street. Mr. Karcz stated he checked the tax map and Meyer Street is a borough road therefore it was added to the Road Program list. He then stated other roads that have been added to the Road Program. Mr. Kazmark requested that the Council receive a prioritized list of the roadways for the Road Program. Discussion will be held over to the next work session.

**3 – Discussion with Michael Kauker regarding Market Street Corridor Rehabilitation Study** – Mr. Kauker reviewed the rehabilitation study for the Market Street with the Council. He discussed a zoning stumbling block on the north side of Market Street in which a commercial zone has residential standards. Councilman Colletti asked Mr. Kauker if a business on the north side was to tear down a building they would need to conform to residential requirements and would need to seek variances to continue with their plans regarding their business. Mr. Kauker stated that would be accurate. Mr. Kauker discussed the south side of Market Street and the limitations that exist. Mr. Kauker discussed the options of creating a plan that adheres to the current zoning and a second which would include pursuing an overlay in the zoning for the south side of Market Street. Discussion further ensued regarding overlay zoning. Discussion ensued to how parking would be handled in a new plan. Mr. Kauker stated parking would be either behind the business or a business would be elevated and the parking would be underneath the building. Councilman Dombrowski expressed his concern if the overlay was to be done and the possibility of houses off of Market Street being converted to businesses. Councilman Colletti stated what was discussed at prior meetings regarding the Market Street corridor that the new Councilmen were not present for. Mr. Kauker's recommendation is to move to phase two in the planning process. Councilman Colletti expressed his concerns to Mr. Kauker regarding apartments located above the businesses stating an impact on the schools. Mr. Kauker stated that the apartments can be limited to one bedroom apartments. Councilman Dombrowski expressed his concerns with how the revitalization might impact the work that will be done for the streetscape project. Mr. Kauker made a recommendation to do a rehabilitation of Market Street without extending the zoning behind the buildings and monitor if the changes are for the better, if the change is not significant enough then the Council can revisit the extension of the zoning at that time. Councilman Dombrowski suggested having a town hall type meeting to address the residents and to advise them of what the Council is considering giving the residents the opportunity to voice their opinions and concerns to the Council. Mr. Kauker suggested having more work session meetings until a plan is created then presenting it to the residents as Councilman Dombrowski has suggested. Discussion ensued as to the amount of the proposal for the second phase of the planning. Mr. Kauker stated he believes it will not exceed \$10,000. Mr. Kauker will submit a proposal for the Council's review for the next work session.

**2b. – 2014 Road Program** – Mr. Karcz returned to further discuss the roadways to be selected for the 2014 Road Program. Councilman Dombrowski inquired about the gutters on Fournier Crescent in which some areas have new gutters while other gutters were not redone. Mr. Karcz discussed the cost of cement and how redoing all the gutters would cut into funds leaving less available for road resurfacing. Mr. Kazmark discussed 5 year plans that other municipalities use when doing Road Programs. Discussion ensued regarding the streets that were addressed in the 2013 Road Program. Mr. Kazmark was authorized to start the bonding process for introduction at the May 15, 2014 Regular Meeting of the Mayor and Council.

#### **4 – REQUESTS FROM THE CHAMBER OF COMMERCE:**

- a. **Insurance coverage for the 5K Walk/Run** – A resolution will be placed on the May 1, 2014 Regular Meeting agenda.
- b. **Request for Council Liaison** – A resolution will be placed on the May 1, 2014 Regular Meeting agenda.
- c. **Planting of Holiday Tree** – Discussion ensued regarding a Holiday Tree. Mr. Kazmark will reach out to Mr. Wareka relaying to him the absence of electricity at the location that was requested. He will further ask Mr. Wareka to reach out to Ms. Puglisi to discuss other areas for the tree planting and resubmit to the Council a new request with the new location. Discussion ensued regarding the Holiday Tree. Mr. Kazmark requested the discussion be held over until Mr. Wareka and Ms. Puglisi could discuss a location for the tree. Discussion was held over for a later date.
- d. **Proposal to beautify and maintain island at the intersection of Boulevard and Washington Avenue** – Mayor and Council agreed to the beautification to the island located at Boulevard and Washington Avenue.

**5 – Memorandum from Schwartz, Simon, Edelstein & Celso, LLC regarding High School Property and Athletic Fields.** – Mr. Kazmark stated the documentation was follow up to earlier discussions with the Board of Education for the Council's review.

#### **6 – DEPARTMENTAL REPORTS:**

- a. **Library Minutes – March 17, 2014** – Accepted without discussion.
- b. **Department of Public Works Report – March 2014** – Accepted without discussion.



**7 – COMMITTEE REPORTS:**

Councilman Vuoncino stated he received a letter from Capt. Foligno thanking the Council for meeting with him to discuss the staffing in the Police Department. Councilman Vuoncino stated he will be planning a meeting with the Police Commission to discuss the needs of the Police Department and report back to the Council.

Councilman Dombrowski discussed the coyote issue and discussed the cooperation between the Captain Foligno, the Health Department and Mr. Kazmark on getting information out to the residents regarding the situation.

Councilman Caramagna had no report.

Councilman Martino had no report.

Councilman Colletti asked Mr. Karcz a question about the Kipp Avenue Pump Station and PSE&G. Mr. Karcz stated PSE&G is out performing the work the work needed.

Mayor Mola discussed the meeting with the Passaic Valley Water Commission regarding a boat ramp at the Marina.

**8 – EXECUTIVE SESSION:**

- a. **OIC Foligno – Police Department – Fire Truck Accident Investigation**
- b. **Fire Department – Fire Truck Accident**
- c. **Personnel – Recreation Department**
- d. **Litigation – Buonanno v. Elmwood Park**

WHEREAS, the Open Public Meetings Act P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss:

**OIC Foligno – Police Department – Fire Truck Accident Investigation**  
**Fire Department – Fire Truck Accident**  
**Personnel – Recreation Department**  
**Litigation – Buonanno v. Elmwood Park**

Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT RESOLVED, that the public be excluded from this meeting.

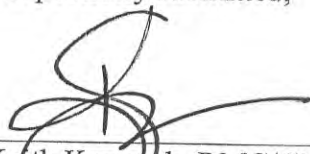
A motion was made by Councilman Caramagna and seconded by Councilman Colletti to enter into Executive Session. Motion carried by the members present.

**OIC Foligno – Police Department – Fire Truck Accident Investigation**  
**Fire Department – Fire Truck Accident**  
**Personnel – Recreation Department**  
**Litigation – Buonanno v. Elmwood Park**

A motion was made by Councilman Dombrowski and seconded by Councilman Martino to return to the public session. Motion carried by the members present.

A motion was made by Councilman Dombrowski and seconded by Councilman Martino to adjourn. Motion carried by the members present.

Respectfully submitted,

  
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Keith Kazmark, RMC/CMC/MMC  
Borough Clerk

*Minutes were approved at the June 6, 2014 Regular Meeting of the Mayor and Council.*