

**Meeting of:
Hillsdale Swimming Pool Commission
March 1, 2017**

Call to order by Chairman: Roe Metz @7:32pm

Roll Call: John Inserra, Roe Metz, Bo Petkovich, Shawn Buchanan

Late Arrival: Linda Parisi @ 7:47pm

Other: Director Patty Hughes

Absent: Council Liaison Abby Lundy

Approval of Minutes - February 8, 2017

Motion to approve: John

Seconded: Bo

Correspondence:

None at this time.

Liaison and council: Mayor Doug Frank

Remarks from citizens:

Motion to open to the public - Roe

All in favor.

Council member Bo spoke to the public about the importance of sharing the information of the dome project directly to the citizens. He then began introducing the handout of the project in order to give an overview of the project. "We are here as volunteers who come here to ensure the best swim club and we commend Patty Hughes for running one of the top pools in NJ and in Bergen county. Many pools locally are shutting while we are a stable facility looking for new revenue opportunities to make Stonybrook a world class facility."

Bo then shared the document with citizens in attendance, New Services Overview packet. The view of the commission is that many members left our pool because of year round facilities coming to the area. These members are now returning because of the astronomical costs. We would like to offer a winter enclosure over the competition pool in order to offer year round aquatics programs.

Roe interjected that these images are a rough idea of what our facility would look like.

Bo continued that it will come down in the summer and go back up in the winter. It is designed to keep the pool at a comfortable swimming temperature, well insulated, and to be aesthetically pleasing. We will have to rent temporary bathrooms and attach them to the dome structure, there are two potential placements for the bathrooms and Commission is open to opinions.

The Q and A section was reviewed in depth.

Tony stonybrook manor condo resident and condo association.

He stated that there are some concerns to gain more insight and details and that it is important that the RFP doesn't go out until there is a resolution between both parties.

John Winterson – A letter sent to Patty Hughes and some of the design issues are concerned about. His wife and he chose to live in a home at the end of the complex because both valued the peace and quiet. She moved from a city environment to find a quiet place. “I looked into it and the hours of use. The decibel level may meet requirements. It's the hours from 4am until late at 11pm. This had a big impact on us. Also, me being an architect disagree with your planning consultant and that the master plan is promoting recreational programs. 1, they changed the state its fully developed, and use of borough residents. If it was truly for borough residents then it would not be so early and go so late.”

Bo - Fair points. Hours of operation are something to consider. Winter swim programs are typically early during the day is adult swimmers.

Roe - The summer program starts in April until November at 4:45am. There has been no problem nor complaint thus far.

Bo - 4am is mostly for the staff and be fully operational. No one would be swimming before 5. Our intention is not to have so many people early on in the day. We would work on something more reasonable. Would 5am swim satisfy the board?

It was brought up that 7am would be preferred.

Roe - That would be impossible.

Bo - 5am swim would be for adults and typically it is for lap swimming not training.

Address, rec zone. It is still classified as a rec zone unless someone buys this land it would become an R2 zone. It is a recreation zone today and we continue to improve it within its parameters. Kids pool was an upgrade and now this is to offer more services to the community. This operation is someone we are hiring to manage the aquatic direction for all different types of aquatic programs. Our goal is to retain members lost over the past few years and offer more services.

John "That is not the way I read it and interpretation of what it is to move on from that"

Bo - If someone was to take that land and redevelop it as an R2. We aren't giving over any land, we are improving what we have.

John - The noise is an issue. We are very close and there isn't going to be any new parking directly in front of it. Bathroom trailers we would be interested to know how they could cover it with landscaping and we would be able to see it.

Roe - It is going to be a trailer inside the fence.

Bo - We need to figure out where it would fit.

Patty - It'll be removed in the summer months.

John Winterson - "The original plan looks like it has trees there."

John - The lighting will be lower and facing the ground. We are looking to make it inconspicuous and turn the lights off when the facility is not in use. The additional parking lot lights will be low as well.

Bo - The gravel parking lot paving and the lighting will be an improvement. We are doing it as part of this with our proposal.

John W. - "Equipment. Quiet one or the cheap one is loud. Has anyone asked the engineer about the heater to make sure there is low noise?"

Bo - We can provide the specifications to you when we have the final ones.

Baerd Styles 20 year resident - "John, do you ask your neighbors which air conditioning you can put in?"

John Winterson - "Can we, we are asking to have these things as a part of the bid package. Include the quiet fans in your package and make sure what goes out comes back properly."

Roe - We will look into it.

Patty - The heater and the fan are inside the dome.

Bo - That is a fair concern and we will get back to you. We don't want something rinky dink in our facility.

John Winterson - "Make it look like not a cheap tent. The photos shown don't indicate what it will look like. The pictures look like cheap tents for a party or a wedding."

Bo - It was R8 insulation. It is quality, the fabric is thick, will not emit light.

John Winterson - "What color will it be? Will it be something that isn't detracting from the nature. The whole point is that this is a permanent type structure that is going up and has this been approached the same way you would build on a municipal property, give you a site plan that shows your property with said features."

Patty - The dome company came out to look at our land and accessed the area.

Roe - It must be over the competition pool.

John Winterson - "I am asking these questions that are concerning to us. Is it going to be white or beige? It is also design. It is beautiful and all I am asking is that it is simply designed to the same level and quality of this sight."

Bo - We hope that you can trust our decisions and considerations.

John Winterson - "We don't think your intentions are bad. The information isn't being shared up front to see what we are getting before the RFP goes out."

Donald Hanson - member of stonybrook manor and on the board. "Our concerns are the optics, the hope of going to be attractive and not being an eyesore over the pool. It is important for our quality of life and property values. What is low light?"

Patty - "The lighting will be positioned down towards the parking lot and will low lighting not be high voltage."

Donald - "The town laws regarding noise are going to be followed, the town can suspend that law / ordinance on special occasions."

Donald - "Triathlon noise."

Bo - The complaint was someone singing the national anthem at 7am. At an event like that where we sing our nation's anthem is something not to be commented on."

Donald - "I am a veteran who have served our county. I was rocked out of bed by rock music by people testing the sound before the performance. The police stated it was a special event."

Mayor Frank stated that he will look into the noise levels.

Roe - We aren't trying to knock anybody out of bed.

Donald - "Find out if the noise and lighting will be an issue. We realize after the RFP there won't be much for us to do."

Mayor Frank - This must go to the mayor and council before approval.

Patty - The letter of notice has gone out January 12, 2017, within the 200ft and this list is provided to me by our tax assessor.

8:25pm

Harold Shill - "I appreciate the opportunity to come in front of the commission." I spend the afternoon reading the minutes of previous meetings and how the project has progressed over the last year. Some of our concerns have already been addressed, we love hillsdale the quiet area and the newspaper plopping down in the morning. We love hearing the kids during the day and sometimes the music gets too loud when hip hop is being played. It's not our generation. The concerns we have are in the ways of the noise levels. I am hearing you and that we've talked about it and that we won't hear much from the car alarms and people coming and going. We don't have any idea what a project like this comes back at our property value. Should we decide to sell this may be a decision issue. As I understand it you are now meeting membership and revenue goals. That's excellent, hopefully Montvale pool closing will help increase revenue. Phoenix aquatics, benefiting from them helping the bottom line. Proposed repurposing to be capital improvement funds, a better expenditure than other ventures. You are doing all capital work and someone would come in to run the winter program and not the summer. The private contractor is to construct and operate during winter months."

Bo - \$250,000 structure and pay rent for 5 years. They will put it up and take it down on our terms. After the 5 years the rent would go up. .Our meetings are open to the public each month.

"We could have attended the meetings but it is not entirely reasonable that everyone is going to be reading the minutes of every commission in the community. Nowhere in reading the minutes did I discern what the local impact would be from members of the panel. Encouraged to communicate to the public. It was the first notice to those of us who live in the homes. I understand where you are coming from and that the Mayor and Council will have to make a final decision."

Roe - Pascack Press and Community Life have articles and it has been in the minutes. It is not something that happened over night. It went in front of the planning board and they said it would be nice if we sent a letter to you do so we did it.

Our major concern is noise containment. We are up a few houses from John and Wendy. We would hear though we may not see it. We will certainly be monitoring it. What organizations are potential users? I know potential individuals. Which groups?

Shawn - High school swim team, Pascack Valley Regional combined team of Hills and Valley Schools. Phoenix Aquatics. The high school would have the opportunity to have better pool time and much closer. After school practice would also be more ideal for them as well.

Bo - There are different programs to be done in a day. Master swim would be early on in the day from 5-6am from 6-7am would be more teams before school and work 7-8am for school or work and then throughout the day with mommy and me, senior programming, and aqua exercise classes, and open swim, more team programming later in the day.

Patty - No competition swimming. All practice and training purposes.

Harold "5 year lease, what performance requirements will you have? Could we have access to it before the RFP would go out. Thank you for the opportunity to come out."

Bo - Parameters will be in place from our rental agreement.

Linda - They are in there.

John - Cleanliness, maintenance and compliance requirements.

Harold - "Please look at the needs of your community and we support the kids and be good citizens and recognize that we live here and give us your fullest consideration."

8:41pm

Dan Sullivan - "Full support of this as a town resident as someone who is a former competitive swimmer who has 2 young children who love swimming at stonybrook all summer. I can't tell you how important swim is to me and I have given up my 5am days but going further how inconvenient it is. This would be tremendous for myself and we will all come to an agreement. It is a great plan and something I would go along with. It would enhance our community and just add that to the minutes."

8:43pm

Jay Weinstein - Drake Drive Stonybrook Manor

"I prepared a statement but I will lead with my questions."

“Is everyone on this commission who is not a swimmer or anyone who doesn’t have children who don’t swim? I was wondering why isn’t anyone on this commission not from this condo association.”

Bo - We are volunteers on this commission, some of us are new and we do it to make sure this serves the community. John made some good points.

Patty - You have to be appointed and write a letter to the mayor.

Roe - You can write a letter to the mayor and it is bound by numbers.

Linda - You have to show that you care.

Jay - “Has an economic impact analysis been done? How it would impact the area? Are there other locations?”

Linda - “We only have one lap pool!”

John - Borough tax dollars have nothing to do with this pool. No membership = no pool.

Patty - The revenue will go back into the pool. The money does not go into the town it goes into Stonybrook Swim Club utility.

Jay - “Projection based on the rent of the bidder for the winter swim program.”

Roe - Does not include the summer program and membership.

Jay - “Build the pool there in the other parking lot on cedar lane. I dont know how much it is.”

Bo - It would depend of the size, location, and additional feats.

Patty - When we put into the comp pool, 25m pool. The main pool is 50m olympic pool and 3ft deep which you cannot dive. The comp pool was over \$600,000 over 10 years ago. It was a package for the pool, slide, and pump house. Take the slide out roughly 450,000 over 10 years ago..

Linda - Holiday weekends are packed.

Jay - “I am no longer a member there. Why not build over there since there is so much space.”

Patty – Parking is limited as is there are only 210 parking spots

Jay “seems ambitious process

Patty - "When I started 20 years ago and their master plan was to develop the field into a recreation facility. It was supposed to be temporary is used as lacrosse and soccer until centennial field was put in and that never came to be because the sports programs grew.

Jay - "All these people who spoke eloquently they hear a plop currently and this will have a hum. We pay an average of \$15,000 per unit on tax. We pool our resources together this isn't going to go away. Somebody should have been on this commission a long time ago. I am a volunteer and my kids play baseball. This is not what we envisioned for a quiet home."

Bo - There are a lot of swimmers in town who could benefit them. We understood your concerns, we want to hear the paper plop. No one wants to hear a loud buzz. It seems a lot of myths were introduced and fear. For whatever reason it was all thrown out. We have listened to some very well put concerns and read letters and taken it all into consideration. I'd love to see in the next 4 years' time that somebody from this area ends up at the Olympic games. We will work hard as a commission to address all concerns of the community to come up to a viable solution.

Jay "I am an attorney and I am worried about the hum after it is built. After it is built and we do our intense research to protect our investments and our living quarters. Our life savings are in there. We are taxpayers, homeowners and volunteers and as much as we pool we will pool to protect our property and our lives. After it is built and the hum goes it is too late. That is all I have to say."

Baerd Styles - 20 year resident in support of this enclosure of the pool

"I am a resident and have my life savings in my home. I have been at the pool when the summer swimmers are in the pool. Maybe 5-7 cars parked with professionals. Most of us are there in the morning going to work to put in some exercise to extend our lives. If you get a 5am time to swim for an hour you are a committed person to your community. I coach softball and soccer and my children learned to swim at stony brook. My son is a guard at stony brook and it is a fantastic facility. People are not honking their horns, wake others, and inhibit other people from being productive in their lives. Putting a positive spin in our community, you don't hear a sound. It is a peaceful sport and a splashing. When you walk up it is a peaceful sound and vision that you see. To see 5-15 people 40s+ swimming. I don't envision a loud and rambunctious scenario. These activities help kids get into good colleges. I would like to see them do that. I don't have a choice on what time my neighbor gets up. I was on 88 flights last year. I don't choose the color of my neighbor's house, submit their additions accordingly, and work the job they should work. This is a community, I understand that this borders and public town facility. Not people to blow whistles and have megaphones or anything of that nature to show you what actually goes on. I would just say, this is a positive impact to the town and raise property values. We are there all summer long and would urge you to think about the positives that this could have. The pump is running all year long and I don't expect a hum. To come up and enhance the asset to our community it is a great facility and phenomenal impact on our children's lives and getting them into college. I learned to swim at 47 years old to swim at Stony brook after my children did to

enjoy swimming and swim properly. Smart, kind, professional human beings run this facility. Almost every morning the Hillsdale police car is sitting in that lot by the gate near condos with his car running, radio on, and door open/closing and not heard anyone complaining. These are people trying to make a situation better.”

Megan Garen - Drake Drive

“I am torn, grew up in Park Ridge and live in hillsdale for 10 years. I have a child in the community including swimming. I will not speak as eloquently as others do, I am not quite as close. For me, my concern isn't the size because it is temporary. The noise slamming of car doors and professionals come but this is going to offer more for this community which is wonderful which means thousands of potential people involved. Mommy and me classes is noise throughout the day, not competition but when they do their swimming there is yelling and whistle blowing. There is no guarantee in life and that there isn't going to be something where there isn't a class making noise. I love the idea of this and have been a member of stonybrook and I bought my land to walk instead of park. I hope you take some process of our thoughts and recognize that we live there and what is going to get done has major recourse for us and the potential for a lot of people coming in addition to the high school, kids are loud.”

Roe - You can only have so many people during the hour. It isn't hundreds / thousands. It'll be roughly 30-40 people and the noise is in the dome. The high school parks at Stonybrook currently they hang out in the parking lot now. There is not going to be much of a difference from now until then because they are still going to be here.

Bo - It is an R8 structure, we are doing this for our community to expand this facility and make it successful to give it back to the town on commercial lands. We will look to make sure this works.

“Is there a way for us to be more involved”

Patty - We have meetings every month, come to them. You could listen and add comments when it comes time.

9:20pm

Patty Mills - Bradshaw court

“Obscured view of this project to bring many more people into this complex and also I agree with a previous speaker that the play of the water is restful. The idea is there is going to be a structure where machinery and fans will be there, toilets and so on. To make a comparison now and the vision is a false one. It is not fair nor accurate. We have been experiencing this for months now because of the summer program. The few months is something different than something 12 months a year with many more users that will inevitably make some noise. I don't think they are fair or accurate.”

BREAK 9:21pm-9:28pm

Roe Metz: Called the meeting back to order @ 9:28pm.

9:29pm

Jerry Yoo "I'll be brief, my wife and I and our kids moved here this past year and we lost our community pool and one thing that drew us was the pool. It was no brainer moving here and I know there are concerns and there are a lot of benefits to this enclosure. As a PT I am excited to see if these aquatic programs flourish to help elderly and children who need it."

9:31pm

Julie Van Dyken resident for 20 years

"Over these years life changes and nothing is permanent. My neighbors built a floor and I can't see the sky their air conditioner they put in is loud and no choice. I cannot do anything about it. This town paved the basketball court and there is noise outside. My son sits on a computer all day and I'd love to see him outside. Kids should be outside making noise. This is life. I hope you decide to put it.

Roe - If stonybrook goes under the land will be low income housing.

9:32pm

Natalie Boes - Westwood

"I am a non hillsdale resident. I've been a member 23 years. I could have had my own pool but I chose not to. Stonybrook is the prettiest and nicest facility. I have nothing but positive things to say about this facility. I stand online with people from different clubs and say how pretty it is. Someone asked about a dome on this thing. Once the first dome goes up they will go up in other communities. . White in the winter it matches the snow, maybe grey because it'll match the sky. You bought a condo next to a swim club, you chose that facility. It's like complaining about the noise of the highway when you bought the house there. These kids are respectful and polite. They aren't running around screaming, they mean business and make a difference. It is not playtime, they are there for a reason. They wanna go to college and swim. This is not going to make a difference in your lives. If you have kids or grandkids you would want to go to Stonybrook you'd love it and play in the water. Every child should learn how to swim. Shame on all of you to put down a structure for noise. I believe this committee knows what they are doing. That was your choice, not ours, it will bring revenue into your town and you should be proud of that facility in your community. My kids are involved in the pool. There is no reason to be complaining. This will increase your value not bring it down. You should be proud of putting that dome up there. It is a dome for 4 more extra months. These people are professional enough to know what it should be. When kids come out of the practice most are not driving, the parents are in their cars. You don't hear things making noise, they have homework and are tired from swimming 3 hours a day. They are not hanging out in a parking lot, they go home. You can offer to seniors to keep them in shape for mental and physical and young children to go to the pool. This is important for children to learn."

9:40pm

Tim Hyatt - Resident of Tenafly NJ

"Weight of comments may not be as important to the crowd. I have family who swim and thanks to facilities like stonybrook my daughter will be swimming in college. It is beautiful and people come from all over. I think this enclosure will only add to the popularity of the pool. It is unused for part of the year which is not efficient use of the space. It might include patronage from local business and will have a draw for a successful swim team in the area. It is incredible and adds a lot to it. There are the additional health benefits as well in a local facility. Good comments made but I strongly think that will make a strong addition to the community."

9:43pm

Tony "2 questions, lawyer is asking for documents for review"

Mayor sent it to the borough attorney who will respond to him. Do we have a commitment from you that the RFP will not go out to bid until we understand what will go up.

Bo - The RFP isn't finalized yet.

Mayor - The purpose of this meeting was to get input prior to putting in the RFP. It was valuable input. I appreciate the commission for planning for at least a year and a half to make this the best pool in the area. We would be foolish to not listen to what you've said. I'd have to talk to our attorney about sending you documents.

Roe - We will get back to you if you can.

Bo - RFP is not completed.

Tony - "We need to hear your answers to our questions to know where we stand to come to mutually agreeable solution."

Mayor - Some council members are here tonight and are trying to get public comment to guide our final stages.

Jay - "The fan is my biggest concern. Post to youtube videos for us to hear."

John W. "Things can change, we want this to be the same as the things you've told us to ensure that is how it'll be used. That would relieve a lot of anxiety. My children sleep near the pool I just want assurance that my children are sleeping they won't be awakened."

Roe - These concerns will be addressed at our following meeting.

9:53pm

Donald Hanson

"People dropping off swimmers on our side of the fence, we have signs up could you also emphasize it that they should not come through our street?"

All in favor, yes.

Jay “Can we know the tent company... dome?”

Bo “Yes. Serge”

Jay “ I want to look it up to hear the sounds.”

Bo “Just because we like this brand does not mean we will have it. It just has to meet our specifications.”

Roe Closed public meeting 9:58pm

Some discussion occurred regarding the public session.

Topics of Discussion:

1. Rates have been approved
2. Advertising
 - a. Review ads and release to newspapers
 - i. Changed the wording for pricing to make it clear
 - ii. May 5th sign up deadline and new member discounts 5/21 and 5/28.
 - iii. Swim team and lessons are now on the ad
 - iv. Movie nights and music
 - v. Kids Korner
 - vi. Special promotions
 - vii. Healthy menu offered at a full service snack bar
 - viii. No bond required
 - ix. Free Wifi
 - x. Heated competition pool
 - xi. Parties available
 - xii. Facebook and twitter @stonybrook_sc
3. Bid open/close
 - a. The bid was rejected because a page was missing from the bid and a line item was not inputted. It will not begin until April since its been rejected.
 - b. Do we change the open house because of our bid being rejected or have it open but it the intermediate pool may not be done or do we risk it? Registration begins on the 15th.
4. Dome - Review bid and summer bid
 - a. Potential Dome hours 4am - 11pm
 - b. Potential Swim hours from 5am - 10 pm
 - c. It will be in the white color
 - d. Bathroom location - to be continued
 - e. Landscaping could be a few bushes

- f. It was thought that some plants or landscaping could be done outside of the fence
 - g. RFP -
 - i. need the comments about the high school and the olympic credentials
 - ii. Summer specifications need to be included
 - iii. Need to include the sound / decibel specifications
 - iv. We can now include the extra specifications
 - v. We need to be tactful with how we go about concessions to the condominiums.
 - vi. Will hopefully be out before the next meeting
 - h. We could give a courtesy letter again but all documents and information are public knowledge unless we go through our attorneys to address the letters.
5. Scholarship
- a. PV is onboard
 - b. We need to figure out the stipulations or a flyer for the board for our next meeting
 - c. We have to write up our size and ideas. (tri-fold printer paper 8.5/11in)
 - d. Minimum of \$200.00 for it to be a scholarship
 - e. We have to check how to go about it through the borough
 - f. The ceremony is the first week in June
 - g. The deadline is sometime in May

Motion to adjourn: Roe

Seconded: Bo

All in favor: Yes

The swimming pool commission meeting was adjourned at 11:30pm on March 1, 2017.

The following meeting will be held on Monday April 3, 2017 @ 7:30pm in council chambers.

**Respectfully Submitted,
Erica Rose Cohen**