

City of Englewood
City Council Work Shop
Meeting Minutes

February 7, 2012 at 7:30pm

Roll Call: Present: Council member Marc Forman
Council member Michael Cohen
Council member Eugene Skurnick
Council member Jack Drakeford
Council member Lynne Algrant
Mayor/Council President Frank Huttle III
City Manager Timothy Dacey
City Attorney William Bailey
City Clerk Lauren Vande Vaarst

Council President Huttle called the meeting to order.

The City Clerk stated that adequate notice of this meeting was given by the posting, filing and distribution of the notice as required by the Open Public Meetings Act.

Discussion on Resolutions:

- Special Appropriation for Master Plan:
 - Mayor Huttle reviewed:
 - The Master Plan was last adopted in 2009, and the State requires that the Master Plan is revisited every six years.
 - The City is looking to revisit the Master Plan because of the 2010 Census and the Redevelopment of the Liberty and Lincoln Schools.
 - A Request for Proposal was issued in November 2011 and the Planning Board received fifteen responses.
 - There are 4 components that will work as one in revising the Master Plan:
 - The Regional Planners Association will have outreach meetings.
 - Economic Advisors will be part of the team.
 - Two companies, Brown & Keener and Urban Design submitted a joint proposal and was the one selected by the Planning Board Selection Committee.
 - Ken Albert, City Planner
 - The cost is \$88,000 and the funding can be done as an emergency appropriation, which is recommended by the CFO and the Auditor. An emergency appropriation can be paid over a 5-year period.
 - Question and Comments from the Mayor and Council:
 - Councilman Skurnick feels that this is long overdue and pleased it is finally happening. City needs a plan and a parking strategy. Focus needs to be on commercial, retail and industrial areas.
 - Councilman Cohen feels that the key is to plan, no more haphazard decisions.
 - Councilman Drakeford supports the revision of the Master Plan but concerned with the lack of emphasis on people.
 - Councilman Forman feels that residents need to come to the Master Plan meetings because the Master Plan needs to be a reflection of what the residents want not what the planners want.
 - Mayor Huttle said that the Master Plan process will be interactive and everyone needs to participate.
- Shared Services Agreement with the Englewood Public School District to provide Information Technology Services:
 - Tim Dacey reviewed.
 - The City tried to find a qualified part time IT professional, but was unable.
 - Feels that a Shared Services Agreement with the Board of Education is an effective and cost efficient way to go.
 - Question and Comments from the Mayor and Council:
 - Councilman Skurnick feels that this is a good idea and a good cost sharing plan.
 - Councilman Drakeford is concerned that the City is utilizing a failed organization, the Board of Education, to run the City and its IT program.
- Award of Contract for Bergen Street Parking Lot Dumpster Project:
 - Mayor Huttle reviewed:
 - This project began a year ago.
 - The parking lot needs to be rehabilitated.

- The situation there first came to the attention of the City when Blue Moon came before the Planning Board to move to their new location.
 - All the Dumpsters will be combined into one garbage compactor unit and one cardboard compactor unit, and it will really clean the area up.
 - Tim Dacey explained that the City is only paying to put the concrete pad in for the compactors. PSE&G has agreed to run electricity to the compactors. The restaurants and shops that will use the compactors will pay for them.
 - Question and Comments from the Mayor and Council:
 - Councilman Skurnick commented that besides the compactors the lot has to be cleaned and maintained. James Street Parking lot as well.
- Resolution for a Zero 2012 Municipal Budget:
 - Councilman Cohen reviewed:
 - City needs to be kept affordable for its residents, and he looks at this as a mission statement for the City.
 - Question and Comments from the Mayor and Council:
 - Councilman Drakeford is supportive of this resolution.
 - Councilman Skurnick appreciates what Councilman Cohen is trying to do, but the issue is more complicated due to all of the empty school properties in the City.
- Appointment of City Engineer – will be discussed in Closed Session.
- Award of Contract for Signage at Public Safety Complex:
 - Tim Dacey reviewed:
 - "Deputy Chief" is being added.
 - Contract can be awarded at the February 21st Meeting.
- Award of Contract for Environmental Soil Remediation at Police Department Pistol Range, Fire House, Ice Rink and 18 Amory Street:
 - Ken Albert reviewed:
 - The State has changed the rules and municipalities need to hire Licensed Soil Remediation Professionals (LSRP) because DEP no longer provides direct oversight, so the LSRP reports to the DEP. Must have them in place by May 7, 2012 in order to be in compliance.
 - Contract can be awarded at the February 21st Meeting.
- Authorization of Application to Erect a Canopy Awning in the Public Right of Way :
 - Tim Dacey reviewed:
 - The Code Enforcement Officer cannot issue a permit without Council approval.
 - Question and Comments from the Mayor and Council:
 - Councilman Drakeford thinks that the application should stay with the Planning Board Sign and Façade Committee.

Ordinances for Discussion:

- An Ordinance Amending Ordinance No. 09-23 Establishing a Green Team Pursuant to Sustainable New Jersey:
 - Councilwoman Algrant wants the Green Team appointments to run out at the end of this year and hold the consolidation for next year.
 - Bill Bailey reviewed:
 - Discussed the Sustainable New Jersey initiatives.
 - Extra points were issued for the establishment of an independent Green Team, but if you have an existing Environmental Commission you can make your Green Team a subcommittee of it.
 - Legally the two (2) entities can be merged.
 - Mayor Huttie spoke in favor of merging the two entities now to reduce redundancies and better utilize volunteers.
- Traffic Advisory Committee Recommendations Memo:
 - Mayor Huttie urged the Council to read the memo and drive out to look at the sites.
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 - Ken Albert reviewed:
 - These Ordinances are required as per State Statute and storm water management plans.
 - The first proposed Ordinance requires that refuse containers have covers to prevent leakage.
 - The State is requiring that the City adopts an Ordinance requiring the retrofitting of existing storm drain inlets which are in direct contact with repaving, repairing, reconstruction, or resurfacing or alterations of facilities on private property to prevent discharge of litter into the municipal separate storm sewer system.

Discussion:

- **2012 Budget:**
 - Mayor Huttle reviewed the Budget Hearing Calendar.
Councilman Skurnick feels there is not enough time to prepare for the Budget Hearing tomorrow evening. Does not feel that we need to rush through the Budget and pass it before the State requires us to do so.

- **John T. Wright Ice Arena:**
 - Presentation by Phil Vogel 318 Marlboro Road. Mr. Vogel reviewed his hand out, the major points discussed included:
 - Spoke about the history of the rink and what it means to the community of Englewood and the surrounding towns.
 - The need for expensive repairs, and lease terms allowed by State law for both nonprofit and for profit entities. Feels that the proper nonprofit tenant could generate enough funds annually to pay for a bond issue to cover the cost of the repairs and urges the City to search for one.
 - Discussed the need to increase the availability of programs:
 - Englewood Public School District
 - Englewood Recreation Department
 - Teaneck Recreation Department
 - NHL's "Hockey is for Everyone" program
 - Figure Skating in Harlem
 - Public Comments:
 - Mattihisen Eig Eagles Notch Drive:
 - Has been skating at Mackay Park for 4 years.
 - Summer and Deiadra Helm 318 W. Ivy Lane:
 - The ice rink is invaluable and it opens up opportunities for the children in Englewood.
 - Spoke about her children learning to skate and play hockey at the ice rink.
 - Karen Weiss 513 Adele Court:
 - Spoke about her children playing on the Mackay Park House Hockey League, and that they all learned to skate there.
 - Asked the Mayor and Council to keep the taxes down.
 - Scott and Nadia Reddin 331 Lantana Avenue:
 - His daughter Nadia loves to sakte and finds that it builds her confidence and self-esteem because she takes great pride in her abilities.
 - The State currently has legislation before it regarding CO2 levels in ice rinks, and Englewood is a unique facility because it is an open air one.
 - Mark Nanasi 265 Mountain Road:
 - Spoke about the rink's importance to him and others.
 - Noah Frank:
 - It is an excellent rink and he enjoys skating there. Important to keep it open.
 - Myriam and Iman Kamal 111 Humphrey Street:
 - The ice rink creates memories and is a place to have fun. Enjoys skating.
 - Would like to see every family that skates donate skates their children have outgrown to the rink for a seasonal rental program for disadvantaged children in the community.
 - Karen Sapphage Tenafly resident:
 - Loves the ice rink and hopes that the City keeps it open.
 - Itzhak and Lily Solis Teaneck residents:
 - The whole family loves to skate and then usually goes to McDonald's afterwards.
 - John Edwards 64 Englewood Avenue:
 - Has contacted a company called United Skates that runs roller skating at facilities all over the country.

- Michael Zell:
 - Former Englewood resident and he continues to ply hockey at the ice rink every Friday with a group of 25 other men.
 - Helen Greenstein:
 - Her son is on the Tenafly Hockey Team and if the rink closes they will have nowhere else to play. The Mayor and Council have to recognize that closing the rink will have a ripple effect.
 - Shirley Smith W. Palisade Avenue:
 - Englewood children need recreational programs and the community needs a Recreation Center.
 - Mary Jo Teslenko Ridgefield Park resident:
 - Teaches ice skating at Mackay Park for the Teaneck and Englewood Recreation Departments. Teaneck Recreation books ice time at the Mackay Park ice rink.
 - Joanie Horn Harrington Park resident:
 - Takes ice skating lessons at Mackay Park from Mary Jo.
 - Her children love to skate and it is a fun and affordable family activity.
 - John Sisco:
 - Explained that the ice rink is named for the first African American City Councilman in Englewood, John T. Wright.
 - Feels that the rink needs to be more fully utilized and more programs added.
 - Chris Gargliardi 165 West Street:
 - The ice rink is the people's rink and he wants it to be accessible for all including the physically and mentally challenged.
 - Alva Jones 87 Dubois Court:
 - The ice rink is great and we should keep it open, but the people who are using it are not from Englewood.
 - Should be used for roller skating as well as ice skating.
 - Summer Helm 318 W. Ivy Lane:
 - When she ice skates she sees all the smiles of everyone else who is skating too.
 - Jason Silverstein 202 Allison Court:
 - He is a member of the Recreation Advisory Committee.
 - Believes that the City has heard the clear message to keep the ice rink open and he is willing to help.
 - Feels that the ice rink brings financial gains to stores and restaurants in Englewood from the people coming to town to use it.
 - Lisa Wisotsky 237 Hutchinson Road:
 - All of her children have learned to skate at the ice rink, and her youngest is 4 years old and already playing hockey.
 - Sunday mornings the ice rink is filled with Englewood children skating and having fun.
 - Jeanne Hopewell 380 Liberty Road:
 - Has been skating at the ice rink ever since it opened. Feels that there needs to be more programs available for the children.
 - Phil Vogel 318 Marlboro Road:
 - Would like to see year round programming at the ice rink, and thanked everyone who came tonight in support of the ice rink.
- Comments from the Mayor and Council:
 - Mayor Huttel feels that programs for the kids are key and vitally important. Our facilities and programs cannot walk with crutches but with excellence. The ice rink is a City asset that has to remain open year round and be used as a multipurpose facility and that the building needs to shine.
 - Councilman Forman thinks the ice rink is an important recreational facility for all of Englewood.
 - Councilman Skurnick spoke about the ice rink study and that the study was unnecessary. The ice rink is a good asset for the City and the Council needs to direct the City Manager move forward on finding a nonprofit entity to run the ice rink and award them a 25 year contract.
 - Councilman Cohen said that the question is not whether the ice rink should exist but how to make it economically viable and to increase programming there.

- Councilman Drakeford wants to see the ice rink become a viable program.
 - Mayor Huttle had the vision two years ago to work with groups such as the YMCA, YWCA and the Boys and Girls Club to increase recreational programs for the City and is glad to see that it is finally happening.
- **James Street:**
 - Presentation by Thomas Van Dam, Attorney for the Shop-Rite expansion and James Street development projects.
 - Gave the Mayor and Council copies of the Burgis report that was prepared in regard to the James Street development.
 - New changes included:
 - The buffer zone between the Shop-Rite expansion and the residential zone would be increased to 11 feet, which would include a 5 foot buffer on the Shop-Rite side and 6 foot buffer on the residential side.
 - The West side of James Street does not require rezoning and will be submitted to the Planning Board as a separate application for a subdivision of Single Family Homes.
 - 11,000 square feet will be added to Shop-Rite along with 50 additional parking spaces.
 - GLF Realty does not currently own all of the properties that it needs to do the full expansion so they plan on doing it in phases.
 - Explained that lots on the West side are substantially bigger than those on the East side and can support larger 4 bedroom homes.
 - Questions and Comments from the Mayor and Council:
 - Councilman Skurnick prefers one construction project not multiple ones and they need to hurry and acquire the property. Wants details of the construction projects.
 - Mayor Huttle spoke about the Developer's Agreement.
 - Councilman Forman would like a one phase construction project for the Shop-Rite expansion. The West side could be built before anything else.
 - Councilman Drakeford commented that there are too many fingers in the pot and nothing can get off the ground.
 - Councilman Cohen thought that all the homes were going to be no larger than 3 bedrooms in order to keep them smaller.
 - Mayor Huttle questioned the location of the driveway in the center of the middle home on the West side.
 - Public Session:
 - Sandy Greenberg 449 Liberty Road:
 - Spoke about the letter from the Attorney representing the neighbors that asked for a meeting to discuss the concepts etc.
 - Has spoken with Realtors and they said that there are very few one-story, 2 Bedroom 2 Bathroom, 2 car garage homes built on a slab in Englewood and there is a market for this.
 - Has sent photos of one-story Victorian style homes to the developer as an example of what would the neighbors would like built there.
 - Wants to see the same type of home built on both sides of the street.
 - Helen Kiphaut 99 Charles Street:
 - The West side of James Street is a designated historical zone by the City and the developer must follow historical guidelines.
 - Spoke about previous projects and parking lots built in the City.
 - Developer has presented nothing definite tonight.
 - Fred Fish GLF Realty:
 - Spoke about quality and efficiency of Shop-Rite and that they want to continue to do provide a quality store and products to the City and its residents.
 - Wants to build Single Family Homes that people want to buy.
 - Alan Lukas James Street:
 - Feels that the properties on James Street have been allowed to run down and that Shop-Rite is not the best landlord.
 - Jean Pierre Bazalais 5 James Court:
 - Feels that the former Mayor spoke for all of the neighbors tonight.
 - The neighborhood has become sloppy and he wants it to be nice again.
 - Thanked the mayor and Council for their patience in listening to the residents' concerns.

- Katherine Korah James Street:
 - Agrees with Mrs. Greenberg and supports her vision. Wanted to mention the uniqueness of the area.
- Leonardo Acosta 81 Charles Street:
 - Asked how the process can continue without the last 2 properties that the developer needs.
 - Wants all of the properties that are currently run down to be cleaned up.
 - The James Street parking lot is still not cleaned up.
- Mayor Huttie wrapped up the James Street discussion. He would like Ken Albert and Tim Dacey to put together a memo on the concepts being proposed here tonight. Seems that the proposed number of 11 homes is acceptable but the parameters need to be outlined.

RESOLUTION #058-02-07-12

PERMIT THE COUNCIL OF THE CITY OF ENGLEWOOD TO ENTER INTO CLOSED SESSION

BE IT RESOLVED by the Council of the City of Englewood, pursuant to the provisions of the Open Public Meetings Act, that the Council meet in closed session to discuss the following subject matter:

Personnel and Contract Negotiations

Which subject matter is permitted to be discussed in closed session pursuant to the following designated sub-section(s) of Section 7 of the Open Public Meetings Act:

- () Sub-section 1 dealing with material rendered confidential by express provision of Federal or State law.
- () Sub-section 2 covering a matter in which release of information would impair a right to receive federal funds.
- () Sub-section 3 involving disclosure of material which would constitute an unwarranted invasion of privacy, including material related to an individual's personal and family circumstances, without the express written consent of the individual involved.
- () Sub-section 4 pertaining to collective bargaining agreements and the terms, conditions, and negotiations thereof.
- () Sub-section 5 dealing with the acquisition of real property, the settling of bank rates, or the investment of public funds where discussion thereof would adversely affect the public interest.
- () Sub-section 6 dealing with tactics and techniques used in protecting the safety and property of the public where disclosure could impair such protection or investigation of violation of the law.
- (X) Sub-section 7 dealing with pending or anticipated litigation, contract negotiations, or matters falling within the attorney-client privilege.
- (X) Sub-section 8 dealing concerning personnel matters dealing with employment, appointment, termination, or terms and conditions of employment of any person or persons, or the evaluation, promotion or disciplining of employees unless all employees involved consent to disclosure thereof.
- () Sub-section 9 involving deliberations after public hearing on a matter which may result in the imposition of a civil penalty or the suspension or loss of a license.

AND BE IT FURTHER RESOLVED that, as precisely as can be determined at this time, the discussion conducted in the said closed session can be disclosed to the public upon taking final action thereon, provided disclosure shall not violate the attorney-client privilege or constitute an undue invasion of privacy; and

BE IT FURTHER RESOLVED that, although it is not envisioned that the Council will return to open session after this meeting, the Council reserves the right to do so upon conclusion of the closed session.

COUNCIL	MOTION	AYES	NAYS	ABSTAIN	ABSENT
<i>Algrant</i>					X
<i>Forman</i>		X			
<i>Skurnick</i>	X	X			
<i>Cohen</i>		X			
<i>Drakeford</i>		X			

ADJOURN: 12:00AM

Motion: Huttie
All in Favor

Lauren Vande Vaarst, RMC
City Clerk