

TOWNSHIP OF WASHINGTON  
BERGEN COUNTY, NEW JERSEY  
PUBLIC PORTION/PUBLIC SESSION

June 15, 2015

The Township Council held a Public Portion/Public Session in the Municipal Building, 350 Pascack Road. The meeting was called to order at 7:33 p.m. by Council President Peter Calamari with the Clerk leading a salute to the flag. Members present: Glenn Beckmeyer, Steve Cascio, Dave Frank, Thomas Sears and Peter Calamari. Also present: Janet Sobkowicz, Mayor; Ken Poller, Attorney; Matthew Cavallo, Business Administrator.

Pursuant to the provisions of the Open Public Meetings Act this meeting was listed in the Township Council Annual Meeting List which was published in The Bergen Record, forwarded to the local newspapers, posted on the Municipal Bulletin Board and filed with the Municipal Clerk.

APPROVAL OF MINUTES

A motion was made by Dr. Cascio, seconded by Mr. Frank, to approve the June 1, 2015.

Ayes: Councilmen Beckmeyer, Cascio, Frank, Sears, Calamari.

Nays: None.

Mr. Calamari – Mr. Calamari stated at the last meeting there was a comment with regard to a political sign at the Knights of Columbus location. Mr. Calamari stated the Knights of Columbus did contact him and would like everyone to know they did not give their permission for that sign, they are a non-partisan organization and that sign should not have been there.

GENERAL PUBLIC DISCUSSION

A motion was made by Dr. Cascio, seconded by Mr. Beckmeyer, to open the general public discussion.

Ayes: Councilmen Beckmeyer, Cascio, Frank, Sears, Calamari.

Nays: None.

Michael Ullman, 2 Clark Avenue – Mr. Ullman asked what are the minimum requirements for minutes, in particular the budget minutes which don't seem to have any indication as to how adjustments came to be. Mr. Poller explained that minutes are not a verbatim transcript or dialogue; they are a reasonable summary of the proceedings. Mr. Ullman asked if the budget meetings are recorded. Mr. Calamari stated they are not recorded since the meetings are held upstairs. He stated if Mr. Ullman has a particular question with regard to a line item he can find out if there are any notes with regard to that specific line item. Mr. Ullman asked with regard to the closed session resolution, specifically the May 18<sup>th</sup> meeting, why is that resolution not part of the minutes. Mr. Poller explained the process with regard to the closed session resolutions. Mr. Poller also stated that the closed session resolution of May 18<sup>th</sup> was read prior to the meeting and the doors were open. Ms. Erlewein stated the resolution is numbered and it is online. Mr. Ullman stated the resolution is not part of the minutes. Mr. Calamari stated it is a numbered resolution and it is online, not necessarily in the minutes. Mr. Ullman asked if there is a reason why the Township waits until grants are about to expire to act on them, such as the senior flooring. Mr. Calamari stated he will defer to the administrator since he doesn't know the process. Mayor Sobkowicz stated we apply, sometimes they tweak it and it does go back and forth, and sometimes it does take a while. Mr. Calamari stated the process is the time consuming part of it.

Rosa D'Ambra, 423 Colonial Boulevard – Mrs. D'Ambra stated she is disillusioned with council with regard to a bond which she feels will tax residents out of their homes. She feels the trucks for the DMF are a priority, but the field and the roads are not. She read from an article that was in the Pascack Press in October of 2009 with regard to Memorial Field. She stated some residents like the turf field, but majorities do not want it. She also read from an article that was in the Newark Star Ledger on June 5, 2015 with regard to War Veteran's housing. She also read from an article with regard to Habitat for Humanity in Morris County. She stated at the last meeting she asked Mr. Calamari who the chairman of the Republican Party was and he indicated to her that he could not say. Mr. Poller stated the inquiry that was being made was of a political nature, not governmental. Mrs. D'Ambra stated there is not really a Republican Party in this Township, there is no club. She stated that Mr. Calamari should be proud of his father, August Calamari, is the chairman. Mr. Calamari stated yes, that is his father and he has nothing to hide. Mrs. D'Ambra asked what the status with the VFW is. Mr. Calamari stated that a representative is here from Habitat with an update, and it is being worked on at a reasonable pace. Mrs. D'Ambra stated she feels that this will not be done since disabled War Veterans will not be paying taxes. She stated at least we can do this for the War Veterans, they gave to us and we should give to them. Mr. Calamari stated he believes council wholeheartedly agrees with that statement.

Ray Bernroth, 838 Crest Place – Mr. Bernroth stated he is happy to see a full house at the meeting. He stated last Thursday had a fender bender on Pascack Road. He stated the Police Officer Parsells was very polite and efficient. He stated he has already received the accident report today.

David Snyder, 91 Windsor Circle – Mr. Snyder asked what is the status of the signs welcoming people into the town. He stated he has spoken about this in the past and feels it is a must and is very much in favor of beautification. He stated the traffic flow on Exit 168 on the weekends is absolutely packed. He stated the signs should have been automatically done at both entrances, as well as a sign in front of the municipal building. Mayor Sobkowicz stated that Administrator Cavallo did meet with the wood carver who did the original sign and he did supply a quote on redoing the two signs that we have, we also did ask for prices on smaller signs. She stated we also have someone who would like to sponsor a sign and we need to discuss the sponsorship aspect. Mr. Snyder then spoke about recording meetings, just having the verbiage for those who cannot come out so they can hear the meetings and having it put on the public channel on television. Mr. Calamari stated the minutes are available on the website and the meeting is being recorded. He stated we do have audio and he will check with the website designer if it can be placed online. Mr. Snyder asked with regard to signage, will there also be shrubs at the location year round. Mayor Sobkowicz stated she believes Mr. Snyder will like the signage and the shrubs. Mr. Snyder asked if it is still Oritani Bank. Mayor Sobkowicz stated we were approached by someone else.

Agnes Smith, 646 Valley Court – Mrs. Smith spoke of the turf field subject coming before council in the past and a group asking for the three million dollars that would be dependent on the residents of this community to supply. She stated she was on that dais, it is now seven years later and she still doesn't want this turf field. She spoke at length of a town who wanted the turf field and the residents rejected the idea, even rejecting a sporting outfit to do the turfing of the field. She stated the parents of the children decided they would handle it and within two years of donations and fundraising the turf field was done. She stated seven years ago this council voted no, except Mayor Sobkowicz and Mr. Schroeder. She stated this turf field is a burden to this community. She stated the DMF building needs to be done, it is leaking from the roof and it should have been done in the past. She stated the microphone system is not working but we are talking about a three million dollar gift. She stated the roads also need to be done. She stated there was an order of things to be done and the DMF building was the next step. She stated if a grass field

is good enough for the New York Yankees, she thinks it is good enough for her grandson that plays on the field when he visits.

Mary Ann Ozment, 960 Adams Place – Mrs. Ozment spoke of an article in the paper with regard to 75% of municipalities, 49 towns out of 70 receiving state aid grants and would like to know if the Township has received a state aid grant. Administrator Cavallo stated we did apply and were denied as were other areas of the Pascack Valley. Mr. Beckmeyer explained the requirements of the DOT Grants. Mrs. Ozment asked if Mr. Calamari contacted Mrs. D'Ambra after the last meeting as he stated he would. Mr. Calamari stated he did ask Mrs. D'Ambra to wait until the end of the meeting and she had left by that time. He stated that his number is available if she wanted to reach out to him. Mrs. Ozment stated that Mr. Calamari ignored Mrs. D'Ambra and he should have called her up since she did ask a question in public. Mrs. Ozment spoke at length with regard to an article stating that Mr. Hanson was chosen to fill a council seat. She spoke of what was done in the past with regard to filling vacated council seats. She stated the Chairman of the Republican Committee is Gus Calamari, and the Vice Chairman is Janet Sobkowicz. She spoke of what was done in the past with regard to when a resident complains about a sidewalk. She stated Mr. Hanson himself told the council that the sidewalks were in bad shape and not ADA compliant, and now those sidewalks need to be done. She spoke of an article in which Mr. Hanson stated let us make this field something we can be proud of for the next 50 years. She stated she has lived in this town for 42 years and has never seen something last in this town for 50 years. She spoke of the lights at Memorial Field being in disrepair and she herself being on the original committee. She asked if Mr. Calamari has seen this presentation, and if this will be the only presentation. Mr. Calamari stated that he has not seen the presentation and is not sure if this will be the only presentation. Mrs. Ozment since there is only one meeting in July and one in August and she is not sure if this is the correct thing to do with regard to having a presentation.

Bob Wipper, 235 Sussex Road – Mr. Wipper stated he has lived in the township for 30 years. He stated that New York City and some parts of New Jersey are taking out artificial turf and why do we want it. He stated if drainage is a problem that can be rectified but why put in artificial turf. Mr. Calamari stated that the biggest reason he has been made aware of is that natural grass cannot stand up to the traffic on Memorial Field. Mr. Wipper stated that Yankee Stadium and Giants Stadium are natural grass. Mr. Beckmeyer stated that he is the Municipal Engineer in East Rutherford and Giants Stadium is artificial turf. Mr. Wipper asked about the \$150,000 that is being paid to a consultant. Administrator Cavallo stated if we continue moving forward, the amount will be \$65,000. Mr. Calamari stated council authorized spending up to \$150,000 if need be, but it doesn't look like it will be needed. Mr. Wipper asked when this can be voted on. Mr. Calamari stated his understanding is council decides how the money is spent, if we desire to spend it, if anyone wishes to challenge it, there is a system in place to challenge. Mr. Calamari stated we approve it and then he believes there is a time period for any resident to do a petition with signatures and put it to a vote. Mr. Wipper asked if this lady that did this petition has done it for nothing. Mr. Calamari stated he doesn't want to comment if she has done it for nothing or not.

Julie Lipnick, 184 Finnerty Place – Mrs. Lipnick stated she read in Community Life that a police presence will be at the Washington Avenue intersection. She stated she travels that road between the hours of 7:55 a.m. and 8:30 a.m. and has yet to see a policeman there. She stated anyone coming down Washington Avenue from the parkway has now made a third lane of traffic. She spoke of an encounter she witnessed last week and the traffic going far back up to Burke Street. She stated last night at 11:15 p.m. she did see a police officer at the location, but she feels a police officer should be there during morning hours. She feels she should not have to change her routine. Mayor Sobkowicz stated we have had special police details out there and the officers have given quite a few tickets. Mrs. Lipnick stated she hasn't seen any.

Diane Grimaldi, 441 Van Emburgh Avenue – Mrs. Grimaldi spoke of the need for pedestrian crossing signs. She stated in the past it was discussed and it was stated it cost too much money and a police officer stated the road was too narrow. She stated she has driven down roads that are narrower in other towns and they do have those signs. She spoke of her son, who is 22 years old and 6'3" being hit by a car several weeks ago on Grove Street in Ridgewood while walking in crosswalk with a friend and the driver indicating he didn't see her son. She stated this is something that can happen anywhere. She stated she looked it up online and the signs are \$400, they screw in and out depending on the season. She stated the signs may not prevent an accident, but they can certainly help since cars tend to slow down when they see those signs. She asked has a Planning Board/Zoning Board secretary been hired yet. Administrator Cavallo replied no. She asked if ordinances are online anymore since she has only seen pending ordinances. Mr. Poller stated they are on ECode 360. Administrator Cavallo explained where the ordinances can be found.

Toni Plantamura, 808 Robinwood Road – Ms. Plantamura spoke of an article on Memorial Field where council candidate Jim Hanson discussed the field in depth, stating nothing positive about the field. She stated the mulch, gazebo, and the field rutting up happens all the time on natural surfaces and it is called maintenance. She spoke at length with regard to her playing on the field in the 1950's, going to Washington School and sleigh riding on the field. She stated she doesn't like hearing the fields are unsafe and unplayable, since she did play on those fields. She stated she doesn't see anyone on the field besides lacrosse and football players. She stated that she played competitive softball, raked the fields and learned survival skills without helicopter parents hovering over us like they do now, telling their kids what they should be doing and what they should be asking for. She stated that nothing has been done about the drainage in the past, since the Mayor didn't want to spend any money and the mayor can override everyone due to the Faulkner Act. She stated she is the person that went around gathering 800 signatures and this is going to be put to a binding referendum, not non-binding. She spoke at length with regard to parents speaking for their children and going out to play on the field. She stated a select group of parents, two board members and paid football coaches, one of whom is on council, dictate to the rest of the taxpayers in town who get to pay for the field without asking for a referendum vote are obnoxious and arrogant. She stated that Mr. Fadini referred to a Constant Complainer's Club and she is assuming she is included and she is proud to be a member. She stated the CC Club is putting council in check and making sure council remembers their fiduciary responsibilities to the taxpayers and citizens of this town. She stated there are other things in this town to consider that are much more a priority than artificial turf. She asked if the Green Acres sign is going to go back on the new fencing since that does remind everyone that it is open space. She spoke of the sleigh riding and the fact that there is an epidemic of obese kids and one thing that would get them off computers and video games in the middle of winter is to do an activity outside the house. She stated that she is waiting for something to be done with regard to Exit 168. She stated that shared dispatching is a must. She also stated meetings should be recorded for residents. She also spoke of the condition of the Post Office, that she is not going there again since she is tired of waiting 15-20 minutes to get stamps.

Jim Hanson, 11 Lindenwood Court – Mr. Hanson stated he is looking forward to the presentation and hearing estimates on the field. He stated the \$150,000 is for the plans, it is not a study. He asked the \$67,000 is that for this plan and the whole oversight of the project. Administrator Cavallo replied it is for the entire concept plan and the engineering plans for the bidding; it doesn't include the construction administration. Mr. Hanson asked it is for engineering plans and specs for a contractor to bid on. Mr. Calamari replied that is correct. Mr. Hanson stated he concerned about safety issues after seeing the drainage issues at the field. He stated he is an engineer; he does attend safety meetings when he goes to job sites. He stated he has young

children, mother-in-law, grandfathers that want to see his kids play on the field and he cares about the community and ADA Ramps. He stated the walkways do need to be fixed and also the fencing needs to get fixed. He spoke at length with regard to beautifying this facility so it benefits the community and also increasing playing time during the winter. He stated there is a Resident Feedback button on the upper right hand corner of the website so residents can make requests and receive help for any problem they may have. He spoke about the road paving project and if consideration can be put towards high traffic areas such as areas around the schools, parks, Wayne Place and the senior center. He stated his children walk to and from school, and there is a very small straight line that represents a sidewalk. He would like when the road paved, that the stripe be made a little bit wider so to accommodate a double wide stroller or a grandparent holding a child's hand so they are able to walk by.

Robert Bruno, 697 Hillcrest Road – Mr. Bruno spoke of Ordinance No. 15-04 which is for the \$150,000 for Memorial Field design and suggests everyone familiarize themselves with the ordinance. Mr. Beckmeyer stated it is a bond ordinance for \$150,000, but the engineer is getting paid \$67,000. Mr. Bruno stated he understands numbers very well, probably understands them better than most people up here. Mr. Bruno spoke at length with regard to the traffic issue at the intersection of Pascack and Washington Avenue, and he has sent photos to council on the subject. He stated that police officers need to stand there and not allow anyone to make the area into three lanes. He stated it is a dangerous intersection at all times at 9:00 a.m. and 4:00 p.m. He asked with regard to reports by council members, some meetings we hear reports and some meetings we don't, it seems like we are always in the dark. Mr. Calamari explained that the first meeting of the month the mayor and council give their monthly reports. Mr. Calamari stated topics are also discussed during Conference Session, which everyone is welcomed to stay and listen if not they are part of the minutes also. Mr. Sears stated with regard to the intersection, we are having a meeting with Senator Cardinale and Assemblyman Auth and at the next meeting he will have a report as to where we stand.

A motion was made by Mr. Sears, seconded by Mr. Frank, to close the general public discussion.

Ayes: Councilmen Beckmeyer, Cascio, Frank, Sears, Calamari.

Nays: None.

## ORDINANCES

### Introduction Ordinance No. 15-09

The Clerk read Ordinance No. 15-09 entitled: BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF NEW AND ADDITIONAL VEHICULAR EQUIPMENT BY THE TOWNSHIP OF WASHINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY APPROPRIATING \$765,000 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$728,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING SUCH APPROPRIATION.

A motion was made by Mr. Sears, seconded by Mr. Beckmeyer, to introduce and pass Ordinance No. 15-09 at first reading by title.

Ayes: Councilmen Beckmeyer, Cascio, Frank, Sears, Calamari.

Nays: None.

The following resolution, Resolution No. 15-201 was presented and adopted on a motion by Mr. Sears, seconded by Mr. Beckmeyer.

Ayes: Councilmen Beckmeyer, Cascio, Frank, Sears, Calamari.

Nays: None.

WHEREAS, Ordinance No. 15-09 entitled: BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF NEW AND ADDITIONAL VEHICULAR EQUIPMENT BY THE TOWNSHIP OF WASHINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY APPROPRIATING \$765,000 THEREFORE AND

AUTHORIZING THE ISSUANCE OF \$728,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING SUCH APPROPRIATION was introduced and passed at first reading at a meeting of the Township of Washington on the 15<sup>th</sup> day of June, 2015.

NOW, THEREFORE BE IT RESOLVED, that further consideration for final passage and public hearing of said ordinance shall be held on the 20<sup>th</sup> day of July, at 7:30 o'clock in the evening, prevailing time, or as soon thereafter as said matter can be reached in the Municipal Building, 350 Pascack Road, Township of Washington at which time and place all persons who may be interested will be given an opportunity to be heard concerning said ordinance;

BE IT FURTHER RESOLVED, that the Township Clerk is authorized to advertise in The Bergen Record, a newspaper circulated in this Township, the introduction and notice of further consideration for final passage and public hearing of this ordinance as required by law.

### CONSENT AGENDA

The following resolutions were part of the Consent Agenda and were made available to the Governing Body and the Public prior to the meeting.

Dr. Cascio – Stated he would like to pull Resolution No. 15-202 for a separate vote.

Mr. Calamari - Stated he would like a motion for Resolutions No. 15-203 to 15-208.

The Consent Agenda was presented and adopted on a motion by Dr. Cascio, seconded by Mr. Beckmeyer.

Ayes: Councilmen Beckmeyer, Cascio, Frank, Sears, Calamari.

Nays: None.

#### Resolution No. 15-203

##### Engineering Escrow

WHEREAS, Suzanne & Brendan O'Shea, posted engineering escrow money on premises known as Block 2505, Lot 1, 1011 East Glen Avenue; and

WHEREAS, the project falls within the guideline where neither a Certificate of Occupancy nor a Certificate of Acceptance is needed; and

WHEREAS, there are no outstanding invoices due the Township Engineer as per his letter dated May 11, 2015; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Treasurer of the Township of Washington is authorized to refund the balance of the escrow money in the amount of \$942.00 to the above.

#### Resolution No. 15-204

##### Engineering Escrow

WHEREAS, Suzanne & Brendan O'Shea, posted engineering escrow money on premises known as Block 2505, Lot 1, 1011 East Glen Avenue; and

WHEREAS, the Zoning Officer sent correspondence to applicant on August 18, 2012 denying their application; and

WHEREAS, there are no outstanding invoices due the Township Engineer as per the engineer's office on June 8, 2015; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Treasurer of the Township of Washington is authorized to refund the balance of the escrow money in the amount of \$706.00 to the above.

#### Resolution No. 15-205

##### Engineering Escrow

WHEREAS, Robert & Christine D'Angelo posted engineering escrow money on premises known as Block 4428, Lot 7, 206 Cosman Street; and  
WHEREAS, the Construction Code Official has issued approvals dated 4/9/2014, CO No. 13-185+A and 5/12/15, CO No. 13-185; and

WHEREAS, there are no outstanding invoices due the Township Engineer as per his letter dated April 30, 2015; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Treasurer of the Township of Washington is authorized to refund the balance of the escrow money in the amount of \$919.00 to the above.

Resolution No. 15-206

Engineering Escrow

WHEREAS, Christopher Eisele posted engineering escrow money on premises known as Block 4313.02, Lot 12, 502 Howard Street; and

WHEREAS, the project falls within the guideline where neither a Certificate of Occupancy nor a Certificate of Acceptance is needed; and

WHEREAS, there are no outstanding invoices due the Township Engineer as per his letter dated April 28, 2015; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Treasurer of the Township of Washington is authorized to refund the balance of the escrow money in the amount of \$265.00 to the above.

Resolution No. 15-207

Recreation Refund

BE AND IT IS RESOLVED, by the Township Council of the Township of Washington that the Township Treasurer is hereby authorized to refund the following recreation fees:

Stephanie Eboli  
318 Walnut Street  
Township of Washington, NJ 07676

Summer Recreation Camp 2015	\$255.00
Administrative Fee Non-Refundable	<u>-\$ 25.00</u>
	\$230.00
Refund for Summer Recreation	
Refund Amount:	\$230.00

Resolution No. 15-208

Authorizing Bids for Department of Municipal Facilities Trucks

WHEREAS, the Township of Washington has the need to advertise for bids for the purchase of two (2) Heavy Duty 4x4 Dump Trucks for the Department of Municipal Facilities and one (1) Heavy Duty 6x4 Garbage Refuse truck; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Washington, that the Township of Washington hereby authorizes the solicitation for bids as referenced above by the Township Administrator.

A motion was made by Mr. Beckmeyer, seconded by Dr. Cascio, on Resolution No. 15-202.

Ayes: Councilmen Beckmeyer, Frank, Sears, Calamari.

Nays: None.

Abstain: Councilman Cascio.

Resolution No. 15-202

Appointment of Municipal Clerk

WHEREAS, Elaine Erlewein has held the position of Acting Municipal Clerk for since May 19, 2014; and

WHEREAS, in accordance with N.J.S.A. 40A:9-133 every Municipality in the State of New Jersey is required to have a Municipal Clerk; and

WHEREAS, Elaine Erlewein has satisfactorily completed all the required coursework through Rutgers University, Center for Government Services; and

WHEREAS, Elaine Erlewein successfully qualified and passed the Registered Municipal Clerks Examination administered by the State of New Jersey, Department of Community Affairs, Division of Local Government Services; and

WHEREAS, Elaine Erlewein on April 14, 2015 earned her certification as a Registered Municipal Clerk of the State of New Jersey; and

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Washington, County of Bergen, New Jersey that Elaine Erlewein is hereby appointed Municipal Clerk for the Township of Washington effective June 15, 2015 for a term as prescribed by law.

Time Noted: 8: 46 p.m.



Elaine Erlewein  
Township Clerk



Peter Calamari  
Council President

Approved: July 20, 2015

TOWNSHIP OF WASHINGTON  
BERGEN COUNTY, NEW JERSEY

CONFERENCE PORTION/PUBLIC SESSION

June 15, 2015

Members present: Glenn Beckmeyer, Steve Cascio, Dave Frank, Thomas Sears, Peter Calamari. Also present: Janet Sobkowicz, Mayor; Matthew Cavallo, Administrator; Ken Poller, Attorney. Also Present: Christopher Statile, Township Engineer; Jacey Raimondo, Habitat for Humanity.

Mr. Calamari – Stated we are going to change the order of the agenda since we have representatives here.

Mr. Statile handed to council a design rendering on Memorial Field.

CURRENT BUSINESS

Memorial Field – Mr. Statile spoke of the DOT Grants this year and that a number of towns did not receive money for a year. He stated the towns you see on the list this year may not have received grants the year before. There was a discussion of keeping the subject to Memorial Field. Mr. Statile spoke at length with regard to the design rendering of Memorial Park. He stated what you see here, tonight is a 119 square foot artificial turf field, approximately 2.72 acres. He stated we looked at the existing field, the plateau and tried to flatten the field a little bit. He spoke of the various fields, which include a short football field; the yellow bands are for lacrosse, white lines are for soccer, which is a regulation 180 x 300 soccer field. Outside the yellow is both men's and women's lacrosse, on the southeast corner there is a softball and a little league baseball field that will have a 265 foot post on the far left. He also spoke of the lighting which is programmed depending on who is playing on the field. He spoke of the public accommodations, which will be a 500 person bleacher area by the football field, the open fence dugouts and the misting stations. He spoke of the entry fencing, and the fact that dogs should not be on the field or kids or parents drinking sodas on the field. He stated during the games the parents stay beyond the fence and the players and coaches are on the field. He also stated there will be flexible bleachers that can be moved. He spoke of the 10 foot wide walking path and three loops around would be one mile. He stated this facility is an all-inclusive facility and can be used by a lot of people; it is not just for sports. He stated there is also a lower portion on the right, which is a surplus area for public use. He spoke of the facility being ADA Compliant. He also stated there is an area where pavers also can be put as well. He spoke of the basketball court that can be raised so it is flush paved and color coated. He spoke of the park area and the field house building providing handicap accessible parking. He spoke of the hydrants for washing the field. He then spoke at length with regard to what currently happens during storms. He spoke at length as to what is seen on the diagram with regard to drainage. He stated the sidewalks will also be replaced. He spoke at length with regard to open space county money. He stated that the retaining wall will be approximately 3 ½ to 4 feet high and on the west side the retaining wall will be approximately 6 foot. Mr. Calamari asked if Mr. Statile had worked up an estimate yet. He stated his proposal with this design is about 2.2 million. He also spoke of utilizing Bergen County Open Space Grants. Mr. Sears asked if the field can accommodate Town Day with soda, hamburgers, hot dogs spilling all over the field and tents and blow up rides. Mr. Statile replied those type of events are acceptable, the field is very compact. He stated the sodas and those types of things would have to be hosed off. He stated they also have a covering kit for the field. Mr. Sears asked if Mr. Statile has been in contact with anyone from the Recreation Department, have they had any input on the design. Mr. Statile replied he was given the original design to work on. Mr. Sears asked has

the Recreation Department given any input or has Mr. Statile had any meetings with them. Mr. Statile replied no, his contact has been Mr. Cavallo. There was a discussion with regard to the lighting being done by Musco Lighting and this being a green system would cut the lighting bills in half of what they currently are. Mr. Calamari stated he would like to find a place for this in Town Hall and also maybe a rendering can be put on it on the website. Mr. Calamari also asked Mr. Statile to come to the next meeting for the public portion. Mr. Beckmeyer would like Mr. Statile to explain DOT grants. Mr. Statile explained the process of grants. He stated the DOT has given to 95% of towns who had a Complete Street Ordinance. He stated down the road council may want to consider the ordinance and it does give the Township a couple of points on grant applications.

Ms. Jacey Raimondo is present on behalf of Habitat for Humanity of Bergen County.

VFW Habitat for Humanity – Mr. Poller stated at the last meeting he did advise council to have any questions ready for Ms. Raimondo since she is here and she can answer any questions they may have. Ms. Raimondo stated she doesn't have the questions ahead of time and if she doesn't know the answers she will go back and research so she can present the correct answers. She stated she can do in a letter format with the questions she is unable to answer. Mr. Poller explained the background of the property. He stated there are three considerations that go into the development of the property, those being affordable housing requirements, Veterans and senior citizens. He asked if Ms. Raimondo can talk about the scenario of how these units would be marketed, sold, who would own the units and who would be developing them. He stated from what he understands in order for Habitat for Humanity to handle the project on the property, the property has to be conveyed to Habitat. Ms. Raimondo stated that is correct. Mr. Poller asked if Ms. Raimondo can take us through what would happen from that point forward with regard to design, construction, permitting and marketing of the units that would be in this development. Ms. Raimondo stated she will describe the way Habitat worked in Hackensack, Oradell, Waldwick, soon be Bergenfield, Englewood and Edgewater, it is the same program nothing is different from town to town. She stated once ownership is obtained, Habitat is the developer and that gives Habitat for Humanity the opportunity to apply for federal loan grants for either home or CDBG. Habitat works through the county offices in the department of housing, and also applies to NJHMFA, which is a New Jersey mortgage financial agency down in Trenton for funding, and private funding is also done. Habitat cannot start fundraising for the project until Habitat has ownership of the property. She stated anything over \$5,000 requires 3 bids, architects bid on the project and develop a set of plans then Habitat comes to the Township for approval based on the current zoning ordinances. She stated Habitat comes with a team like a regular developer, state our case and request a variance if necessary, once approved we wait for the resolution and after 45 days we go to the building department. Habitat uses contractors for plumbing, electrical, HVAC and our affiliate doesn't allow volunteers to go on roofs. She stated volunteers do about 80% of the job, aside from the trades, and the volunteers assist the trades. She stated volunteers do a lot of landscaping work, sheet rock work and painting along with our supervisors. Stated it takes about 10 months for two homes, very similar to Oradell, two duplexes take about 11 months, depending on the season. Habitat has a Family Selection Committee seminar that set up criteria on low income affordable housing; Trenton sets the criteria by family size. If someone meets the criteria, they fill out the application; obtain a credit rating which determines if they can afford to apply for the mortgage. Habitat provides the eventual homeowner with a mortgage, interest free, these are working families that have jobs but would not be able to obtain a traditional mortgage from the bank. Habitats model is to provide the mortgage interest free, pay the real estate taxes, albeit reduced since there is a deed restriction that states it will be affordable housing. The homeowners

would pay the real estate and insurance payments to Habitat which in turn makes sure the payments are made to the Township. She stated once the deed is given to the homeowner, Habitat no longer owns the property. Habitat supports the homeowner, each family for two years with a mentor. That mentor is with them from the moment they start doing their sweat equity. The family signs an agreement with Habitat. Habitat requires sweat equity to be either 300 to 450 hours, the affiliate requires 400 hours of sweat equity. She stated sweat equity can be construction or clerical work in the Habitat office. She spoke of working in Little Ferry, after Super storm Sandy on homes for 89 year old women, they required 20 hours of sweat equity, and it was anything from offering up their bathrooms to volunteers to serving the volunteer's tea. She stated working families do 400 hours of actual construction, 100 of those hours can be done by friends and family. Mr. Poller asked if there is a preference for Veterans how is that criteria put into the selection process. Ms. Raimondo stated the if you need COAH which NJHMFA controls, if it is not COAH it is a much more flexible process. Mr. Poller explained what COAH is and it is an obligation of every town. Ms. Raimondo stated since it is an obligation, Trenton wants to make sure the town is actually providing it. Habitat Bergen does the first vetting of the families, willing to partner with Habitat and meet COAH standards. She stated applications are gathered and there is also home interview. She stated once the group is finalized, for example 30 families fit our criteria, those applications are sent to NJHMFA and they go through them finer than we do. NJHMFA looks at relatives, gifts that might come in, 401K's, and they do a calculation and based on the calculations they do they bounce out families that make too much money. She stated NJHMFA are the final say and they put it into a lottery. Once they have their pool that they say comply, they go into a computer and they come up a public meeting with their computers and the family gets picked. Mr. Poller when COAH is an element can you superimpose with Trenton a Veteran's component to the selection process. Ms. Raimondo stated she doesn't know the answer to that question, she thought the project didn't have a COAH component, but if it does now she will call down there and find out what we need to do. Mr. Poller asked leaving COAH aside, if you had a age restriction as a criteria and Veterans for homes, then Habitat would handle that alone. Ms. Raimondo stated that is correct. Mr. Poller asked then you would market and establish our own pool or prospective purchasers. Ms. Raimondo stated if Habitat was running the project, and it was for senior citizens the promotion would be 55 and over, that would part of the criteria. She stated it is would not just be 55 and older, it would be 55 and over low income affordable housing, same with the Veterans. Mr. Poller asked if there were 2 units marked for Veterans and one was compliant, what would you do with the other unit that was allocated for a Veteran during the marketing but no one fit the criteria. She stated it would depend on what the agreement says between Habitat and the Township. She stated if council wants two seniors and two Veterans then Habitat would need to come back and say we only have one Veteran family. Habitat can put it out there again, but hates to have houses built and no one in there. She stated she would ask that some flexibility be in the agreement. Mr. Poller stated a conveyance is made to the families. She stated it is Fee Simple. Mr. Poller stated they own the property, pay their taxes, but some Veterans do not pay taxes. She stated they would have to be 100% disabled. Mr. Poller stated any Veteran also receives a credit. Mr. Sears stated that would be \$250.00. Mr. Poller asked that is still applicable. Ms. Raimondo stated that is correct. Mr. Poller after the conveyance is made, what happens if that party wants to sell, a death, a type of transfer, how the control factor works that the project stays on target for what it was allocated for. She stated with the low income affordable there is a deed restriction that is required by Trenton. When it is approved as a COAH unit they require they review the deed, they sign off on it, it is their form of deed that has a deed restriction in it that it will be either 45 or 85 years, depending on the funding program at the time that it will always be low income affordable housing for that period of time. She doesn't know if a deed restriction can be done for Veterans, but the fact that it has given to a Veteran

and their family and they own it Fee Simple, she doesn't know what the legality is that says that person cannot pass it on to their heirs or sell it to someone else that may not be a Veteran, the low income affordable criteria will always be there. There was a conversation with regard to the deed and what wording can be put in the deed. Ms. Raimondo stated she will ask what their deed restriction is on Veterans and also 55 and older. There was a discussion on bonds and escrows that would be posted. Mr. Poller stated there will be other sessions to ask questions as well. Dr. Cascio asked if it is four units, can half be done with COAH and half with Habitat's criteria selection. Ms. Raimondo replied that can be done but it depends on how many COAH units the town has an obligation for and wants to use. Mr. Beckmeyer asked what happens if Habitat needs to shut the project down. Ms. Raimondo stated when it is deeded to Habitat that should also be taken care of. She stated there should be a deed restriction in your deed to Habitat; either it is affordable housing or whatever you expect to create. She stated it has never happened and she has already started to do the financing. Mr. Beckmeyer asked if a Veteran family can re-sell the home on a an open market. She stated the deed restriction that states it always has to be low income affordable and if it is COAH then they would have to go through the COAH qualification. She stated it if is not through COAH it would come to Habitat and it is all in writing. She stated we have been building in Bergen County since 1994 never had a family who sold their house. She stated Habitat has not foreclosed on anyone, there are affiliates in New Jersey, and especially Paterson in particular where they have foreclosed. She stated if we had to foreclose, Habitat of Bergen would take the property back, qualifies a family and puts another qualified family in. Mr. Beckmeyer asked are the pool of families to buy only from the State of New Jersey. Ms. Raimondo stated it cannot be limited, however if it is COAH there is a priority. The applications are not limited, when everyone is qualified and there is this pool and COAH decides to put them into the computer Bergen County goes first. She stated she can give you the order of priority, the last place is New York, it has not happened once. Administrator Cavallo stated this is low income affordable, so a person owning their home they are most likely out of low income affordable. Ms. Raimondo stated if we are just talking about low income families, the program is first time home ownership. She stated if you move forward with 55 or older and it might be someone who owned a home before, there is flexibility in the program they still have to have low income. Mr. Sears thanked Ms. Raimondo for coming tonight and stated that he and Mr. Calamari started this project some time ago. Mr. Sears asked if there is a Veteran that is 100% disabled, does not pay taxes, owns a home and cannot maintain the home can they go into one of these units. Ms. Raimondo stated it is important to remember this is Fee Simple and they would have to meet the low income criteria. She stated selling their homes would become part of their income. Mr. Poller asked if there is a program that would allow Township residents preference. Ms. Raimondo replied there is no such program and it is against the law to give preference to Township residents, they would have to meet income requirements. Mayor Sobkowitz thanked Ms. Raimondo for coming and her time. Ms. Raimondo stated she will have the answers in writing. She stated the next step is working on the agreement and the transfer of the property.

Facility Use Fees - Administrator Cavallo presented a draft which is basically taken from the Westwood Board of Education policy. He stated he is hoping for feedback from council. He stated it covers all of the fields, the Senior Center, the use of the Community Room, and also the use of this room. Mr. Sears asked are the fees the current fees right now for Westwood. Administrator Cavallo replied no, Westwood Regional is much higher. Administrator Cavallo spoke at length with regard to what the draft includes with regard to Township organizations. He stated he will reach out to council members individually for their comments.

Firehouse Building - Administrator Cavallo stated he has not had a chance to speak to Mr. Statile with regard to this project since they have been working on other matters. Mr. Calamari asked if anything has been received

with regard to the future needs of the Fire Department. Administrator Cavallo replied no.

DMF Building – Administrator Cavallo met with Noah Musial, the architect assigned to the project. Mr. Musial was at the location for multiple hours looking at the site and the vehicles. Administrator Cavallo stated that we do need to provide Mr. Musial further information with regard to future sizes of vehicles, number of employees and the type of need the Township is looking form. He stated we should have a draft of the report the first meeting in September.

Roads Program – Administrator Cavallo stated the lead agency in the Pascack Cooperative still has not bid and it has been under attorney review for the past two weeks. He stated he is not very happy with this situation. He did attend an administrator's meeting a week and a half ago and was told to calm down. He stated they may have their resolution on the June 23<sup>rd</sup> meeting allowing the mayor to sign the bid and for it to go out to bid. He stated one of the issues is that they have an interim administrator that works part time and this is not high his priority list since Westwood is not bidding the project and Westwood is the lead agency in the Cooperative, there is an agreement with approved by the LGS that only the lead agency is allowed to bid. A discussion followed with regard to the Township backing out of the program and going out to bid on their own since the roads cannot wait.

A motion was made by Mr. Beckmeyer, seconded by Mr. Sears to back out of the Cooperative Program and have Mr. Chris Statile, the Township Engineer create the bids and specs to go out for the Township road program this year.

Ayes: Councilmen Beckmeyer, Cascio, Frank, Sears, Calamari.

Nays: None.

Intersection of Pascack Road and Washington Avenue – Mr. Calamari stated there is a meeting scheduled for the 23<sup>rd</sup> of June.

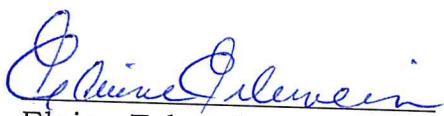
Mr. Frank stated he has been doing some research on angle parking with regard to School Street and the field. He stated there are studies done that indicate angle parking is safer than regular parking and the Township could pick 25% more additional parking spaces. He stated he wouldn't do it along the school, but he would at the field. Mr. Beckmeyer asked that Mr. Azzolina look at this and give an opinion.

A motion was made by Mr. Sears, seconded by the Mr. Beckmeyer to adjourn.

Ayes: Councilmen Beckmeyer, Cascio, Frank, Sears, Calamari.

Nays: None.

Time Noted: 9:48 p.m.

  
Elaine Erlewein  
Township Clerk

  
Peter Calamari  
Council President

Approved: July 20, 2015