

Minutes of a Council Meeting of the Borough of Hillsdale held at 7:30 PM on Tuesday, September 13, 2016, in the Council Chamber, Borough of Hillsdale, New Jersey.

OPEN PUBLIC MEETING STATEMENT:

This is a meeting of the Hillsdale Borough Council on this 13th day of September, 2016. Notice of the time and place of this meeting has been provided to The Ridgewood News, Pascack Press, The Record and Community Life; a copy was posted on the bulletin board outside of this meeting room and provided to any interested parties.

Please notify the Acting Municipal Clerk for any disability requirements necessary for attendance at Mayor and Council meetings. The fire exits are located through the double doors to your left. Please silence all cell phones and pagers.

ROLL CALL:

Council Members DeRosa, Looes, Lundy, Ruocco, Council President Pizzella.

Absent: Council Member Karcich

(Mayor Frank, Borough Attorney Madaio, Acting Borough Clerk Kohan)

Absent: CMFO Jonathan DeJoseph

OATH OF OFFICE:

Chief James Domville

Chris Conte – Hillsdale Volunteer Fire Dept

Greg Soluri – Hillsdale Volunteer Fire Dept Cadet

Arron Maalouf - Hillsdale Volunteer Fire Dept Cadet

Ryan Capogna - Hillsdale Volunteer Fire Dept Cadet

Oath of Office

Mayor Frank administered the Oath of Office to Fire Chief James Domville

Mayor Frank administered the Oath of Office to Chris Conte, Volunteer Fire Department

Mayor Frank administered the Oath of Office to Greg Soluri, Volunteer Fire Department Cadet

Mayor Frank administered the Oath of Office to Aaron Maalouf, Volunteer Fire Department Cadet

Mayor Frank administered the Oath of Office to Ryan Capogna, Volunteer Fire Department Cadet

PROCLAMATIONS:

APPOINTMENTS:

R16201 Recommendation of Hiring Probationary Police Officer Corey Rooney

WHEREAS, there exists a vacancy in the Hillsdale Police Department for a police officer; and,

WHEREAS, the Borough has gone through the process of applications and interviews to employ the services of a police officer; and,

WHEREAS, the Chief of Police has recommended the hiring of a probationary police officer for the Hillsdale Borough Police Department.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Hillsdale, County of Bergen, State of New Jersey that the recommendation of Chief Robert Francaviglia to employ Corey Rooney as a Probationary Police Officer with the Hillsdale Police Department is accepted and Corey Rooney is hereby appointed to a Probationary Police Officer with the Hillsdale Police Department, at a salary of \$31,500.00, effective September 14, 2016

Motion by Council Member Ruocco, Second Council President Pizzella

Roll Call Vote:

Ayes: Council Members DeRosa, Looes, Lundy, Ruocco, Council President Pizzella

Nays: None

Absent: Council Member Karcich

PRESENTATIONS: Presented by Chief Robert Francaviglia

Officer Tom Smith – 20 Years of Service

Officer Tom Smith – Project Crash

Joseph Solda - Project Crash

Officer Alex Kaplan – National Night Out

Police Chief Francaviglia said tonight is a very special night, he is here to recognize Officers for 20 years of service to the Hillsdale Police Department as well as two Community Service Projects that have taken place as well as the swearing in of Officer Corey Rooney. He thanked the Mayor and Council for their support and stated he appreciated everything they have done for him throughout his tenure as Police Chief. Before he recognized the members of the Community Outreach Program he said without the members of the Police Department, Fire Department, Ambulance Corps, DPW, schools and businesses for their donations, these programs would not take place. He thanked everyone involved with these programs.

First, he recognized Officer Tom Smith for his 20 years of service to the Hillsdale Police Department. He started April 1996, as a Dispatcher and worked in that capacity for approximately two years until he was appointed as full-time Police Officer in January 1998. Tom has served our community proudly and has been a member of our Traffic Officers Association as well as Fatal Accident Investigator with the Bergen County Prosecutors Office.

Next he recognized Officer Tom Smith and Joseph Solda. Joseph Solda is a Hillsdale resident, volunteer firefighter, and flight medic for Hackensack University Medical Center. These two gentlemen, Tom Smith and Joseph Solda presented a project called Project Crash. Project Crash is a program for high school seniors educating them on the dangers of drinking and driving during the graduation season. They implemented this program at the end of last school year and those of you who saw it indicated it was a very well received program. For this he included the collaborative effort between the Fire Department, Ambulance Corps, Police Department, schools, the students and the Bergen County Prosecutors Office. He presented them with plaques of recognition for this valuable program they implemented in town.

Officer Alex Kaplan. Chief Francaviglia recognized him for his Project, National Night Out. For those who attended National Night Out you know what a great effort was put into this. This was held August 2, 2016. It is an annual event and it is a community building campaign that promotes police, community partnerships in an effort to make our community safer. Hillsdale is fortunate to have Officer Alex Kaplan take this program and implement it into our community for the past two years. He presented Officer Alex Kaplan with a plaque of recognition and thanked him for the efforts he put into this program.

Police Officer Corey Rooney. He welcomed Officer Rooney to the Hillsdale Police Department and after receiving approval from the Mayor and Council for search for a new police officer to fill upcoming vacancies in our department, we interviewed 50 candidates for this position and Corey came up on top as the best candidate we interviewed. Corey grew up in Westwood, graduated from Westwood High School, attended Bergen Community College; he was a Dispatcher in Upper Saddle River and Hillsdale for the past three years. He was a Class I, Special Law Enforcement Officer in Westwood and a Class II Special Law Enforcement Officer in Hoboken. He was happy and proud to have him serve as the newest member of our department.

Mayor Frank administered the Oath of Office to Police Officer Corey Rooney.

Eagle Scout Project

Matthew Curcurato

Matthew Curcurato said he will be in charge of purchasing and installing a flagpole at Memorial Field with concrete at the bottom.

Mayor Frank said we saw the pictures and we think it looks fabulous and it is a great idea.

Council Member DeRosa said the flag we usually salute is the one located near the baseball field so it is nice to have something closer to the football field.

Mayor Frank said all the Eagle Scout Projects that are going on in town are fabulous, they are an investment in the town, they improve the quality of everything and this is a great idea. We spoke a while ago when Matthew was looking to do this and he was very happy that this was accomplished and thanked him.

Matthew asked if he needed insurance in case of injuries, etc.

Mayor Frank did not think he required anything at all.

Mayor Frank said at 8:00 PM we have a presentation from the Planning Board regarding ordinance changes but we still have 10 minutes so he opened the meeting for the Initial Public Comment which is time limited and if anyone chooses to come before the Council.

INITIAL PUBLIC COMMENT (Time limited, new topics only, one speaker per topic):

Elizabeth Ward, 47 East Liberty Avenue –

She came this evening to do a recap of the summer concert series and to express her thanks to so many people who made the concerts possible; Hillsdale Police Department, Auxiliary Police who assured safety to the concert goers, DPW, Dan O'Rourke for moving the stage in and out every week, Borough employees especially Denise Kohan for updating the website, digital sign, email blasts,; JoAnn Beutel, Candace Schaefer for keeping track of the money in and out. I am sure there were many other people who contributed behind the scenes that she is unaware of. She thanked the Hillsdale Volunteer Ambulance Service who was on duty and assured that there were no medical emergencies throughout the summer; United Methodist Church for providing us with an alternate rain site and Yoga Studios, Maria Elena Domingas Bias for offering along with her devoted yoginis, for yoga classes before all of the concerts. They turned out to be so popular they were drawing 25 or more people and extended two weeks beyond the concert season. She thanked our many sponsors; we had a banner for our gold sponsors, our most generous sponsors, on top of the stage and we created a sponsor alley; there were about 50 businesses and we had signs made up and planted them around the park so people could see who the sponsors were. We created a community table and we had concert schedules there, individual promos on the different bands; coupons, promotional offers from sponsors; we had Painting for Parkinson's advertised there, National Night Out, Jones Joy, Valerie Bernstein's for Need to Eat Group, Girl Scout with her Silver Award Project. There were a lot of things happening at the concerts and was happy that this year we were able to involve more members of the community. There were nine concerts in total and other than one night, the weather was very cooperative.

Mayor Frank thanked Ms. Ward again and it is truly appreciated this year for getting the concerts and the sponsors make a big difference. We were extremely lucky for the effort Ms. Ward put into getting the sponsors who were willing to sponsor the concerts.

Ms. Ward said we had the New Business Night, we had five new businesses and she received a great email from a Room Fit for Royalty as a result of their participation in the concerts and they booked a big party; they had more bookings and people informed them they were seen at the concerts. She left thank you flyers which included the list of sponsors.

Mayor Frank closed the Initial Public Comment.

PRESENTATION FROM THE BOROUGH OF HILLSDALE PLANNING BOARD REGARDING ORDINANCE CHANGES @8:00 p.m. as advertised

Mayor Frank asked Chairman Giancarlo to introduce members of the Planning Board and we would be interested in knowing how long they have been on the Planning Board because the commitment they made is significant.

Elliott Lichstein, formerly on the Library Board, moved to the Planning Board for about five or six years. He started as an Alternate, then as a full member and appointed last year to a five year term.

Ed Alter has been a member of the Planning Board for nine years, before that he served on the Recreation Commission as Vice Chair. He is currently serving on the Environmental Commission and had a hiatus

of about a year and just reappointed by the Mayor this past June and is back on the Planning Board and this will be his 10th year.

Borough Engineer Statile started with the Planning Board since 1988 and has been on the Board since that time.

Michael Giancarlo has been with the Planning Board since 2008 and from 2008 to 2012 he was Liaison and from 2012 he has been a regular member.

Mayor Frank indicated it is interesting to note that the members other than the Borough Engineer, as the Planning Board Engineer, are all volunteers. They are in harm's way as they have to enforce the ordinances that this Council has put together over the years and the residents come before you looking for exceptions. The job is difficult and you don't receive accolades but you deserve them.

Michael Giancarlo thanked the Council for the honor of coming before them this evening and thanked them for the service that they give to the town. Tonight the Planning Board will be presenting nine recommendations for the Council for consideration to be incorporated into Land Use Laws. These are recommendations, no more, and at the end of the day the people invest you with the power to change laws and all we can do is recommend. The Hillsdale Planning Board consists of the following members: Joanne Miano, Fred Franco, Laura Calabria, Zoltan Horvath, Meredith Kates, Grace Biener and the members you see before you, Dr. Elliott Lichstein, Ed Alter and me. We are also given competent advice from our Planner, Paul Grygiel, P.P., A.I.C.P., our Attorney Nylema Nabbie, Esq., and our Engineer, Chris Statile, who introduced himself. All members are volunteers, we meet at least two times per month, and sometimes there are special meetings. As a review, our job is to fill responsibilities of both the Planning Board and the Zoning Board. Why do we do both? It is because our town has a population of over 10,000 and fewer than 10,000 you are allowed to merge both boards and that saves the taxpayers money and resources. This keeps costs down, applications are reviewed by us on a case by case basis; the public is welcome and encouraged to attend and ask questions and better resolutions are written when people participate in the process.

When people need to do things to their homes, they go to the Building Office downtown; the Planning Board doesn't see about 98% of them, they are given a permit or advised they are going outside the law and they change their application and then they get their permit. It is for those who want to continue on, saying they need this and it goes against the Land Use Laws of the town and that is when we become involved. The Planning Board's role is to prepare the town's Master Plan or blueprint; we review any subdivisions; we review site plans and variances to see that they are in compliance with the New Jersey Municipal Land Use Law and we make recommendations to the governing body requiring changes to the zoning ordinances and official maps. The fourth point is why we are here. We are coming to the Council with nine recommendations, some fall under the category of tightening up the wording of our existing ordinances to account for changes in the law and/or suggest best practices for town officials to follow so that the town is not exposed to any unforeseen legal actions or land use consequences. Things change over the years and we tend to see things and when they happen, we would like to advise the Council that we are noticing this trend so you may want to tighten up this or that. Some of those nine recommendations will fall into that category.

The second kind of recommendation originates from our interaction with residents and reflects trends that the Board feels represents what Hillsdale residents are asking for, either from a construction standpoint or ways that they can streamline their process necessitating them to appear before us in the first place or just basically making the process run smoother.

The third kind of recommendation goes to the basic practices and practices that we believe will make Hillsdale a more livable place. Those are the three types of recommendations you will see tonight, these recommendations were compiled by the entire Board and represent input from the Board members.

Dr. Lichstein said the first item is not a request for a zoning change, it relates to best practices and an understanding that we have had come before us at least two cases if not more where residents in town feel they have a two family home or multi-family home that they say is approved by the town. He wish to apprise what the NLUL provides for; when there is a change in zoning in town, the homeowner or property owner has one year to come to the Building Department to get a certificate of non-conformity. After one year and in our case most of our zoning came in 1975; after one year in order to get a certificate of non-conformity, they have to go to the Zoning Board. We have had situations where residents in town feel they have a "approved two-family or multi-family home." Our feeling was that this was not done in the past and in addition, the tax maps have been taxing these homes as multi-family or two-family homes as well. If the town has permitted this to go on for all these years, it is almost like a commonwealth

marriage. At least there is a precedent that if the town didn't enforce it perhaps the town has acquiesced and approved what is going on and I think it would behoove the town Council to supervise the Building Department which is not under our control; it is under the Council's control as that is the enforcement body, to make sure people don't come in and ask for a Certificate of Non-Conformity because that cannot be granted by the Building Department; it has to be granted by the Zoning Board. Perhaps it would make sense to go through the tax rolls to see how many and who in town are being taxed as a two-family or multi-family home and possibly request them to come before the Zoning Board to establish a non-conformity. You can discuss the pros and cons of doing that but that is something that came up before us and you should be made aware of the consequences of past actions.

Attorney Nabbie said you are discussing times when the CO does not show; obviously, if the CO showed it was a two-family, this would not be a question. You are talking about times where the CO still says one family but somebody comes in and says, no I have a legal two-family house. It previously was a mother-daughter or a multi-use; there is a store downstairs and an apartment upstairs. These are situations where it is not definitive or resolved by the CO. If it were definitive and resolved by the CO, then that would be a different story. The applicant or the property owner when they go to the Board has the burden of demonstrating that their non-conforming use is grandfathered. It goes to the Zoning Official first and eventually it winds up at the Board and we keep calling this a Zoning Board/Planning Board case, actually it is a joint Land Use Board case. That proof is the obligation of the applicant to show; I bought the house in 1946, the lady I bought it from lived upstairs, I have two heaters installed by PSE&G in 1952, the town has been taxing it as a two-family and there have been several inspections as a two-family

Dr. Lichstein said whoever is Liaison to the Building Department should tighten up on practices to make sure that is happening.

Council Member Looes said her question is at the point when the person says it is the Building Department, then after being told what our Attorney just said about the time line, can issue the non-conforming or does it still have to come before the Planning Board?

Dr. Lichstein said only if it is within one year of the zoning change, then the Building Department can issue that. After that it has to go to the Board.

Council Member Looes said at this point if anything like that comes before the Building Department and always goes to Land Use.

Engineer Statile said you can buy a house and the seller says it is a two-family, you as a buyer go to the Zoning Department and say you are purchasing this house would you give a certificate that it is a two-family house. The house had to be legally a two-family at some point in the past that is grandfathered.

Council Member Looes asked if our Building Department grandfathering and approving at this point? No, they can't and they are not. Her question is if they are not doing it what do you want?

Mayor Frank said clean up the rules and make sure everybody understands. It is more cleanup.

Engineer Statile said what happens over there becomes the problem of the Planning Board later on.

Dr. Lichstein said they should not issue that certificate.

Michael Giancarlo said we don't want everyone to come before us and spend money to go before the Zoning Board to get everything corrected, but they have to be clear, this is not our role and we don't certify to multi-family; it is a role of the joint Land Use Board after a certain time.

Engineer Statile said Michael raises a good point. It is not for the person behind the counter, our employee, it is for the applicant to say here is my paper work when it was lawful two-family and I got a variance.

Mayor Frank asked what establishes a lawful two-family.

Engineer Statile said it was an ordinance that permitted two-family houses.

Mayor Frank said it has to be an ordinance identifying that address?

Michael Giancarlo said it had to be a two-family at the time the ordinance was changed in 1975. You establish that by the fact that they were taxed as a two-family so there were tax record cards which means by date it preceded 1975. There was a police call; you can offer a lot of stuff and you might acquire those kinds of items.

Ed Alter said if somebody bought their single family house on St. Nicholas and now they converted to a two-family house, never got approval, in Hillsdale there are no zoned two-family houses, then basically the Building Department would issue them a summons that they have to appear before the Planning Board to apply for a variance and they have to show a reason why we should grant a variance.

Council President Pizzella said what should happen is the Tax Office should run a list of all taxable two-family homes and the Building Department should check the files to make sure that those tax two-family homes actually did receive approval. If not, those people need to come before the Planning Board and seek approval now.

Dr. Lichstein said certainly if they establish that it was after 1975. If they think it is grandfathered in, they have to come in for the grandfathering. They don't need a variance if it is established it is grandfathered in.

Ed Alter said they have the burden of proof, they have to demonstrate that within the year of the 1975 ordinance they were viewed as a two-family house.

Dr. Lichstein said in some cases in the past there has been litigation for the town so we have to tie up the loose ends. We have one before us right now.

Borough Engineer Statile said if you tell someone you bought a house on the say so of our zoning official that it is a two-family that is a different story.

Michael Giancarlo said we faced that challenge on a recent appeal that was in court. In the event the zoning officer actually issues the CO for a two-family, that is municipal stopple or may be municipal stopple. In the event we have just taken their taxes, that is not municipal stopple, I disagree. If the zoning officer actually issues that certificate and the person closes on the house and relies on that certificate, now the problem.

Dr. Lichstein said we know in one phase it was done. It is his guess there were multiple phases. If it was done, that same zoning officer was here for many years and it was likely done multiple times.

Council President Pizzella said unless it was done within a year.

Michael Giancarlo said it cannot have been done within a year because the year ended in 1976. Any piece of paper that was issued now is 40 years too late.

Council President Pizzella said if it was done in 1976, that certificate would have continued for all subsequent owners and there would be no questions.

Dr. Lichstein said this is a process issue and has nothing to do with a zoning change.

Mayor Frank said the Planner has chair of the Building and Zoning sub-committee and he would like all of these issues to go to the Building and Zoning Sub-Committee which is you, Scott and Frank. Flush them out, clarify with the Planning Board and present that to the Council. That is the best process to get this passed.

Council Member Looes said we are trying to find a date that works for us.

Ed Alter said if I am listening to this in my home and I live in a two-family house, I am looking for what type of guidance they will give me to tell me if this, then I have to do this. If I do this, what are the consequences; that is what you and the Council have to consider making it simple for the residents to understand. Based on the conversation we had now which went on for ten or fifteen minutes, it isn't simple.

Dr. Lichstein said someone in a two-family house have two options; they can say they will do nothing until they try to sell the house and at that point, get a CO, the buyer is not going to get a CO, it is going to become an issue. So they have to make a decision whether or not now is the time to rectify the potential issue.

Engineer Statile said before you close on a two-family, the attorney will make sure you go to the Zoning Board that is a real two-family house. You get a certificate from the Zoning Officer that it is actually a grandfathered, two-family and that is the concern going forward. These certificates aren't being issued so you have to be very careful.

Mayor Frank said we will be coordinating this with our new Zoning Official as well as with our Construction Code Official to make sure everyone is on the same piece of paper.

Michael Giancarlo said on the same lines, Engineer Statile is going to talk about family definition and boarding houses and rooming homes.

Engineer Statile said things have changed in the last number of years in definition of a family. A family is husband and wife or whatever may be; two spouses living in a home, it's a family. The courts in New Jersey found a paternity house is a family if there is a kitchen and there aren't locks on the doors, they live in a building, they pay and that sort of changes the idea of a family unit. It is difficult for municipalities to understand that. We want to spec in our own definition of family in the Land Use Law, be more consistent with what is contemporary today in terms of family housing as well as boarding and rooming houses. That is what we are looking for.

Michael Giancarlo said that would be fine but make sure our definitions don't defy the Fair Housing Act that could lead to any other problems.

Dr. Lichstein said it would be nice to have our definition; we have a definition that we know what we are dealing with.

Michael Giancarlo said our attorney and planner drafted it; the firm does a lot of land use but obviously all the lawyers have to sign off on it and make sure the Council is comfortable. We will provide a draft of that.

Mayor Frank said it could legally change; it could easily change again.

Dr. Lichstein referred to guidelines; we are in a new world today with climate change and other problems, especially as part of the Environmental Commission for the town, we are trying to encourage new developers in town in look at our check list and adhere to some of our new ideas and if they do, they could be rewarded with a lower set of sight plan standards and reduced zoning in some cases. Those guidelines involve landscaping, using indigenous species of trees where they cut down and replace trees, open space, off track improvements; we are talking about preserving natural resources and wetlands, minimizing coverage which is something that has always been an issue with us because of flooding in town, minimizing land disturbance and minimizing soil compactions as well. If they come up with the practice of Green Sustainability that would even be better. Those are more difficult set of standards; but to reduce the dependency on energy generated by fossil fuels, oil, gas, coal, natural gas offering appliances that are low energy appliances in any new developments, things like that. We have put together a check list and that is available for anyone who wants to see it and we will distribute it. Again, it is our recommendation; we don't have the final word on that.

Dr. Lichstein referred to area aeration and building heights. It is called an FAR, something we do all the time. It means the sum of the area of all floors of a building or structure compared to the ratio. Each different zone in Hillsdale has a different percentage of FAR, depending on the R one zone, R two zone, so all the different zones have different FARs. We are suggesting, because in recent years people just want bigger homes but we still want to maintain theory, we want to raise the FAR by two percent; in some cases it is in the 20's, up to 30% in one of the R zones. It is usually around 25%, 28%, and 30%. We want to raise it in each zone but in addition to that we want to eliminate garages as part of the compilation which allows them a lot more flexibility. If you take a garage out of the floor space calculation and go up two percent, it gives them a lot more flexibility. That is our recommendation for FAR.

Michael Giancarlo said in 2007 there was a real, anti-McMansion sentiment going around the town. People as well as government felt that the town was going to get over built with these McMansions. There was a real effort to make sure the homes on each plot of land fit that plot of land, in other words looks like it belongs as opposed to a box hidden in the wall. That was in many ways well placed and well thought out but we are finding it was probably too restrictive, especially for people in the center of town that are on smaller lots; certain sections in town that have smaller lot, so when people had one kitchen and one bedroom, they were up against this when they wanted the second bedroom, second floor, family

rooms and now the return of the nuclear family where grandparents are moving back in and they have three generations of family in the house. This due to the economy or what not; we are seeing a lot of young families coming to us saying they need a bigger kitchen, we are running up against this. We are trying to build in a little breathing space to allow families to grow in our town as opposed to just coming here for a starter house and then have to move out of town because they can't do it. We felt there were a lot of good reasons and with two percent, we didn't feel we were giving away the whole farm. If you look at our annual report, 12 residents came to us for variances and many of them were just this type of thing. We gave to all 12; it was a little tweaking and trying to work with them to curtail their plans and this would give families a lot of relief.

Dr. Lichstein said if you are going to renovate your house, you want to be able to add something as opposed to just new kitchen cabinets. It doesn't become cost effective to improve the house in Hillsdale if you can't add another family room or a fourth bedroom. It becomes too expensive to do renovations and if you want to encourage people to improve their homes, increase the value of their homes, increase the tax base, then you have to allow them to expand the house in some way. We felt by taking the garage out which is not really living area at least the intent of the regulation is there and allow people to improve their homes, improve the value of their home by increasing livable space in their home on the same size lot.

Attorney Nabbie said every town he represents excludes the garage from the calculation. Most towns do exclude the garage from their calculations. Raising it two percent just by excluding the 400 sq. ft. of garage actually is raising it a little bit more than that. For some reason 20 years ago, the idea of someone building big houses was a bad word and now those houses are very common place.

Dr. Lichstein said we are not changing the setbacks; this will still not encroach on a neighbor's property. It gives them a chance to be creative. In the long run it could reduce expenses as well because we get a lot of FAR; E variances have the highest burden of proof which requires these people to bring engineers, architects and these could just be residents in town that now have this expense. All the way around, for the town as well as residents, this will reduce certain expenses.

Ed Alter asked if they have considered introducing greater flexibility for senior citizens who want to remain in a house as a second tenant; that is an idea that is catching on now to attract our seniors. He said he knew that could be a legal question but have you considered that; in other words to have a greater flexibility on the FAR when they want to build and then the purpose of the building is to accommodate a senior citizen.

Dr. Lichstein said the variance stays with the home. It is almost like saying you don't mind if Kentucky Fried Chicken has a drive through, but I'm not crazy about it if they sell to McDonalds. That property has a variance; so if there is a house on Magnolia that now has an extended family with a senior citizen who is handicapped and they need to accommodate that, they could sell the house tomorrow and that house now has a variance. That is the problem.

Michael Giancarlo said we listen on a case by case basis and that is what he meant when he said earlier we listen to the story, we listen to the hardship, and we listen so when we talk about variances and the variances we give, we are really very interested in that.

Dr. Lichstein agreed that we listen on a face to face basis and have to make a decision on that credibility. Along on those lines we suggest we increase the height variance which is currently 30 ft. to 33 ft. People want to build bigger homes and three feet is not that big a difference but it can make a difference in terms of the amount of variances we see because height is always part of the developer's variance and even if it doesn't eliminate it, it takes it off the table for us and we go on to other things. It removes that as one of the 10 variances thereafter and reduces the amount of time that it can go through our process. The height is not defined so it is up to us to put it in the ordinance the way we want it defined in Hillsdale. We are suggesting because of our experience we measure the height from the original grade of the property as opposed to the finished grade of the property. When a builder comes in and measures from the finished grade he can make berms, he can push soil up against the house and measure it and get 35 ft. We want a four point average on four corners of the building; existing grade at the time they come to us. It is important how we word this because there is no land use law definition of how you measure height so we have to be very specific how we word this in our ordinance.

Attorney Nabbie said she represents Upper Saddle River and we have people routinely building 7,000 or 8,000 sq. ft. homes and we would have to keep them to 32 ft., a crazy number. The result was a lot of squash, French looking, and mansard roofs. The developer is going to get the sq. ft., he is selling the

square footage. So if you just make it and crunch it down all they are going to do is crunch it down. Either way they are going to sell that footage. The 30 ft. height standards in many towns is still 28 ft. which was set in 1945, split levels, little colonials. The flip of that is if you go to the lovely section of Ridgewood with a view of Manhattan, houses have slight roofs, 40 ft. tall, they are magnificent and no one on earth would look at them and say they are obnoxious. It is scale, proportional, and effective and there are reasonable concepts of having heights fit modern homes and that the height doesn't become the driver of ugly designs. That is more important than the height.

Michael Giancarlo said we want to go from 30 ft. to 33 ft., we want to change the definition and it will become very important that whoever our building inspector is well versed in roofs; different roof lines and knowing measurements to get around this as well. Height is also a variance which requires a heavy burden of proof on the people who come before us. We need to strengthen this ordinance.

Mayor Frank asked how many D variance requests come in falling between 30 and 33, are many coming in over 33?

Dr. Lichstein said most designs are 30 ft. but the architect would like to go higher and knows he will have a problem with it.

Michael Giancarlo said you don't need a D variance unless you go 33 ft. From 30 ft. to 32 ft.

Councilman Ruocco asked if 33 ft. enough? That is only a 10% increase.

Michael Giancarlo said people come in with plans and they never walk out with the same plans. There are compromises that go on with the Board and the applicants all the time.

Councilman Ruocco said you might be doing yourself a favor by going to 35 ft.

Michael Giancarlo said we haven't discussed that as a Board; personally you would get a lot of affirmatives.

Dr. Lichstein said if you look at Hillsdale in 1930 with all the Victorian homes, probably a lot of them were 35 plus. Now they would require a variance.

Council Member Looes said that is her question; the ones that have to do with the height is it more the style of the home which lends itself to needing a roof at a certain pitch versus somebody just wanting a monstrosity.

Dr. Lichstein said Victorians are going to be higher, split levels and ranches are lower.

Council Member Looes said it looks nicer to have that pitch on it and it is not that you are getting so much height on it, it is more aesthetic.

Michael Giancarlo said we are not changing from 2-1/2 stories.

Council Member Looes asked if you are getting a lot of that and almost have to go back to the architect and tweak it but does it look weird now because it would have looked better the other way.

Michael Giancarlo said we did that recently and we were upset about it. It would look a lot better but looking is not what we base it on, looks. We want to hear about means and things like that.

Council Member Looes said what is coming across is more aesthetic and it would probably look better if it is high, we are not getting people just going over.

Dr. Lichstein said you are not creating more living space, you are not increasing FAR; it is a style issue and didn't believe it to be an issue in our town.

Ed Alter said he is not arguing this, but if you are going to make a change don't be timid about it. Come forward with a recommendation that is meaningful and help you and not simply micromanage it around the edges.

Mayor Frank said that is something the committee can go back to the Planning Board and verify.

Dr. Lichstein said 35 ft. is not out of the questions; one floor is usually nine feet so they can't add another story.

Engineer Statile said our parking standards for commercial developments in town are very conserving; the Board would like to loosen those standards a little bit to allow less asphalt and more building area on our commercial buildings. We end up with a sea of black top and nobody is using it and for storm water management and drainage we could reduce a lot of that; have a variance to reduce the parking, save trees in the back and get to reduce the actual area because we have commercial strip centers which usually have mixed uses; a restaurant, dry cleaner, etc. and they require parking at different times of the day. Restaurants are more heavily patronized at night, dry cleaner more in the morning or day time, etc. We have mixed uses together; you don't look at the gross requirements you think of mixing uses. That should be considered.

Michael Giancarlo said there are a lot of unused parking spaces going into Staples on Route 17 and the first 20 spots are full and then you have another 60 behind that are empty. There is no Staples here but he wanted everyone to visualize what we are coming up against. The Engineer has been very persuasive that we almost ask for too many parking spaces in town; there are exceptions, there is Shop Rite, but for the vast majority of businesses, there are almost too many.

Mayor Frank asked about the size of the spaces; we are nine by eighteen.

Engineer Statile said we have 10 by 20's and 9 by 18's in two different sections. We can allow down to 16-1/2. He would like 9 by 18 that is the standard.

He referred to setbacks for accessory use of the principal buildings. Some of the things we would like to consider as lot of houses have two or three air conditioners outside and a lot of people are putting in power generators as well and regulate the setback for those accessory uses so that the neighbors are closer to the noises generated by the equipment. You want to filter that out and we are looking to tighten those standards as well.

We will make allowances for the R4 size lots.

Councilman Ruocco has heard complaints about sheds which is a different thing in the R4 zone.

Statile said we had ordinances for sheds that allow more flexibility for sheds.

Councilman Ruocco said it is still not satisfying a number of residents.

Dr. Lichstein said we haven't seen too many sheds lately.

Engineer Statile referred to pool demolitions. We get a lot of people build their pools and it is like an even balance in Hillsdale. One of the problems with pool demolitions is that a lot of homeowners want to cut expenses and just bury the pool in the backyard, break up the concrete and it is a big waste pit. We want our ordinance to require that those components have to be removed. The next person who buys the house finds a surprise with all the concrete dumped there. We have to have a standard for that in our ordinance.

Mayor Frank said there are a lot of septic tanks in town.

Dr. Lichstein said there are a lot of pre-existing tanks.

Engineer Statile said that is a time bomb happening in Hillsdale. They are all over town; no one knows where they are.

Mayor Frank said sometimes families don't know about it. The sewers were put in in the '60's and 70's. Something prior to that has a septic tank somewhere on the property.

Michael Giancarlo asked if there was any documentation the Borough would have indicating what properties have those.

Statile said they might have later switched over to a sewer line. Residents should be aware if they see something in the backyard that looks suspicious call someone as it may be starting to collapse and maybe there is a tank. It is just a matter of time before they collapse.

Dr. Lichstein mentioned surveys. The state requires that before a building permit is issued, a current survey is available. The question is what a current survey is; we want to make it not onerous for the homeowner who has to spend a lot of money on a survey for a small project but yet we don't want people coming to us who are going to do major renovations and show up with a 10 year old survey where they have had three other construction projects. Our recommendation at first was the survey to be no more than three years old but what came up also at the last meeting was perhaps there should be some monetary guideline; for example someone does a project that is over \$50,000 the survey should be less than three years old; for someone who does a minor project four years old. We need to have an ordinance that says surveys for the purpose of a building permit should be for a certain period of time.

Mayor Frank said his comment would be for the permit to do anything or versus coming before the Planning Board.

Michael Giancarlo said we care about the Planning Board. That is a different threshold.

Mayor Frank said we might want to look at that because the Building Department was using the Planning Board direction of three years and to spend \$700 on a survey to get a fence put in; we have to look at that in terms of a permit out of the Building Department versus something that comes from the Planning Board.

Dr. Lichstein said even a shed or something; they come to us. The question is it is not a very expensive project and is it worth it. You can buy a Home Depot shed for \$500.

Engineer Statile said Escrow Fees for Professionals. This is difficult for the Board. The problem is we have an old escrow requirement; he has been trying for the past years to have the Board increase the escrows for professionals. When an applicant comes before the Planning Board, the Borough doesn't pay to review the application or the attorney's time, it is always paid by the applicant. The cost is about \$600 to \$2000 for professionals; the problem in the last 35 or 40 years rates have increased, our rates have gone up and the applications are getting more complicated, there is more to do in the application. The reviews depend upon the applications so his recommendation is to increase the escrow requirements for two reasons. No. 1, the Board professionals are going to do the work they have to do, no matter what, we are going to get paid no matter what. Holding the escrow down doesn't mean they are not going to work as hard, they are still going to do their job for the Board. What happens then is when the escrow is depleted, I have to stop work and have a letter written by the Borough who would write a letter to refresh the escrow account so that the homeowner gets a letter to deposit another \$150. The applicant gets annoyed to place more money in the escrow account and that is because our escrow requirements are so low. Almost every application has to have replenishment and sometimes that holds up resolutions before the Board has the money to pay the professionals. We want to increase that; they will get back whatever is not spent. The professionals get paid no matter what they need to get paid for and whatever not spent is always returned to the applicant. It doesn't change the cost of the application.

Mayor Frank asked where are the rates for the legal, planner and the engineer escrows established.

Engineer Statile said those are established with our contracts with the Board.

Mayor Frank said so the contract with the Board establishes all of the escrow, inspection fees, all the way down the line.

Engineer Statile said yes; the inspection fees are more on your side, the escrow are on the Planning Board side. My rates are the same rates as the Borough has.

Mayor Frank said the regular attorney hourly rate and right down the line.

Attorney Nabbie said increasing the escrow doesn't change the amount the applicant gets charged, it just gives the Borough a higher level of security. It is more of providing the Borough with better security than just charging a low escrow and then sometimes we deny an application, the applicant refuses to replenish it. You are talking about the level of security the Borough has without shocking people.

Engineer Statile said it is wasting a lot of time checking the lists, keeping track.

Mayor Frank wasn't concerned with the amount of the escrow, what the rates are and who is monitoring it; I am sure the professionals monitor themselves and the Planning Board.

Engineer Statile said in totality what we are trying to do is smooth things out and smooth out the rough items, we are not trying to hurt anyone, streamline the process, make it easier for everyone. We want to

make sure the town is protected especially on tightening up on some of those things and make sure we live with the decisions we made as opposed to those being forced upon us.

Dr. Lichstein said these are zoning ordinances process issues, different than Master Plan.

Michael Giancarlo said we don't like to spend months on an application either so anything that speeds up the process is good for us as well as for the people who come before us.

Mayor Frank said it shows sensitivity in what the residents have to go through if they want to do something to their home; if it is something simple they end up coming to the Planning Board what they might consider simple, make it complex.

Dr. Lichstein said then it becomes two hearings instead of one because you need an expert and prolongs the whole thing at the expense of the resident.

Mayor Frank asked who the committee should come back to to clarify things.

Michael Giancarlo said they can come to him.

Mayor Frank said as the committee goes through it, for example definition of family, it is already completed.

Michael Giancarlo said it is already completed at our end and that will be part of our packet.

Council Member Looes asked if they have something that expands each a little more such as the measurements.

Dr. Lichstein said he has a check list.

Council Member Looes said there were a few such as definition of family, a check list that was referred to. You bring up that a builder might get certain rewards or incentives, are they outlined; that kind of thing so when we review we can see everything.

Engineer Statile did not want to use the word check list; there is an official check list that he has to go through to clear the application that is statutory; this is more guideline.

Council Member Looes asked if you definition of building height, will that be provided; what is the definition of family so when the committee meets we have that. She will forward any questions she might have.

Michael Giancarlo said he will send this to Denise tomorrow.

Council Member Looes said she will talk to the other committee members prior to the meeting and we can look at this and if we have any questions before we meet and any questions afterward. She will ask Denise to make copies for us.

Mayor Frank thanked everyone for the time put into this.

APPROVAL OF MINUTES:

September 6, 2016 Council Meeting Minutes

Motion by Council Member Looes, Second by Council Member DeRosa, and unanimously carried.

Absent: Council Member Karcich.

Council Member DeRosa said he recommended changes to the Minutes, they were made.

PROFESSIONALS REPORT/MONTHLY DEPARTMENT HEAD REPORTS:

(The following correspondence on file in Borough Clerks Office)

Borough Engineer – August 2016 Report

Christopher Statile

Borough Engineer Statile said for the 2016 Road Program, he is expecting the contractor to start the end of September but may have changed it to the first week in October. He is trying to get a schedule from the contractor. The streets are marked out by companies which they believe are not ready for the contractor and streets are also marked out by companies which they seem to think the contractors are not ready to start milling because they usually call for the mark outs.

Stonybrook Swim Club. We completed the survey of the pool area which encompasses the work area to be done between the parking lot and some of the structures around the pool itself. We then sent that to one of the companies that makes domes and we are trying to get that dome positioned over the pool. It will probably affect some of the major elements of the decking around the pool as well as laying out the parking lot in terms of what has to be done out there as well for construction to improve that. We have a meeting next week with the Commission. Right now, the project will not be moving along until 2017.

The water company filled the joints on the bridge and it quieted the noise quite a bit and that was completed.

There is a Resolution on tonight for the Wierimus Lane culvert project for approval of the construction company. The construction is low, we have worked with this company before and they are an excellent contractor; they did an excellent job in River Vale, were clean and we had no problem with the contractor.

Council Member Ruocco asked why the range of bids was so wide.

Engineer Statile said one of the biggest driving forces was they need work; they need something to do for a couple of weeks. They bring the price down to try to get the project. Statile understands the project; the contractors don't understand the project, they start get crazy bids like the plans weren't clear enough.

Council Member Ruocco said they were all over the lot.

Engineer Statile said we did projects in some of the counties, bidding projects; we did it for a number of years. We can still complete the project the way it is supposed to be completed with the county, we had no problems. If they don't understand something, they look at it and they don't want to be involved with all the fuss, and they get it for a good price.

Council Member Ruocco asked if it was something we failed to do or did do.

Engineer Statile said no, they have to do the project as we designed it, it is as simple as that.

Mayor Frank said we have Wierimus Lane and the other is Wierimus Road, the culvert under Demarest Farms.

We talked about having that opened up.

Engineer Statile said he was in town last week and he took a walk up there. He walked up to the woods and he saw this pipe and all of the sudden it stops. He wondered what happened; above it is perfectly fine. He saw the pile of brush on top of where the leak first starts, trees, branches, etc. He believed there is a displaced joint in the pipe itself. All pipes have bands around them to bolt them together and if the band breaks sometimes the pipe will shift and then you have leakage. He thinks that is what is going on up there.

Mayor Frank said is storm drain bringing the water down below Wierimus Road and further down towards the Parkway.

Engineer Statile said it is underneath Wierimus Lane and by Demarest Farms down hillside into the Parkway drainage system. He asked Administrator DeJoseph to get him a backhoe in the morning and it may be just simply replacing the band around the pipes; fill in the hole.

Mayor Frank said that has been washing dirt and just about everything Wierimus Road for quite some time.

Engineer Statile said it is probably pretty clean, he believed one of the pipes is disjointed. Once he gets a backhoe there in a few minutes he will find out what the problem is. We can hire a contractor to make the repairs then and there.

Mayor Frank said he hopes that is what it is.

Engineer Statile said considering his experience, he believed it to be the joint.

At Centennial Field, we have a couple of things; we sent down our second round of water quality testing as well to the state. As usual, there is no magic to water quality testing; we found a couple of constituents that are out, but there is really nothing that is problematic. When we do the water sampling under the landfill we also take two samples outside the landfill; very often we find that the constituents are out of place also out of place in the stream going by. That is often caused by salt in the roads which gets into the storm drain system, gets into ground water and we see it there. At the last two rounds, we have no constituents that he is concerned about. We also sent down to the state our bar testing on the surface of the landfill; we put in a detection device if anything is coming up on the surface. With those two tests we are getting some hits around the field house which he would expect because there is polyethylene sheeting under the field house to protect it and many gases migrate through it so it goes around the outside of that sheeting. No concern there, it is confined within the landfill and it is escaping through the atmosphere. We also finally got approval from the DEP to test the past events at the landfill; it took us about six months to get the state to agree with our consultant in terms of what the protocol is going to be. They will start work there tomorrow which is Wednesday on modifying some of those manholes and they are going to take samples out of the system. Hopefully the renovation isn't discharging any large amount of methane because we would like to reduce that testing standard because they are very expensive to conduct these test; they are like \$25,000 per round and they want to do it twice a year. So we want to reduce it and minimize these costs. We did that with the water quality testing, we got it down to semi-annually and perhaps annually; we aren't finding at this landfill, it is straightforward and a good system. We have an active methane monitoring system which probes deeply into the landfill as well and even that doesn't show errant problems with methane. It is a pretty tight landfill.

Train Station. Engineer Statile said we are waiting for the lease to be resolved with New Jersey Transit.

Council President Pizzella said he was going to report on that. Late this afternoon we received an email from New Jersey Transit indicating that they will honor the language of the original lease and they will just give us a simple renewal as opposed to changing the rules of maintenance; that is a good thing. Once we get that, we can move on. We have an extension of time and our due dates will start once we get the lease.

Engineer Statile said with historic restoration they give lots of lead time. The bathrooms inside the building will be looked at this week at our meeting and we will come up with a plan in the waiting area.

The hearing was held for the trust funds for open space so we will make applications by the end of the month for that.

Regarding the band shell at Beechwood Park, we will put in an application in 2017.

Mayor Frank said it is more than just the band shell.

Engineer Statile said we will include peripheral work as well as some exercise stations, benches, some other furniture as well. There is only \$113,000 available to do 10 towns which doesn't give us a lot of money. This has been shrinking; it is going to be quite a negotiations process with whoever we will negotiate with.

Lastly, regarding the Transportation Alternatives Program which is due November 10; he thought of a good project for Hillsdale as we are talking about the redevelopment of the industrial zone and this is a big grant. This is a federal grant and they don't want to do little grants, they want big grants. They want to tie the grant into some type of transportation systems. The industrial zone is unique because we are the host of a lot of things; we are the host community for the electric substations which supplies power to the region. It is a regional substation; we have a waste transfer station in the industrial zone that is providing a service to everyone around us as well as just Hillsdale; we have a train station, we have commuter parking lots which are shared by our residents as well as out of town residents who use the train station as a regional hub. Why not file an application with the DOT to street scape Patterson Street by the auto body shop which it currently ends all the way up to Parkview Drive. We know that Public Service through our application with the Planning Board will be doing street scaping along their substation area so why not restore the industrial zone by adding Patterson Street providing sidewalks, lamp posts, etc. We are doing work east on Hillsdale Avenue, work downtown with \$100,000 to \$200,000 at the train station which is a transportation project in a way, we would wrap our arms around the whole bucket of transportation. He thought it would be a good application and might get funded for something like that. There are no matching grants. The construction money all comes from the state.

Council Member Ruocco asked if we were to get that grant, regardless of whether the industrial area does or does not get configured in the future, would the grant money remain.

Engineer Statile said it could remain; it depends on what the developer decides to do there. This money will not be available right away; it might take a year before this grant application is decided by the state. You are not going to get this next spring, it would probably be later on next year. Then you would have several years for the project, you have to go through several steps because it is federal money. We have to go through process that the pipeline went through in the northwest; so it is a longer time line. You could use this project to set the standards; it is a forgotten part of town. It ties our train station into a bus station and that is a good thing.

Mayor Frank asked how detailed we would have to be in the grant application, how much will testing go into it up front and how much detail has to go into the grant.

Engineer Statile said we would have to put that in words and graphics in the application as well.

Mayor Frank said we even talked about doing something with Pascack Brook. He asked if this competes with it.

Council President Pizzella said when Statile and he spoke about this, we thought that it would enhance that and if developers would come into that area they would more than likely help contribute along the brook. To get something done on the other side along Patterson would help spark revitalization and redevelopment. We also talked about going up Hillsdale Avenue toward Kinderkamack as well and this was the way we were going to define the entire area of how people get to the train station, get to the buses, get to the services downtown and also people would need to get to work in the industrial zone and tie the whole thing together.

Statile believed that has good gravitation to the application by the state. Also, none of the work requires any permits which are important, they want shovel ready projects. He believed we have a shot at this.

Council Member Ruocco asked if street scaping on Patterson mean that it is repaved, you got sidewalks, you got lights, it is beautified, trees.

Council President Pizzella believed it would attract business or developers to that area. Another reason we wanted to go up Hillsdale to Kinderkamack was because the town hall is here, fire department is here, police department is here, one of the main schools is here and the field is here. We thought all that could be justified when you are doing an application that is bringing people to a transit hub.

Engineer Statile said we are a hub in the region; substation, waste management, train station; we are in middle and hosting all of this for everyone else.

Mayor Frank said we have the buses, we are always talking about the train station but that is a heavily used bus stop there for people going into the city.

Engineer Statile we try to encourage walking and he believed it was worth a shot.

Mayor Frank agreed, it sounds great.

Council Member DeRosa said we just installed the monitors at Centennial. They have never gone off right.

Council President Pizzella was waiting to talk about the other grant on the walkway that the other three towns are working on. He met with Council Member Harrington from Woodcliff Lake and what the other three towns have agreed to is to go with the path that is still there, the walkway that is already there. It doesn't impact your application for the walkway that would go from Church Road down through Hillsdale. They wanted to do it that way because they felt they didn't need to get any more DEP permits and since that path is already there, they will go with a gravel path and keep it basically what it is now. They had no issue with our pursuing our grant for our walkway because we are trying to link all that and they do intend later on to add to that walkway and put in benches or whatever, they are going to apply for those things in the future. To get their walkway approved, they are going to take the least difficult means of getting it done. They did encourage us to continue with our application for what we are doing.

Mayor Frank said this means they are not going to have the design with the permeable surface, it will just be gravel.

Council President Pizzella said later on they intend to bolster it, getting benches and exercise items. He didn't know what they are going to do. It doesn't impact us.

Mayor Frank said all we are looking at is going by the fishing pier at the Woodcliff Lake border down to Church Road initially.

Council President Pizzella said there are some things they are asking from us; she is asking for us to sign a final agreement with DEP and the other parties for the section that moves from the parking lot to Church Road. He can provide that information when he receives it. It is nothing serious. He was concerned that what they were doing was going to impact our application but it doesn't. Suez is fine with all of this.

DISCUSSION:

1. Stonybrook Pool Dome Enclosure – Councilmember Abby Lundy
No update at this time as they are having a meeting next week
2. Storm Water Management – Borough Engineer Christopher Statile

Engineer Statile said the Borough has a permit from DEP for its storm drains to allow you to discharge water from the streets. We have had the storm drains for 75 years but now we have a permit to do it. The DEP has issued permits to all the towns in New Jersey. The requirements are for us to protect the waterways of the state so what the state does is task us with different initiatives to provide that protection. Those initiatives are many right now; next year they are changing the rules to make it even more difficult for us. The issues are something like this; I can make presentations, we can put information on our website, we have a display in town, we can give products away like refrigerator magnets, we can have a citizens advisory committee for storm water management, we can have a poster contest, training for elected officials, mailings, have a letter and put it with your tax bill, mural, local events say with the fishing contest, you can also have a letter from the Mayor that is written directly to the residents. These are issues that the state wants us to do. These initiatives provide points; we have to collect 10 points to be in compliance with our permit and they come around and check on us to make sure we are in compliance. They also go to the DPW garage and look at our salt shed to make sure salt isn't spilling out and properly covered, make sure we don't have waste lying around, all in trying to keep the ground water and surface waters clean in the state. He provided a memo August 22 how this works essentially, all of these points. To satisfy 2016, we are going to provide a display for the town on the bulletin board which will get us two points; the Mayor has provided a letter with requirements and benefits of ordinances and a Borough mailing which got us five points; we made available a brochure on our website which is one point. In addition, we provide training to you right now at three points and we have eleven points and satisfy our criteria for the state for this year. Next year it is going to be 12 points and they are going to give us more difficult tasks to go through to do these things. He provided a handout as we pave streets, we provide catch basins so that plastic bottles, etc., and larger materials, don't get into streams and cleaned out by the DPW. Our DPW is required to log in the fact that they are cleaning out all the catch basins in town and showing this in a log book and getting rid of the waste and lawfully disposed of. The Public Works Director is not allowed to wash the vehicles outside other than the salt trucks in the winter time; the salt trucks get washed off when they come back in from their routes and the fire department is allowed to wash the trucks outside on the apron that is an exception for the fire departments in the state. We cannot wash our trucks in the DPW over catch basins and those are some of the rules. We have labeled the catch basins in town, we inspect them to be sure there is no water coming out into the street and we have to do these things annually. Next year they will step up those maps for us and it is going to be more work for us in being in compliance with our permit.

Mayor Frank said he would like to review with Engineer Statile what we did this year and what we anticipate we need to do next year.

Engineer Statile said we assist the Public Works Director as well and provide him with updates.

COMMITTEE REPORTS:

Councilman - Anthony DeRosa
Councilman - Scott Karcich
Councilwoman - Chris Looes
Councilwoman - Abby Lundy
Council President - Frank Pizzella

Councilman - John Ruocco

Councilman DeRosa said the Board of Education should be making a decision by next Monday on a new Board member to replace Mr. Murphy. Last Thursday, the Rec Commission met and it was a more productive meeting because as a result of the sports agreement, a representative from each of the sports associations now attends the Rec meetings and it is more productive. Simple questions about field usage will come up and the meeting has to break while someone gets in touch with one of the members. The association has a better appreciation of the sporting events going on and the Commission gets good feedback and questions answered right on the spot. We talked about Halloween in Hillsdale and working with Council President Pizzella and combine the Ragamuffin Parade with the effort to raise money for the railroad station and we looking at ways to enhance the Parade and bring back fireworks.

Councilwoman Looes said on building and zoning, she did receive your email and reached out to the committee members and we will try to set something up.

Councilwoman Lundy said at the Library meeting last night they reported on the summary and program which is now over; 175 children registered for the read alone program and 64 children signed up for the read to need program. The maker camp was the best maker camp they had so far; they had 40 student makers registered for the camp and in total the attendance was 144 over the eleven sessions. Dave is not getting a haircut until December. He is seven weeks ahead of his goal.

The membership at Stonybrook right now is \$664,000 membership and \$136,000 in other revenues for a total of \$800,000. Patty had a very busy summer, great weather, a lot of guests and only one day they had to close for rain. With respect to the dome enclosure, the pool commission is meeting tomorrow evening we will be meeting with the engineer, attorney and finance committee on the 20th.

Council President Pizzella said Historic Preservation Committee had their very first meeting and it was very productive. There are three new individuals that they would like to appoint and he will provide the names to the Mayor. He could arrange for them to attend the next meeting. We talked mostly about Halloween and Hillsdale which is going to be a joint effort between Historic Preservation, Rec Commission and the Police Department. It will be October 29; Rec Commission was willing to move their Ragamuffin Parade date to the 29th and also the kickoff will be the Ragamuffin Parade which will start later in the afternoon and we will have music, games, food, movie and it is all to create awareness to raise money for the train station and the train station grant. He will provide more information as we move forward.

Councilman Ruocco sent a statement of purpose and composition for the senior citizen committee to the Borough Clerk. The plan now is to make a distribution on that to the Council Members prior to the next working session. It will give everyone a time to read it and we can discuss it. We will have one or two of the seniors who helped draft it be present.

The financial committee did not meet in August and we will be meeting at the end of September with respect to his responsibility as Police Liaison; the Demarest Farm mediation has concluded, the parties have committed to take certain steps which he is not at liberty to disclose yet because one of the parties is not sure they want to disclose the agreement. He is in limbo at the present time in terms of what he can say and hopefully the two parties will come to an agreement. The complainants have withdrawn their complaints and are going to be observing the execution of the mediation settlement. They are not in agreement on disclosing the details. One of the parties believes it needs to be accepted by the county board but in reality, everyone has signed off, it is a technicality in his view.

Ambulance:

John thanked everyone on behalf of the Ambulance Corps with the approval with everything with the carnival. We had a successful event; it is helping towards the purchase of an ambulance but that is still far away. Most people don't realize a new ambulance we were quoted for one that we were in the process of designing is about \$200,000. Unlike fire trucks that get bonded, the municipality purchases them, the town has never bought our ambulance and it is a misconception that people in the community have, that our ambulance is provided by the Borough, when you need it you will bond it and get it, no issue. Our fund raising efforts have been stalled; people don't donate because they say they are already paying their taxes and don't realize it doesn't go to us in that same regard. The Borough pays insurance, fuel expenses but all the other costs are on the Ambulance Corps. Our costs are rising, we do have a strong Corps, we do have a good membership but unfortunately we just had 16 return back to college. In a span of a week, our number of shifts that we can handle has dropped drastically. He will be working with the Council to try to work out solutions, we have used DPW in the past as drivers when necessary

and now we are hitting a low. It is a very young Corps and actually has a number of people who don't want to drive a truck, they don't like driving a bigger vehicle, they don't want to worry about potential insurance issues and they don't feel comfortable. Luckily the DPW drives our trucks on a daily basis but it something we need to work towards. We don't want to have to go to a paid organization. Our cost statistics for 2016; we have had 828 dispatches by the Hillsdale Police Department and of those 828 we handled 674 of them which is 81%. We are going up but he is afraid of the next three months or finishing this year. We handled 674 calls which meant mutual aid from other towns came in for 154; of the 674 that we answered, 347 were those you can't tell, 51% were other towns. It is drastic and it has been over 50% every year recently and he doesn't know whether pressure can be put on others, we are spending most of the money we are bringing in on other towns. It is not coming back the same way. A lot of the equipment we are purchasing the police officers and other towns might use and put oxygen masks on a patient and we have always had an agreement we show up, we give you one of our oxygen masks to replace yours so that you have one available. It is killing us because we are giving all of that equipment out to the other towns. We have people finishing the EMT school, we had three graduates in June; all three are regular members and we had four that completed and took the EMT course through the summer. One who took it drove twice a week to Secaucus. Of those, two are cadets and two regular members but three are in high school so we cannot use high school members during the day. We are getting membership but a lot of them are college kids back to school and can't use high school members until 3:00PM. The state will not allow us to use them as a second person and that is another thing that is hindering our abilities to be able to do everything.

We have already spent over 2000 man hours on call and he can't tally the amount of man hours we spend on duty. The Fire Department spends every day on duty 24 hours a day; we are a little different meaning I am on duty on certain nights of the week. If it goes off on a Tuesday, I don't go out. So that changes and that is why we have people scheduled; we have people on the Fire Department who work during the day and they show up because of the odds they get a call. We are averaging over 40 calls per month out of Hillsdale and that is high.

Mayor Frank asked for information on what towns we are supporting mostly so perhaps we can reach out to them and have a discussion.

Ambulance said we are hurting but he is proud that MIC run all the local hospitals, they are the dispatch center that sends us paramedics or send us an ambulance from any of the hospitals if we don't have one. In the past years we have used them 20 to 23 times a year; this year we only used them seven. Our goal is someday never to use them but in July we used them four times. We had all our college kids available and on those four calls, we were on call for other towns. People in Hillsdale are suffering because we were elsewhere and now they are going to get billed for it.

Council President Pizzella asked if there is something in the law that prohibits you from taking an inventory when you get a call from another town and then sending an invoice.

Billing is a tricky situation as a lot of paid ambulance corps have gone under because of fraud issues and Medicare problems, etc. If we became a billing agency, we would have to staff the truck 24/7 and we would have to have a minimum of two EMT's at all times on the truck. Right now because we are a volunteer agency we are able to get along with the concept of having a driver and an EMT. Most of our drivers were either prior police officers who dealt with it on a daily basis or actually we have two that were previous EMT's who didn't recertify. They still drive for us and have the knowledge. There are bills at the Senate level in New Jersey that are trying to change the terminology of what a volunteer squad in a state is allowed to do and that bill includes the concept of soft billing which is basically that we go on a call, we decide that those man hours and the oxygen and the mileage, etc., cost \$200; if you live in Hillsdale we send you that bill and if you pay it, good; if you don't pay it we never come after you. You send it to another town, they might send it to their insurance company and if you bill them \$500, the insurance company send \$400 and you call it even. That is the concept of soft billing; you never go after them for the remaining amount. We started a letter campaign; every single one of our patients, whether in Hillsdale or another town is getting a letter from us within a month explaining that if this was a paid ambulance, you would be getting billed about \$1500 on average and you are not getting that bill. We have actually had some money coming in but it is not at the same level as a bill. They can't send that to their insurance company saying they helped us out, can you pay.

Council Member DeRosa said when you speak about a driver from the DPW, are we talking about a person who can drive or do they have to be medically trained.

John said they would have to have CPR certification which most people have. We have been talking to the Fire Department about trying some of our membership that people on the Fire Department could

spend a day with us. Right now they would have to be CPR certified, spend some time with us via an orientation, make sure they know how to get to all the hospitals and can drive with lights and sirens.

Mayor Frank thanked him and asked for the information on the towns.

NEW BUSINESS:

Councilwoman Looes read in the paper that Montvale is officially closing their pool and they made arrangements this summer with Park Ridge.

Councilwoman Lundy said it is on the Agenda for the Pool Commission to discuss.

CORRESPONDENCE:

1. Email dated September 5, 2016 from Nancy Bonsall – New Jersey Residents Against Puppy Mills regarding the banning the sale of puppy mill animals across New Jersey

Motion to receive and file by Council Member Looes - Second by Council Member Lundy, and unanimously carried.

Absent: Councilmember Karcich

Letter dated August 23, 2016 from Emilie Latainer – Tour Manager of the New York City Tour de cure thanking the Borough of Hillsdale for its support for the 2016 Tour De Cure supporting the mission of the American Diabetes Association.

Motion to receive and file by Council President Pizzella, Second by Council Member DeRosa, and unanimously carried.

Absent: Councilmember Karcich

2. Follow-up – Letter dated June 14, 2016 from the Hillsdale Hawks Football & Cheer Association requesting to hold their first Annual 5k on Sunday, October 2, 2016, pending the approval of the Recreation Commission.

Motion to receive, approve and file by Council President Pizzella, Second by Council Member DeRosa, and unanimously carried.

Absent: Councilmember Karcich

PUBLIC COMMENT:

Mayor Frank opened the meeting to the public, seeing no one, the public portion of the meeting was closed.

ORDINANCES:

RESOLUTIONS:(Consent Agenda): R16202 through R16207:
R16202 Resolution Amending Resolution 16098 Requesting Permission for the Dedication by Rider for Accumulated Absences

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

WHEREAS, N.J.A.C. 5:3-15 provides for the receipt of Accumulated Absences funds by the municipality to provide for the operating costs to administer this act; and,

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Accumulated Absences Trust are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Hillsdale, County of Bergen, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures under the provisions of N.J.A.C. 5:3-15 for the Accumulated Absences Trust.
2. The Acting Municipal Clerk is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

R16203 Resolution Amending Resolution 16126 – Awarding Bus Transportation for Summer Camps 2016 to First Student, Inc.

WHEREAS, First Student, Inc. located at 53 Central Avenue, Rochelle Park, New Jersey 07662 has also met all of the specifications for the provision of municipal busing services; and

WHEREAS, First Student, Inc has completed and submitted a Business Entity Disclosure Certification that certifies that first Student, Inc has not made any reportable contributions to a political or candidate committee in the Borough of Hillsdale in the previous year and that this contract will prohibit first Student, Inc. from making any reportable contributions through the term of this contract; and

WHEREAS, the Borough of Hillsdale adopted Resolution 16126 on May 10, 2016 to First Student, Inc for summer camp bussing in the amount of Nineteen Thousand and Eight Hundred Ninety-five Dollars and No Cents (\$19,895.00); and

WHEREAS, the proposal was based on a certain number of campers and a certain number of busses; and,

WHEREAS, after the proposal was accepted, additional campers signed up for camp; and

WHEREAS, additional bussing was added to accommodate the extra number of campers; and,

WHEREAS, the added cost of the additional bussing for the for the weeks of July 18 through July 29 is Nine Thousand Four Hundred and Fifty-Five Dollars and No Cents (\$9,455.00); and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Hillsdale, County of Bergen, State of New Jersey that the Borough is hereby authorized to issue payment in the amount of Nine thousand Four Hundred Fifty-five Dollars and No Cents (\$9,455.00) payable to First Student, Inc. for additional bussing services for Summer Camp 2016.

R16204 Resolution Accepting the Bid and Awarding the Contract for the Weirimus Lane Culvert Gabion Repair

WHEREAS, on August 31, 2016, the Borough of Hillsdale received six (6) sealed bids for the Weirimus Lane Culvert Gabion Repair; and

WHEREAS, John Garcia Construction Company, Inc., 183 Friar Lane, Clifton, NJ 07013, was the lowest responsible bidder in the base bid amount of Forty Eight Thousand Nine Hundred Dollars and No Cents (\$48,900.00);and

WHEREAS, the Borough Engineer recommends that the contract be awarded to the low bidder; and

WHEREAS, the Borough Attorney has reviewed the bid package and found it to be in order; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hillsdale, in the County of Bergen, New Jersey that the bid submitted by John Garcia Construction Company, Inc.,

183 Friar Lane, Clifton, NJ 07013 for the Weirimus Lane Culvert Gabion Repair, be accepted and it be awarded the contract, in a contract amount of \$48,900.00.

R16205 Resolution Accepting the Bid for Supplemental Garbage Truck

WHEREAS, on August 31, 2016, the Borough of Hillsdale received two (2) sealed bids for the Supplemental Garbage Truck Rental; and

WHEREAS, Gaeta Recycling Co., Inc, 278-282 West Railway Avenue, Paterson, NJ 07503, was the lowest responsible bidder in the base bid amount of Seventy Nine Dollars and No Cents (\$79.00/hr) per hour with an operator per truck at with a 32 cubic yard capacity; and

WHEREAS, the Borough Administrator and the DPW Superintendent recommends that the contract be awarded to the low bidder; and

WHEREAS, the Borough Attorney has reviewed the bid package and found it to be in order; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hillsdale, in the County of Bergen, New Jersey that the bid submitted by Gaeta Recycling Co., Inc, 278-282 West Railway Avenue, Paterson, NJ 07503 for the Supplemental Garbage Truck Rental, be accepted and it be awarded the contract, in a contract amount of \$79.00/hour with an operator per truck with a 32 cubic yard capacity.

R16206 Payment of Bills

BE IT RESOLVED, by the Borough Council of the Borough of Hillsdale that the following bill in the sum of \$3,558,539.80 as authorized by the Department Head and approved by a Council member liaison, be paid; and that the Mayor, Clerk and Certified Municipal Financial Officer be and they are hereby authorized and directed to issue warrants in payment of same.

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Range of Checking Accts: First to Last Range of Check Dates: 08/10/16 to 09/13/16
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
1182	08/24/16	17PBA BOROUGH OF HILLSDALE PBA	1,080.00		8136
1183	08/24/16	17TEA TEAMSTERS LOCAL 945	251.50	08/31/16	8136
1184	08/24/16	17UPS UNITED PUBLIC SER EMP UNION	236.40	08/31/16	8136
1185	08/24/16	17AFL AFLAC	771.46	08/31/16	8136
1186	08/24/16	17AXA AXA EQUITABLE	2,990.00	08/31/16	8136
1187	08/24/16	17VIS VISION SERVICE PLAN	255.83	08/31/16	8136
Checking Account Totals					
			<u>Paid</u>	<u>Void</u>	
			6	0	
			5,585.19	0.00	
			<u>0</u>	<u>0</u>	
			0.00	0.00	
			<u>6</u>	<u>0</u>	
			5,585.19	0.00	
ANIMAL TRUST ANIMAL TRUST					
1428	09/13/16	SNJ01 SNJ-DEPT OF HEALTH	7.20		8142
1429	09/13/16	TYC02 TYCO ANIMAL CONTROL	1,160.00		8142

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	2	0	1,167.20	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	1,167.20	0.00

CAPITAL	CAPITAL				
1925	09/13/16	STA31	STATILE, CHRISTOPHER P.A. (REG)	2,512.50	8143
1926	09/13/16	WAT04	WATCH GUARD VIDEO LLC	36,490.50	8143

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	2	0	39,003.00	0.00
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Total:	2	0	39,003.00	0.00

COAH	COAH/HOUSING TRUST FUND				
1034	09/13/16	BAN06	BANISCH ASSOCIATES, INC	2,375.00	8152
1035	09/13/16	MAD05	MADAIQ, MARK D, ESQ	408.50	8152
1036	09/13/16	MAS10	MASER CONSULTING PA CORP	288.75	8152

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	3,072.25	0.00
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CURRENT	CURRENT				
26651	08/15/16	UNI02	UNITED WATER NEW JERSEY (REG)	19,903.00	8121
26652	08/15/16	CMS01	CMS MEDICARE INSURANCE	1,965.30	8122

26653	08/16/16	RIC09	RICOH USA INC	105.00	8123
26654	08/16/16	PET09	PETTY CASH-DENISE KOHAN	192.52	8124
26655	08/17/16	PSE01	PSE&G (REGULAR)	11,989.31	8125
26656	08/18/16	DIR02	DIRECT ENERGY BUSINESS	1,062.57	8128
26657	08/22/16	UNU01	UNUM LIFE INS CO OF AMERICA	159.60	8130
26658	08/23/16	BAN05	BANC OF AMERICA PUBLIC CAPITAL	4,371.58	8131
26659	08/30/16	MIC05	MICROSOFT CORPORATION	561.13	8137

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT	CURRENT	Continued			
26660	08/31/16	BER01 BERGEN MUNICIPAL EMP BNFT FUND	4,795.00		8140
26661	09/13/16	AGL01 AGL WELDING SUPPLY CO., INC.	90.40		8155
26662	09/13/16	AME06 AMERICAN WEAR CORP	239.20		8155
26663	09/13/16	ANI01 ANITA TIRE CORPORATION	65.00		8155
26664	09/13/16	ANJ01 ANJEC	60.00		8155
26665	09/13/16	APP01 APPROVED SURGICAL SUPPLIES INC	110.00		8155
26666	09/13/16	AQU01 AQUA-TECH HOTSYS, INC	363.85		8155

26667	09/13/16	AUT01	AUTOMOTIVE BRAKE CO INC.	2,222.09		8155
26668	09/13/16	AUTH03	AUTHORINET CONSULTING, LLC	2,159.04		8155
26669	09/13/16	BAR11	BARNWELL HOUSE OF TIRES, INC	614.00		8155
26670	09/13/16	BER03	BERGEN COUNTY ASSOC ASSESSORS	125.00		8155
26671	09/13/16	BER11	BERGEN COUNTY UTILITIES AUTH	18,606.84		8155
26672	09/13/16	BER33	BERGEN COUNTY CLERK	8,920.81		8155
26673	09/13/16	BER48	BERGEN/PASSAIC COUNTY REG.ASSN	20.00		8155
26674	09/13/16	BOR05	BOROUGH OF WESTWOOD	6,399.86		8155
26675	09/13/16	BOR18	BOROUGH OF HILLSDALE AGENCY	121,423.08		8155
26676	09/13/16	CEN04	CENTRAL POLY-BAG CORP	270.30		8155
26677	09/13/16	DEE04	DEER PARK DIRECT INC.	46.10		8155
26678	09/13/16	DEL03	DELUXE INT'L TRUCKS, INC	71.22		8155
26679	09/13/16	DEP01	NJ DEPT OF CORRECTIONS/DEPTCOR	878.75		8155
26680	09/13/16	DIR02	DIRECT ENERGY BUSINESS	5,338.32		8155
26681	09/13/16	EAS04	EAST COAST EMERGENCY LIGHTING	3,811.08		8155
26682	09/13/16	ELE03	ELEVATOR MAINTENANCE CORP.	140.00		8155
26683	09/13/16	ELE04	ELECTRICAL POWER SYSTEMS, INC.	1,122.72		8155
26684	09/13/16	ENV01	ENVIRO WASTE OIL RECOVERY, LLC	177.19		8155
26685	09/13/16	EXC02	EXCELLENT BUILDING SERV CORP	2,191.00		8155
26686	09/13/16	FAI05	FAIRLEIGH DICKINSON UNIVERSITY	1,500.00		8155
26687	09/13/16	FEN01	FENKART, DOUGLAS R, MD	900.00		8155
26688	09/13/16	FIR01	FIRE & SAFETY SERVICES, LTD.	122.98		8155
26689	09/13/16	FLO04	FLORIO PERRUCCI STEINHARDT	1,545.00		8155
26690	09/13/16	FYR01	FYR-FYTER SALES & SERVICE	113.74		8155
26691	09/13/16	GAE01	GAETA RECYCLING CO, INC	30,992.91		8155
26692	09/13/16	GAR01	GARBARINI & CO. P.C. (CORP)	4,000.00		8155
26693	09/13/16	GFO01	GFOA	325.00		8155

26694	09/13/16	GIT01	GITTLEMAN, MUHLSTOCK &	1,957.50		8155
26695	09/13/16	HAC03	HACKENSACK UNIVERSITY MEDICAL	50.00		8155
26696	09/13/16	HIL29	HILLS/VALLEY COALITION	2,605.20		8155
26697	09/13/16	HOL01	HOLY TRINITY EPISCOPAL CHURCH	150.00		8155
26698	09/13/16	HOM03	HOME DEPOT CREDIT SERV CORP	510.65		8155
26699	09/13/16	INS06	INSTITUTE FOR PROFESSIONAL DEV	99.00		8155
26700	09/13/16	KNO01	KNOX COMPANY, INC	336.00		8155
26701	09/13/16	LEP01	LEPORES ITALIAN MARKET, LLC	445.00		8155
26702	09/13/16	LIN01	LINCOLN FINANCIAL GROUP	14,593.95		8155
26703	09/13/16	MAD05	MADAIO, MARK D, ESQ	1,438.86		8155
26704	09/13/16	MAH02	MAHWAH TIRE INC	198.00		8155
26705	09/13/16	MAR01	MARSALA HARDWARE, INC.	0.00	09/13/16 VOID	0
26706	09/13/16	MAR01	MARSALA HARDWARE, INC.	197.82		8155
26707	09/13/16	MOD01	MODERN EQUIPMENT	279.31		8155
26708	09/13/16	MON07	NONMOUTH TELECOM, INC.	1,609.29		8155
26709	09/13/16	MOO08	NOORE MEDICAL LLC	69.45		8155
26710	09/13/16	MOR12	MORRISON MAHONEY LLP (APPEALS)	2,327.77		8155
26711	09/13/16	MOR16	MORRISON MAHONEY LLP	1,415.00		8155

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT	CURRENT	Continued			
26712	09/13/16	NAT07 NATURES CHOICE CORP.	1,525.50		8155
26713	09/13/16	NEW21 NEW JERSEY SPORTS/EXPOSITION	2,000.00		8155
26714	09/13/16	NJ08 NJS LEAGUE OF MUNICIPALITIES	110.00		8155
26715	09/13/16	NJ005 NJ DIV OF PENSIONS & BENEFITS	208.88		8155
26716	09/13/16	NOR01 N. JERSEY MEDIA(ACCT#1101697)	37.72		8155
26717	09/13/16	NOR05 NORTHWEST BERGEN REGIONAL	13,641.86		8155
26718	09/13/16	OME01 OMEGA ENVIRONMENTAL SVCS INC	3,310.00		8155
26719	09/13/16	PA01 P&A AUTO PARTS CORP	0.00	09/13/16 VOID	0
26720	09/13/16	PA01 P&A AUTO PARTS CORP	3,504.83		8155
26721	09/13/16	PAS07 PASCACK VALLEY REGIONAL HIGH	953,019.50		8155
26722	09/13/16	PAS28 PASCACK PRESS	200.00		8155
26723	09/13/16	PAT04 PAT SCANLAN LANDSCAPING, INC	5,273.13		8155
26724	09/13/16	PAY01 PAYCHEX	194.40		8155
26725	09/13/16	PH01 ELIZABETH A DE MARTINO	610.00		8155
26726	09/13/16	PHI02 PHILLIPS PREISS GRYGIEL LLC	176.50		8155
26727	09/13/16	POW07 POWER PLACE, INC	419.46		8155
26728	09/13/16	PUB02 PUBLIC WORKS ASSOCIATION OF NJ	50.00		8155
26729	09/13/16	R AND R R AND R RADAR, INC.	229.00		8155
26730	09/13/16	REI14 REINER GROUP INC	2,729.00		8155
26731	09/13/16	RIC09 RICOH USA INC	408.65		8155
26732	09/13/16	ROU01 ROUTE 23 AUTO MALL, LLC.	38.52		8155

26733	09/13/16	SEC02	SECURITY SYSTEMS PLUS, INC.	397.50		8155
26734	09/13/16	SNA01	SNAP ON TOOLS	1,020.65		8155
26735	09/13/16	STA30	STAPLES (CREDIT SERVICES)	245.38		8155
26736	09/13/16	STA31	STATILE, CHRISTOPHER P.A. (REG)	2,948.53		8155
26737	09/13/16	STE01	STEWART, DAVID M.D.	270.00		8155
26738	09/13/16	STO02	STONE INDUSTRIES INC	1,192.89		8155
26739	09/13/16	TEM	TEMCO INC	145.00		8155
26740	09/13/16	THO03	THOMPSON REUTERS	173.50		8155
26741	09/13/16	TIM01	TIMBER TREE SERVICE	3,880.00		8155
26742	09/13/16	TIR04	TIRE MANAGEMENT, LLC	63.75		8155
26743	09/13/16	TJP01	AATJ TERMITE&PEST CONTROL INC	125.00		8155
26744	09/13/16	TRA11	TRAP FIND LLC	300.00		8155
26745	09/13/16	TRI12	TRI-COUNTY TERMITE & PEST CTRL	25.00		8155
26746	09/13/16	TRU01	TRUGREEN CHEMLAWN, INC.	1,643.00		8155
26747	09/13/16	UPS01	THE UPS STORE #1558	204.97		8155
26748	09/13/16	USP02	U.S. POSTAL SERVICE-CMRS-FP	2,000.00		8155
26749	09/13/16	VAL17	VALTEK, INC	467.50		8155
26750	09/13/16	VER	VERIZON WIRELESS (LAPTOPS)	228.14		8155
26751	09/13/16	VER02	VERIZON WIRELESS (CELL PHONE)	313.82		8155
26752	09/13/16	VER03	VERIZON	341.78		8155
26753	09/13/16	WBM01	WB MASON CO., INC.	1,244.01		8155
26754	09/13/16	WIL01	WILFRED MACDONALD, INC.	204.64		8155
26755	09/13/16	WIS02	WISS & BOUREGY, P.C.	5,640.75		8155
26756	09/13/16	DUR01	DURIE LAWN MOWER & EQUIP CORP	288.19		8156
26757	09/13/16	STA51	STATE OF NJ TREASURER	2,199.01		8157
26758	09/13/16	DEP01	NJ DEPT OF CORRECTIONS/DEPTCOR	45.00		8159

3185	09/13/16	LAR01	LARRY STEVENS, LLC	1,400.00		8154
3186	09/13/16	MER03	MERCHBRO INC	199.09		8154
3187	09/13/16	MOT06	MOTOROLA SOLUTIONS INC (SC)	1,961.25		8154
3188	09/13/16	PHI02	PHILLIPS PREISS GRYGIEL LLC	525.00		8154
3189	09/13/16	QRPO1	QUICK RESPONSE PROMOTIONS	2,228.60		8154
3190	09/13/16	STA10	STATILE, CHRISTOPHER, PA. (OTHER)	0.00	09/13/16 VOID	0
3191	09/13/16	STA10	STATILE, CHRISTOPHER, PA. (OTHER)	0.00	09/13/16 VOID	0
3192	09/13/16	STA10	STATILE, CHRISTOPHER, PA. (OTHER)	0.00	09/13/16 VOID	0
3193	09/13/16	STA10	STATILE, CHRISTOPHER, PA. (OTHER)	0.00	09/13/16 VOID	0
3194	09/13/16	STA10	STATILE, CHRISTOPHER, PA. (OTHER)	0.00	09/13/16 VOID	0
3195	09/13/16	STA10	STATILE, CHRISTOPHER, PA. (OTHER)	4,873.80		8154
3196	09/13/16	STA31	STATILE, CHRISTOPHER P.A. (REG)	75.00		8154
3197	09/13/16	TON01	TONI EMBROIDERY	42.00		8154
3198	09/13/16	TOT05	TOTAL TEE'S & SIGNS	220.00		8154

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	13	6	16,258.88	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	13	6	16,258.88	0.00

PUBLIC ASSIST2	PUBLIC ASSISTANCE					
2602	08/12/16	OMA01		132.00	08/31/16	8120
2618	08/30/16	CAPO8		6.00		8138
2603	09/01/16	SOM02		875.00		8141
2604	09/01/16	BER63		850.00		8141
2605	09/01/16	IMP03		1,150.00		8141
2606	09/01/16	PRA02		210.00		8141

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT					
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 106	2	1,301,648.25	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 106	2	1,301,648.25	0.00
CURRENT MANUAL					
206	08/23/16	MUN05 MUNICIPAL PAYROLL ACCOUNT	153,790.96		8132
207	09/07/16	MUN05 MUNICIPAL PAYROLL ACCOUNT	157,455.35		8144
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 2	0	311,246.31	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 2	0	311,246.31	0.00
ESCROW					
3180	09/13/16	BEI02 BEIGEL, STEVE	100.00		8154
3181	09/13/16	BOW02 BOWMAN CONSULTING GROUP LTD	1,719.14		8154
3182	09/13/16	GIT01 GITTLEMAN, MUHLSTOCK &	0.00	09/13/16 VOID	0
3183	09/13/16	GIT01 GITTLEMAN, MUHLSTOCK &	2,415.00		8154
3184	09/13/16	KAP05 KAPLAN, ALEX	500.00		8154

2607	09/01/16	KER03	231.00	8141
2608	09/01/16	COL19	98.00	8141
2609	09/01/16	CAR34	210.00	8141
2610	09/01/16	CAM14	147.00	8141
2611	09/01/16	MAR30	224.00	8141

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PUBLIC ASSIST2 PUBLIC ASSISTANCE Continued					
2612	09/01/16	ZHU01	210.00		8141
2613	09/01/16	CHA17	210.00		8141
2614	09/01/16	SIC02	210.00		8141
2615	09/01/16	GU002	210.00		8141
2616	09/01/16	OMA01	210.00		8141
2617	09/01/16	GIU01	210.00		8141
2619	09/01/16	CAP08	210.00		8141

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	18	0	5,603.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	18	0	5,603.00	0.00

RECREATION	RECREATION TRUST			
3587	09/13/16	BUR01	BURTON AGENCY INC.	100.00 8149
3588	09/13/16	FIR07	FIRST STUDENT INC	16,805.00 8149
3589	09/13/16	INS01	INSERRA SUPERMARKETS	74.04 8149
3590	09/13/16	MAR04	MARC'S DELI INC.	1,250.00 8149
3591	09/13/16	MAR37	MARX, LEWIS	1,425.00 8149
3592	09/13/16	MOU04	MOUNTAIN CREEK	774.69 8149
3593	09/13/16	RUT03	RUTGERS YOUTH SPORTS RESEARCH	1,267.50 8149

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	21,696.23	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	21,696.23	0.00

RECREATION MAN	RECREATION TRUST MANUAL			
166	08/23/16	REC03	RECREATION PAYROLL	927.81 8134
167	09/07/16	REC03	RECREATION PAYROLL	923.38 8146

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	1,851.19	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	1,851.19	0.00

STONYBROOK	STONYBROOK OPERATING			
5575	08/17/16	PSE03	PSE&G (STONYBROOK)	3,297.05 08/31/16 8126
5576	08/17/16	UNI03	UNITED WATER NEW JERSEY (STBK)	5,379.06 08/31/16 8127
5577	08/22/16	UNI01	UNUM LIFE INS CO OF AMERICA	4.20 08/31/16 8129
5578	08/31/16	BER01	BERGEN MUNICIPAL EMP BNFT FUND	31.00 8139
5579	09/13/16	AME24	AMERICAN PAPER & SUPPLY CO	798.33 8150
5580	09/13/16	AUTH03	AUTHORINET CONSULTING, LLC	200.00 8150
5581	09/13/16	BEL06	BEL-AQUA POOL SUPPLY, INC	140.71 8150
5582	09/13/16	BOR18	BOROUGH OF HILLSDALE AGENCY	989.42 8150
5583	09/13/16	CRO03	CROWN TROPHY RIVER EDGE, INC	587.45 8150
5584	09/13/16	DAV14	DAVIES, ELLEN	300.00 8150
5585	09/13/16	DEE05	DEER PARK DIRECT INC - STNYBRK	176.76 8150
5586	09/13/16	DEP01	NJ DEPT OF CORRECTIONS/DEPTCOR	90.00 09/13/16 VOID 8150
5587	09/13/16	DIRE2	DIRECT ENERGY BUSINESS	1,453.71 8150
5588	09/13/16	DON08	DONNE, MICHAEL	350.00 8150
5589	09/13/16	EXC03	EXCELLENT BUILDING SERV - STNY	1,395.00 8150

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STONYBROOK		STONYBROOK OPERATING		Continued	
5590	09/13/16	GIL01	GILL ASSOCIATES LLC	402.50	8150
5591	09/13/16	INS01	INSERRA SUPERMARKETS	145.64	8150
5592	09/13/16	KAE1	KAESER & BLAIR INCORPORATED	170.00	8150
5593	09/13/16	KRE01	KRELL LIGHTING CORP	82.14	8150
5594	09/13/16	LEH01	LEHMANN POOLS, INC	2,250.00	8150
5595	09/13/16	MAD05	MADATO, MARK D, ESQ	418.00	8150
5596	09/13/16	MAI05	MAIN POOL & CHEMICAL COMPANY	2,363.00	8150
5597	09/13/16	MAR01	MARSALA HARDWARE, INC.	172.00	8150
5598	09/13/16	NET10	METRO COMMUN & ELECTRONICS INC	141.25	8150
5599	09/13/16	MON07	MONMOUTH TELECOM, INC.	100.24	8150
5600	09/13/16	NOR24	NORTH JERSEY ELECTROMECHANICAL	7,195.00	8150
5601	09/13/16	OCH02	OCHS SERVICE, INC	1,162.40	8150
5602	09/13/16	PAT04	PAT SCANLAN LANDSCAPING, INC	1,106.25	8150
5603	09/13/16	PAY01	PAYCHEX	39.79	8150
5604	09/13/16	PET07	PETERSON PLUMBING/HEATING LLC	6,934.00	8150
5605	09/13/16	PRA03	PRAXAIR DISTRIBUTION, INC	711.50	8150
5606	09/13/16	PSE03	PSE&G (STONYBROOK)	734.24	8150
5607	09/13/16	RAY06	RAY'S TRADITIONAL PIZZA	120.00	8150
5608	09/13/16	SAN04	SANI-PURE FOOD LABORATORIES	561.50	8150
5609	09/13/16	STA31	STATILE, CHRISTOPHER P.A. (REG)	1,392.50	8150
5610	09/13/16	THE05	THE POOL COMPANY, INC.	18.25	8150
5611	09/13/16	TJP01	AATJ TERMITE&PEST CONTROL INC	225.00	8150
5612	09/13/16	TOT05	TOTAL TEE'S & SIGNS	572.00	8150
5613	09/13/16	TRU01	TRUGREEN CHEMLAWN, INC.	460.00	8150
5614	09/13/16	ULT01	ULTIMATE SWIM SHOP INC	2,812.00	8150
5615	09/13/16	VAL06	VALLEY PRINTING & GRAPHIC INC	50.00	8150
5616	09/13/16	VER02	VERIZON WIRELESS (CELL PHONE)	49.30	8150

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SNIM TEAM					
Continued					
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:		3	0	2,543.82
	Direct Deposit:		0	0	0.00
	Total:		3	0	2,543.82
TRUST MANUAL TRUST MANUAL CHECKING					
199	08/23/16	POLO5 POLICE-OT TRUST PAYROLL	4,425.07		8135
200	09/07/16	POLO5 POLICE-OT TRUST PAYROLL	10,894.10		8147
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:		2	0	15,319.17
	Direct Deposit:		0	0	0.00
	Total:		2	0	15,319.17
WIRES					
72	09/01/16	HIL02 HILLSDALE BOARD OF EDUCATION	1,712,469.00		8148
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:		1	0	1,712,469.00
	Direct Deposit:		0	0	0.00
	Total:		1	0	1,712,469.00
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:		213	9	3,558,539.80
	Direct Deposit:		0	0	0.00
	Total:		213	9	3,558,539.80

5617	09/13/16	VER03	VERIZON	708.71	8150
5618	09/13/16	GIL01	GILL ASSOCIATES LLC	62.25	8151
5619	09/13/16	DEP01	NJ DEPT OF CORRECTIONS/DEPTCOR	45.00	8158

Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:		44	1	46,307.15	90.00
	Direct Deposit:		0	0	0.00	0.00
	Total:		44	1	46,307.15	90.00

STONYBROOK MANU		STONYBROOK MANUAL CHECKING			
200	08/23/16	STO03	STONYBROOK PAYROLL	39,207.26	8133
201	09/07/16	STO03	STONYBROOK PAYROLL	35,561.90	8145

Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:		2	0	74,769.16	0.00
	Direct Deposit:		0	0	0.00	0.00
	Total:		2	0	74,769.16	0.00

SWIM TEAM					
1088	09/13/16	INS01	INSERRA SUPERMARKETS	49.34	8153
1089	09/13/16	KAE1	KAESER & BLAIR INCORPORATED	2,456.93	8153
1090	09/13/16	SPO05	SPORTS EXPERT INC	37.55	8153

Resolution Authorizing the Mayor to Execute the Developers Agreement with Caliber Builders, Inc./Golden Orchards LP.

WHEREAS, the Hillsdale Planning Board, on May 23, 2016, approved the application presented by Caliber Builders Inc./Golden Orchard Associates LP with respect to Block 1910, Lot 14; and

WHEREAS, pursuant to that approval the applicant shall enter into a Developer’s Agreement as prepared by the Planning Board Attorney with the Borough of Hillsdale to ensure compliance with the terms and conditions of the Planning Board Resolution; and

WHEREAS, the form of the Developer’s Agreement is satisfactory to the Mayor and Council for consideration; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor is authorized to execute this agreement on behalf of the Borough.

Motion by Council Member Looes, Second by Council Member DeRosa.

Roll Call Vote:

Ayes: Councilmembers DeRosa, Looes, Lundy, Ruocco, Council President Pizzella

Nays: None

Absent: Councilmember Karcich

OFF-CONSENT:

COUNCIL COMMENTARIES:

Councilmember Looes wished everyone a happy and healthy Fall.

Councilmember Lundy congratulated Alex Kaplan, Tom Smith, Joseph Holder and Officer Rooney.

Councilmember Ruocco congratulated our Police Officers and especially Tom Smith for his 20 years of service. He also congratulated Greg Soluri and Aaron Maalouf and Ryan Compagna a dedicated individual joins the Fire Department. Joan’s Joy Child Safety Fest is coming up this Saturday at the train station from noon to 5:00 PM. It will be an interesting event with dancers, live music and a butterfly exhibit and speakers. Our police are manning a child ID program and an internet safety program. He thanked everyone who came to the 9-11 services and he appreciated the continued support.

Council President Pizzella reminded everyone that there is a petition to support the Council in fighting the permit renewal for Waste Management. You can go to our website and you will see a link to the petition. You don’t even have to be a resident of Hillsdale because Waste Management will impact other towns in the area such as Washington Township, so please do so. If anyone wants to make a donation to the train station restoration fund can do so by writing a check to Hillsdale and in the note section write Hillsdale Railroad Restoration Project.

September 11 is his wedding anniversary and he never really celebrated because of the day. We spent it watching 102 minutes that changed America forever and he normally does not allow his children to watch it but he let his son watch it with him and he stayed up and watched it. His son was noticeably, visibly really sort of distraught by it when he went to bed. He asked a lot of questions and he was very nervous about these sorts of things that can happen. He wanted to share this and wanted to thank the school, George White, for in their History and Social Study classes they actually spoke very much about 9-11 and they went through what happened and he thought it important for kids to realize that type of thing can happen here; the world has good and bad and that day you did see the worst but you also saw the best. We live in a great country and he felt we are all blessed to be here.

Mayor Frank thanked the people who attended the morning 9-11 ceremony as well as the evening candle light ceremony. It is important that we never forget. He remembered his parents talking about where they were when Pearl Harbor was hit and for that generation that was a significant day and event in their lives and 9-11 is certainly the one for our generation. He also watched the shows and one thing he intends to do is go out to Shanksville, Pa. where 40 some heroes took that plan down rather than letting it go to the Capital. It is something he needs to do. Thank you to everyone who participated and thank you to Jenny Frantin and Rich Curran for putting on the evening candle light ceremony.

He congratulated the Police Department, Tom Smith, Alex Kaplan, the Fire Department, Ambulance Corps and anyone who was involved in Project Crash. I was there, it was a fabulous training program for the seniors in the high school and aside from watching the kids from the Drama Club, they were acting up quite well and it was a valuable exercise and just shows again the involvement with our emergency services people, with our community, and all the good they do and he thanked them. He thanked the Chief for picking such a fine man in Officer Corey Rooney and was sure he will do a great job and be with us many years. He has already worked as a Dispatcher and he is very familiar with Hillsdale.

He thanked the Planning Board for coming here with good suggestions. He never felt we had involvement in looking at ordinances and taking control over the things that are in our Code and this is a great first step and he has had conversations with Council President about the ordinance review committee and getting us moving on that as well. There is a lot, he spent the last two days reading our Code and it needs a lot of work needs to be reviewed.

We are continuing to work with our new carrier, Gaeta, on missing pickups. There is nothing in our opinion that is too significant but we are looking for 100% service level so we intend to bring them in and have another follow up meeting just to fine tune what they are doing. One nice thing is they have GPS in all their trucks so they can tell you if a truck went up or down the street and they know exactly what happened. We are working with them and they have some good capabilities and we expect them to get better.

We are having a meeting with the DPW tomorrow morning about leaf removal to put together a program that will address some of the problems we have had in the past. Tonight we approved the hiring of two garbage trucks with drivers to help us move leaves at the time. In the past couple of years it has been a symphony of broken down trucks and have been down to one loader at times, we are entering the season now with three garbage trucks we own which are serviced, they should be operational; we have two more, we have both loaders up and working and we are going to have temporary staff. With a good plan, we shouldn't have the kind of problems we had in the past; the issue we have to deal with is the leaves don't fall on schedule, they can fall in October and November and there is no sense sitting around waiting for them to fall or go out picking them up before they have accumulated. We want to work on a communications system so people will know when to get their leaves out so they are not putting them out three or weeks before leaf pickup which will affect storm water drains. We will find a way to keep the public informed.

He thanked our Borough Administrator and Borough Clerk in this Council. This is a pretty active Council we have people here working hard, working on projects, getting frustrated, but everyone here has their shoulder to the wheel and pushing and really appreciates it. I hope the residents appreciate it.

ADJOURNMENT: @

Motion to adjourn by Councilmember Ruocco, Second by Councilmember Looes, and unanimously carried.

Absent: Councilmember Karcich

THE NEXT MEETING OF THE MAYOR AND COUNCIL WILL BE
Tuesday, October 4, 2016 ~BEGINNING AT 7:30 P.M.

Denise Kohan, Acting Municipal Clerk

APPROVED AS PRESENTED

Denise Kohan, Acting Municipal Clerk