

Conference Meeting December 6, 2016

The Conference Meeting of the Mayor and Council of the Borough of North Caldwell was held on Tuesday, December 6, 2016 at the Borough Hall, Gould Avenue and began at 7:38pm.

Roll Call indicated the following present:

Mayor Alessi

Council Members: Council President Santomauro, Councilman Astorino, Councilman Chiaia, Councilman Kessler, Councilman Raymond, Councilman Rees

Also, present were David M. Paris, Esq., Borough Attorney, Mel Levine, Borough Administrator, Mark Deuer, Police Chief, Frank Zichelli, Borough Engineer and Nancy A. Bretzger, Borough Clerk

Mayor Alessi called the meeting to order announcing that notice was provided in accordance with the requirements of Chapter, 231, P.L. 1975.

Mayor Alessi asked Council President Santomauro to lead those present in the salute to the American flag.

Citizens to Be Heard

Mayor Alessi opened the floor to the public.

John Rapkin – 35 Willowbrook Drive and Josh Leitner – 4 Coventry Lane explained to the Council the North Caldwell Recreation Foundation had hired Petry Engineering to do a study on the Borough's Recreation Facilities. They said that Mr. Petry presented to the Foundation the results of his study at the beginning of November with his recommendations and estimated cost to these improvements of the fields. They stated that they have passed this study as well as the costs to the Mayor & Council prior to this meeting. They introduced Mr. Petry at this time to present his findings to the Mayor and Council.

Mr. Michael Petry explained that he was hired by the Recreation Foundation regarding the fields in the Borough. He stated that he presented the study and met with the Foundation the beginning of November and after that discussion he revised his estimates to the cost of the improvements.

Mr. Petry stated to the Mayor & Council that in general the natural turf fields located within the Borough have very limited top soil on the fields. He explained that part of the problem is the usage that the fields have and the maintenance of the fields. He explained that Liberty field is the most extreme regarding top soil, that the field has 0 to 2 inches of top soil throughout. He said that there should be 4 inches of top soil throughout the field.

Mr. Petry said that there are many positives to the fields such as lighting, the availability of rest rooms and parking.

The study indicates based on the field usage that was given to him by the Recreation Department, that the Borough can eliminate some of the baseball fields and increase the turf sports playing area.

His recommendation is to eliminate the baseball field on Magnusson and increase the parking since parking is a problem on that field.

He also explained that Fireman's field needs a few improvements, fencing and correction of the depression in the outfield.

He stated that there is settling on the Mountain Avenue Field and drainage improvements should be considered on that field along with fixing the depressions throughout the field.

Liberty Field is the field that needs the most work and should be the first field to be looked at.

Mr. Petry feels that he understands that finances do not dictate that the Borough can just go out and do all of the improvements at once and that they will be needed to be done in phases. He recommends to start with Liberty Field, and the parking on Magnusson Field to be phase 1 of the improvements.

Councilman Astorino complimented Councilman Raymond and the Committee on the work that they have done so far. He asked Mr. Petry what he would prioritize since budgeting has to be considered.

Mr. Petry explained that he has two figures for the cost of Liberty Field, one is to import topsoil and resod the field and one for a synthetic field. He also stated that if the Mayor & Council was considering to turf a field with synthetic turf that his recommendation is Liberty Field. This field would allow an increase in the playing time on the fields. In addition he suggested that it be line it for field hockey, football, soccer and lacrosse along with baseball. This would be the best field to start with, because you would be losing a baseball field on each of the other fields, so when you are working on the other fields Liberty Field would be able to be used.

Councilman Kessler asked if there was any consideration taken as to resident growth within the next 3 to 5 years. Mr. Petry explained that this is based on the information that was given to him from the recreation department.

Council President Santomauro asked if there were any negatives to the synthetic turf. Mr. Petry stated that there are negatives in everything that you do. He explained a little background to the recent article in the Star Ledger. He said the top products are Huley or Field Turf product. He also stated that the new cork turf base is much cooler to play on than the black pellet base product and also approximately 10% more in cost. Mr. Petry was asked who did the maintenance on the fields. Mr. Petry stated that the Borough would need to set up a maintenance schedule with the contractor.

The Council asked Mr. Petry when is the best time to start a project like this. He explained that there is a very short window to do this work on Liberty if that is the field the Council is considering because it is also used for Summer Fun, so the work would need to start around August 1 after the program has ended. He explained that a topographical survey would need to be done on the field as the first step and before any work could be done. The survey would need to be completed when there is no snow on the ground. He also stated that the survey is not outdated, so that when it is completed it is good forever. The suggestion is to have the survey completed as soon as possible.

Council President stated that she is in favor of the synthetic turf fields. Councilman Chiaia asked if there was an increase of the resale value of the homes in the area with a turf field. Mr. Petry did not have any idea.

The Mayor thanked Mr. Petry for his presentation.

The Council took a break at 8:37pm.

The Council reconvened at 8:47pm to continue the Citizens to be heard portion of the meeting.

Mr. Jason Weshke – 24 Grandview Avenue – Mr. Weshke stated that he had sent a letter to the Mayor & Council asking for permission to park a motor home in his backyard, so that his family could live there while their home was being demolished and rebuilt. He said that construction will be 6 to 9 months with no problems. He explained that he has a long driveway and the motor home will be located at the end of the driveway in front of his garage where it will not be seen by the neighbors. David M. Paris, Borough Attorney stated that chapter 95-2 of the Borough Code indicates that it is prohibited to park a trailer home in the driveway for use as a dwelling.

Mayor Alessi stated that they have denied this type of request in the past. Council President Santomauro explained the reason why the Borough has this ordinance. She also stated that she is concerned with the safety of the family during the construction. Mr. Weshke stated that there would be a site safety fence around the construction area.

Councilman Chiaia stated that he feels they should be able to live in the trailer on their own property. He feels that it is the responsibility of the homeowner to watch the safety of his family.

The Mayor & Council discussed the issue and it was decided that they could not allow the resident to live on the site during construction.

Board of Health Meeting

Mayor Alessi opened the Board of Health Meeting at 9:15pm, with a roll call of all members. All members were present.

Council President Santomauro introduced Ordinance BHO-1-16 – An Ordinance Amending Board of Health Chapters of the Borough of North Caldwell Code in the County of Essex, New Jersey. Council President Santomauro moved to pass the Ordinance at first reading, seconded by Councilman Chiaia. Said motion was carried unanimously. Council President Santomauro stated that the Public Hearing for this ordinance will be on Tuesday, December 20, 2016.

There being no other Board of Health matters to be addressed by the Board of Health members at this time, a motion was made by Council President Santomauro, seconded by Councilman Chiaia that this meeting be adjourned at 9:20pm. This motion was carried unanimously.

Items for Discussion

24 Grandview Avenue- Request for RRV on Property during Renovations – There was discussion as to whether the Borough Code should be changed to allow residents to live in a trailer home while construction is being done on their home. It was decided by the Mayor & Council that they did not want to change this ordinance at this time.

Recreation Foundation Proposal– There was discussion amongst the Mayor & Council regarding the presentation from the Recreation Foundation and Mr. Petry on the Borough’s Athletic Fields. It was decided to have the survey of Liberty Field done at this time and that they will look to doing a synthetic field installed at Liberty Field as well as the parking lot at Magnussen.

NJDOT Grant Application – Mr. Zichelli explained that in 2016 there were two (2) applications presented to the DOT. Willowbrook drive was granted by the DOT. Mr. Zichelli stated that since there was a work stoppage on all roadwork with monies from the State, Willowbrook was not done yet. He is hoping to be able to bid that this winter and be completed in the spring. The other application was for Highland Drive and Winding Way which he would like to apply for again for 2017 and Roosevelt Blvd. Deadline for this submittal is February, 2017. The Mayor and Council told him to go ahead with the applications.

Action to Be Taken

Resolution R-198-16 – Resolution Approval to Pay Bills in the amount of \$3,874,600.23 was read. Motion was made by Councilman Astorino, seconded by Council President Santomauro. Said motion was carried unanimously.

Resolution R-199-16 – Transfer of Funds – This resolution was tabled at this time.

Resolution R-200-16 – A Resoluton Adopting Personnel Policies and Procedures - This resolution was tabled after some discussion on the changes that are being made. The Mayor & Council asked to see a redlined copy of the changes to review. The Borough Clerk will send a copy to the Mayor & Council for review.

Resolution R-201-16 A Resolution Authorizing C&R Carpentry to Build a Computer Server Closet in Borough Hall was read. Motion was made by Councilman Kessler, seconded by Councilman Chiaia. Said motion was carried unanimously.

Executive Session

Resolution R-202-16 - Authorization for Executive Session for Certain Specified Purposes: A. Litigation (1) COAH Declaratory Judgment B. Contract Negotiations – (1) Caldwell Sewer Utility (2) Traffic Signal Cost Sharing Agreement (3) Acquisition of Walker’s Pond C. Personnel (1) Cleaning Services (2) Court Administrator was read. Motion was made by Council President Santomauro, seconded by Councilman Astorino. Said motion was carried unanimously.

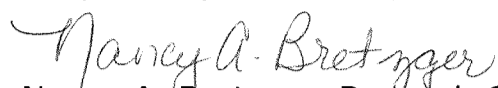
Re-opened to Public Meeting at 10:29pm

Resolution R-203-16 – Authorizing the Mayor and Other Officials of the Borough of North Caldwell to Execute the Rights-of Way Agreement with New York SMSA Limited Partnership D/B/A Verizon Wireless - This resolution was tabled after discussion in closed session.

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There being no other matters to be addressed by the Governing Body at this time, a motion was made by Council President Santomauro, seconded by Councilman Chiaia that this meeting be adjourned at 10:32pm. This motion was carried unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy A. Bretzger".

Nancy A. Bretzger, Borough Clerk