

OF RIVER EDGE
LAND USE BOARD
MEETING MINUTES
COUNCIL CHAMBERS

February 6, 2019

MEMBERS PRESENT:

James Arakelian, Chairman
Dick Mehrman, Vice Chairman
George Siderias
Eileen Boland
Lou Grasso
Ryan Gibbons
Michael Krey
Chris Caslin
Alfonse Bartelloni ó Board Secretary

Nylema Nabbie, Attorney

MEMBERS ABSENT:

Mayor Edward Mignone
Thomas Papaleo

ALSO PRESENT:

Thomas Behrens, Planner
Robert L. Costa, Engineer/Planner
Kurt Vierheilig, Architect
Lee Klein, Traffic Study Engineer

Chairman Arakelian starts the meeting with the Pledge of Allegiance.

Chairman Arakelian - Adequate notice of this meeting is provided by posting on bulletin board at borough hall by email to the news, the record into submission by all parts of the town, the same as provided by law scheduling, including the date and time of this meeting. I'd like to remind all members of the public that we have three fire exits, one here behind me over here one behind you. In addition, we're being recorded both audio and video for purposes of creating a record during the public portion, any member of the public wishing to speak, all they need to do is identify themselves for the record and give their name and address and you can make a formal statement. Chairman Arakelian pauses for a remembrance of former Mayor Dan Dailey who was very active in the community and also a good friend.

Roll call please:

- James Arakelian, Chairman
- Dick Mehrman, Vice Chairman
- Alfonse Bartelloni ó Board Secretary
- George Siderias
- Eileen Boland
- Lou Grasso
- Ryan Gibbons
- Michael Krey
- Chris Caslin

Chairman Arakelian ó Ok the first order of business is the approval of minutes from January 16, 2019. Are there any corrections or changes ó Mr. Mehrman very minor corrections on the cover sheet it lists Mr. Bartelloni as councilman. That is no longer true and likewise its true on the second page and the other change I have on the third page last paragraph, second sentence they did restripe the building ó I believe the word should be pavement not building. Do I have a motion to accept the minutes? So approved Mr. Merhman, do I have a second ó Mr. Caslin. - Iðl recuse myself - (not sure who is speaking I believe it might be Chairman Arakelian) all in favor aye any opposed any abstained ó who were the abstentions ó Mr. Bartelloni and Mr. Caslin. ó all in favor aye any opposed any abstained. (I believe Mr. Grasso abstained).

Next up is the memorialization for La Toscana Pizzeria, 637 Kinderkamack Road, River Edge, NJ, Block 614, Lot 8.02, this was for their food handlers license. If you will recall they came in at the last meeting and per the Borough Ordinance they had to get a food handlers license they got their approval and this is based on the approval we had. I just want to give the Board an update, their attorney called me the next day and told me that he had spoken with the landlord and he has agreed to replace that broken portion fence in the back ó one of the homeowners has a vinyl fence there and he is going to try to match it and I am sure that the residents that back up to the market will be happy to have a new fence back there that's not in disrepair. He also agreed to do some work on the macadam behind the building and thirdly we talked about the sidewalk having some cones around it and he explained to the attorney that he did that at the request of the Borough's inspector because it's a trip hazard so when the spring comes he is going to fix that to eliminate the trip hazard.

Mr. Mehrman ó I think it's an open pit. Mr. Arakelian ó no it's actually a riser. That's the Board update on that and I am very happy with the progress we made with that building. Mr. Mehrman ó I have, as usual, a couple of minor corrections the Resolution refers to the body as the Planning Board on the first sheet and the same thing is true on the second page. On the second page there is one on third paragraph - now therefore be it resolved - - Ms. Nabbie ó okay we will make those changes. Mr. Mehrman ó I just think it's the template you are working from. Ms. Nabbie ó I'll let the secretary now of that correction. That's it Mr. Chairman. Mr. Arakelian ó okay any other corrections, concerns, comments- okay then I would like to entertain a motion from the people who were here at the last meeting ó to approve the memorialization. Mr. Mehrman ó I make the motion as amended ó Second Mr. Caslin, okay I'll have a roll call Chairman Arakelian-yes, Mr. Bartelloni -yes, Mr. Mehrman- yes Mr. Krey-yes, Mr. Caslin, yes, Mr. Siderias I was absent ó Ms. Nabbie - I don't have you marked as absent ó Mr. Gibbons, yes. Motion approved.

Mr. Arakelian - Okay our next order of business is the presentation of the River Edge Community Center, 895 Elm Avenue, Block 503, Lot 2 ó Mr. Costa for the Borough. I would like to welcome everybody in the audience I am sure this is what you are here for. Mr. Costa will be giving the presentation I'll be opening it up to the Board and once it is done with the Board, I will open it to the public and you will get an opportunity to question each of our professionals as they present what's going on tonight. I am going to hand it over to our attorney. Mr. Bartelloni ó at this time I am going to recuse myself and take a seat in the back.

I just want to take this moment to thank Tom for coming in tonight ó he had a stomach virus all day ó he had the guts to come through for us today ó so thank you for that Tom.

Ms. Nabbie - Before you get sworn ó I want to give the Board an overview as to why you're here tonight and what your function is. For those of you who may not have been here before this is what we call Capital Review pursuant to Section 31 of the Municipal Land Use Law. That's just a fun of saying

that public funds are going to be expended because this Board has control of certain elements and portions of the Master Plan and the Municipal Land Use Law says that you have the right on a Capital Review project to review it to make, review and make recommendations in conjunction with the Master Plan you are not here to approve, deny there are no site plan and there are no variances this is simply a presentation that will be made and at the conclusion of this if you have any recommendations or comments you can certainly make them they are certainly not binding, once again this what is called a Capital Review project its different than any other application you may have seen in the past. Mr. Arakelian ó Anybody from the Board have any questions for our attorney? Okay

Mr. Costa ó Mr. Chairman members of the Board, Members of the public for the record Robert Louis Costa - I am here tonight as the Township Engineer for the Borough of River Edge. I need to wear a different hat just to present to you tonight to my left is Lee Klein he is a traffic expert who has been on this project for some months now and to the left of Mr. Klein is Kurt Vierheilg from DMR Architects he is the architect on this project and he has been involved in this project for what two ó three years now. I know councilman Bartelloni stepped down ó but Mr. Bartelloni was involved for many many years along with former councilman Vito Aquaviva who passed away and was very involved with this project. With that said we went before the Mayor and Council about three months with a packed audience, you couldn't even get a seat in the council chambers. With that there was a subsequent meeting with changes as the Mayor and Council heard quite a few requests to make changes to the current project that you see in front of you this evening which the Council instructed us to make those changes and implement them on a new plan., Also the Council gave us permission to go out and do it in two phases. Phase I would be to go out and demolish the existing American Legion, construct a parking lot and in Phase II would be to build the actual building on a pad site and try to keep the library in motion because obviously it is an ongoing entity and you have people coming and going and to try to do everything in conjunction not to have any upheaval to their programs. With that said let me give you a quick overview and then I am going to pass the baton over to the architect and then to the traffic person.

Basically to give you the lay of the land, Continental Elm Avenue the existing library, the exiting parking lot in the library off of Elm, ingress and egress and then again off of Continental and this area where I am pointing on the plan to the north and to the west is the current American Legion building which I am sure everyone is familiar with, that would come down and then wrapped around the current American Legion building is the parking lot. The first issue obviously was on one of the scheme ingress and egress would come only onto Elm there would be no access whether in or out on Continental this would be scheme number 7 that you are looking at tonight ó we probably did 9 schemes prior to what you are seeing this evening. Again, based on public comment, based on comment from the ambulance corp. and not to impact them, comments from the Cultural Center, comments from the Shade Tree Commission

and comments from the public most involved on Tenney Avenue and across the street on Elm we made some changes. Right now, currently there will be an ingress and egress coming off of Elm there will be a connecting driveway into a new parking area, the American Legion will be demolished, the ambulance corp. the six spaces that they currently have will remain as is obviously new paving, new connection, but no connection to the new proposed parking lot, so as they exist today is how they will exist when this is built they will have their six spots and they will have ingress and egress only for themselves. To the west of that there will be a new driveway, in and out onto Continental and that will go into the new parking area. The new parking area with a walkway and a drop off for the senior citizen bus with a connection with pedestrian access to the library and the new Community Center. The community center roughly 6,300 ó 6,400 square feet ó drainage, everything obviously drains towards the ditch, we are going to have to route it around the building and back to the ditch, new lighting, new landscaping so forth and so forth and new pedestrian access to go in. Also, there as a concern with children crossing Continental so we went a step further that we can also discuss with Lees firm. We are going to try without hardscape ó we are going to try and narrow and stripe Continental Avenue ó because right now Continental Avenue roughly has 4,000 cars average daily traffic every day. We are going to restripe Continental Avenue with bump outs at this point just paint just to see if it does work stripe the parking, stripe no parking signs and basically try to narrow these lanes in order to slow down the traffic on Continental and there will be absolutely no parking on the south side of Continental. That's the start but that's in conjunction with the overall picture that's in front of you today.

Mr. Arakelian ó I guess we will open it up to the Board and we will start to the left of me. Mr. Gibbons ó Just some clarification here ó how exactly do you narrow Continental? Mr. Costa ó If this scheme ultimately works ó then again what we're doing is instead of doing physical bump puts ó look at Kinderkamack Road in Oradell, they physically did what's called bump outs ó they took the curb line hardscape and created these bump outs to narrow the lanes. Normally a lane will be anywhere from 11 feet to 13 feet which you get wider than that the motoring public has a sense that they can go faster. So there has actually been studies on this - so when you narrow the lanes it actually quells the traffic. So, the thought process on this is if we narrow the lanes to 12 feet you should slow down the actual speed limit on Continental. So again, you come out of Paramus, go to Fifth Avenue where the light is and you start coming down the hill your accelerating ó right now there is a sign there that starts flashing slow down and it gives you the speed limit but by the time you get there your down the hill. So, the idea is to go from Millbrook and start the quelling there and if this doesn't work were actually going to extend it further West up to Fifth Avenue before the hill actually - - Mr. Gibbons ó so there will be some white lines basically off the curbs ó Mr. Costa - yellow lines, white lines, stripped parking. Again, Phase I to see whether it works if it does work then Phase II we will start putting in the hardscape, bump out the curbs and narrow this roadway. Mr. Gibbons ó Good for now. Ms. Boland ó no questions, Mr. Grasso ó no questions.

Sir (Mr. Mehrman) ó It looks like the drawings we received pretty much reflect the revisions that you discussed with the entrance out on to Continental. Site drainage wise you mentioned that all the surface runoff is going to the stream or the creek and the reason I ask that is that at the October hearing there was some discussion about water table, and I think the people were presuming that subsurface discharge would affect the ground water. So basically, what I am asking is you addressed that by taking all that surface water and routing it into the existing - - Mr. Costa, again there has to be storm water management. If you do an addition in this town whether its 100 square, 500 square feet, knock it down, put one up everyone puts in seepage pits at this point whether their infiltrators, whether there seepage pits ó anyone who knows me for the past five years probably wants to kill me, but we make them do this so obviously 6,000 square feet and granted most of this where the building is paved by now but there is some removal of impervious area but there is going to be some green but this going to be an increase in the impervious area so we have to manage the storm water so we are going to have to do that. But this is not going to affect the number of residents. Mr. Mehrman ó I didn't see any seepage pits indications on the drawings - - your mentioning that you also are going to have seepage pits ó I don't see it on the drawings. Mr. Costa - At this point Mr. Mehrman in this parking lot as you know everything slopes from Elm toward the ditch actually there are two catch basins in the corners of the current parking lot so once we build this proposed building we are creating almost a dam so everything is coming there but the idea was to match the finished floor of the proposed building to the finished floor of the library. Obviously if you lift this up you probably close to a foot in half to two feet you would have to reconstruct this to get the drainage to come out onto Elm but that wouldn't be practical because we wouldn't have the two wooden floors match. So, by doing so this building creates almost like a dam, so we need to get the water away from the building and bring it around the building. Mr. Mehrman ó So I see what your doing on your drainage plan ó your routing that around the building and into the street ó when I look, I don't see any of your storm water management for the new parking on the north side. Mr. Costa ó if its not there then it might have gotten overlooked, but it will absolutely be there. I'll put that on the record tonight and at the council meeting. There will be no increase in runoff ó there will be a decrease in runoff.

Mr. Mehrman ó okay alright I have a question on your drawing number 7 ó you have a note and I would like to hear the explanation on that ó I can read it to you ó the note is right above the title box ó it says this project is exempt from soil decompaction remediation and testing as it is located in a an urban redevelopment area. When did this site become an Urban Redevelopment Area - Mr. Costa ó under the state regulations this is what is called the planning area 1 that's what that note means nothing more nothing less. We're not in the highlands were not in the Pine lands. Governor McGreevy many many years ago designated certain areas in New Jersey and this would be Planning Area number 1. Mr. Mehrman ó So no one officially had to name or go through a process of Urban Redevelopment Area. Mr. Costa ó If you remember with Governor McGreevey it was the red light, the green light and there was no caution ó so it was either red ó no development or green ó we are actually in the green area and

the idea was to stop building in the Pine Lands and the Highlands in order to push redevelopment back into the city. Cities like Jersey City, Hoboken, I can continue but actually Bergen County became planning area number 1 and a lot of restrictions that were in those areas are not in our area then subsequently we got into C1 waterways and 300-foot buffers and all of that. But that's all that that means. There is going to have to be soil testing ó Mehrman ó I recognize that it just to me was a new term when you said redevelopment planning ears go up.

Mr. Mehrman ó you mentioned it and I noticed that you re accommodating the ambulance parking basically where it is currently and you have a curb across there so that area is totally isolated and there is signage there now stating ambulance parking only ó Mr. Costa ó there are six spaces there now that say ambulance parking only but still it's obviously part of the overall lot that exists today. ó based on the discussions at the first council meeting the concern was that there was not going to be any ingress or egress on Continental ó obviously that has changed this is completely cut off ó anyone that was on the Ambulance Corp. would have to over Elm into parking, navigate a parking spot, jump over the curb ó that's completely out. The thought process was we had to create parking on the Ambulances Corp. site. We met out there and quite frankly you'd have to take down trees which would create a lot of costs so the thought process as to eliminate that completely separate the ambulance out give them the six spots that they are used to keep it completely separate from the general public and that would be strictly for the Ambulance Corp. Mr. Mehrman ó I understand that and that's good. A follow up question ó is that the only reserved parking for this project? Mr. Costa ó yes, everything else will be open to the public. Again, the difference between this version and some of the earlier versions is ingress and egress onto to Continental ó should we make lefts, should we make rights don't make them ó again I don't want to take any thunder away from Mr. Klein ó but the bigger thing is that we created a drop off for the bus and also created an ingress off of Continental so that the senior bus can come in off of Continental, make a right and again not in front of the building and again you will hear testimony from the architect because actually the front of the building faces Elm and once again, there will be a walkway from the drop off and ultimately come in up a ramp and into the building for seniors or anybody for that matter. Mr. Mehrman ó Now can you turn your hat about 90 degrees and put in the planner portion. This is basically for record purposes. As a planner do you see this project being inherently beneficial for public use? Mr. Costa ó inherently beneficial falls under a different terminology under the statute. Just for the Board and for the public. Inherently beneficial just based on case law ó a hospital inherently beneficial, a sewage treatment plant, inherently beneficial. I'm not sure a community center falls under inherently beneficial use, I don't think it does ó Mr. Mehrman to Ms. Nabbie ó Ms. Nabbie ó I don't think it does my opinion is consistent with Mr. Costa's I don't see that this is inherently beneficial but Mr. Behrens is the best one to answer this ó Mr. Behrens ó I concur I don't think it reaches the level of a hospital or a school but it is certainly a benefit to the community. Mr. Mehrman ó that's what I have for now. I did obviously attend the public hearing and I heard many of the concerns of the attendees and I do want to

say that I am very pleased to see this project moving along because its been a long long time in the process ó Mr. Costa its not hours, it's not days ó Mr. Mehrman it could be decades.

Mr. Costa ó One thing I want to put on the record ó its not shown on these drawings as of yet and again because I am here tonight, and I really don't want to take the thunder away from Mr. Behrens because this Board almost every Resolution that is passed they have Mr. Behrens look at landscape ó they look very closely at landscape and work with the developer and again I think the same thing should be done here. I have people in my office that can do the same ó I might not be as talented as some of the other individuals but again I'll put this on the record (in audible) the other thought is we are going to build a berm on Elm Avenue and landscape that to limit the headlights or any other impact to the neighbors across the street on Elm. It's not shown here but ó Mr. Mehrman so what your saying in design construction development on the final drawings these will be incorporate in the drawing. Mr. Costa ó I will take the recommendation from this Board back to the Mayor and Council would be for Mr. Behrens to look at this and then collectively come up with a design for that berm. Mr. Mehrman who's going to design the landscaping ó your office and Mr. Behrens reviews it or vice versa. Mr. Costa ó we will work together ó but again, if you look at the Seven 11 at the south end of town ó whether you like the use, or you don't like the site I think it's an attractive site - it's better than what we had there, we have a lot more then we ever did there. We did a lot of landscaping there, we put a rain guard there, we put a clock on the corner ó forget about the use if you don't like it but I think we did a lot with what we had and it wasn't a clean slate and I think what was there and what we did there I think did absolutely something for that area. Mr. Mehrman ó I agree with the berm concept for the headlights. Right now, that's all I have for Mr. Costa.

Mr. Caslin ó just confirming there is no change to on street parking on either Elm or Continental ó there will be no on street parking? Mr. Costa ó again there will be changes but again it will be striped ó right now its not striped. So, it will be striped so you will park within the stripes but again the only reason being is because we want to narrow these lanes. There will be a white stripe for the parking with a double yellow and make these lanes a little bit narrower and try to slow down the speed on Nutland - Mr. Caslin ó and what about Elm is there any proposals ó nothing for Elm.

Mr. Mehrman ó your talking traffic (inaudible). Mr. Costa ó Again this is Phase I, study it, see if it works and if it works that well then hardscaping again, if the Mayor and Council budget it then the curbs similar to what is going on in Oradell on Kinderkamack Road where they tried to (inaudible) traffic. Again, if anyone is here, I know for the most part we all live here. Continental is busy, its beyond beyond busy and I think we need to do something. Being that wide the speed limit there is not 25 mph the majority there is probably 35 mph or better. I think we need to do something. I will say this for the record ó I come over the hill if you're not paying attention, once you see the sign then you start to slow up and I know that I'm not the only person in the room who has had that same experience. Maybe not you Mr. Chairman but ó Mr. Arakelian ó I was about to say I think you are the only one Rob.

Mr. Krey ó on the same subject you mentioned that you were concerned with children crossing the street from Memorial, is there anything anticipating an increase in that foot traffic or is it just heightening the concern. Mr. Costa ó Again we can throw this over to Mr. Klein ó Again the idea was to put some type of barricade , a fence landscaping and cut off any access ó basically the way the park is set up, you have the pathway on the easterly side and you to go diagonally across the street obviously because its simple. You're not going to go to the corner to go to the library, I see this often. If you go to the mall you can almost get into fist fights because people, try to get the closet spaces to the front of the mall yet they will get into the mall and walk for an hour ó I don't understand it. I go to Crunch gym in Paramus you can have a fight in the parking lot because they want to be close to the front door, then they go onto an elliptical machine, a stair master or a treadmill for a half an hour but for whatever reason that car has to be the closest to the front door, but this is the human mentality. I don't think you can stop it. I don't think there is anything you can do to stop it. That's why we flipped it around and said okay ó you're never going to stop this situation but what we can do is try to at least slow the vehicles down where hopefully you don't have an issue ó so that's step one. I absolutely don't believe you are going to stop someone from crossing. Mr. Krey ó so obviously this situation already exists as this is just an opportunity to address it. Mr. Costa ó Correct. (Mr. Siderias asked a question, but it was inaudible ó something about parking) Mr. Costa ó No parking and the only reason there is just not enough room even though Continental is wide enough you can't get an 8-foot parking space, a 12-foot lane going east and 12-foot lane going west and then have another 8 foot for parking. So, if you want to do this and do it with striping ó we just don't have the room there and the thought is we don't want to widen the roadway at this point on the southerly side or the northerly side so that's what your left with. So you'll have parking on the north side, no parking on the south side which again works with the ingress and egress because you will have no sight issues coming out of the driveway and again this can work if it doesn't work it's not going to be done with thermoplastic its going to be done with paint we'll black out the paint and we go back to what we did. So not a lot of money to spend it's just to see if it works. If it works, I'm sure I'm not going to get a pat on the back (inaudible) Mr. Arakelian ó Mr. Siderias ó you good? Mr. Siderias ó yes.

Mr. Arakelian ó Tom ó do you want to go over the Master Plan? Mr. Arakelian ó Why don't we save that till the end.

Mr. Arakelian ó At this point I am going to entertain a motion to open the meeting to the public. So moved, second, all in favor ó aye any oppose any abstained? Okay so what I'm going to do is go row by row and if you have any questions or comments for Mr. Costa on specifically what he has testified to you are welcomed to make those comments. Please stand up and state your name and address.

Diane Pinto, 790 Elm Avenue, River Edge, NJ (the beginning is inaudible) she is saying something bothers her that they are not going to have a farmer's market anymore because we park on the south side that means everyone will be crossing Continental from the North side ó Mr. Costa ó no again, you're going to have ó once the building is gone you're going to have more parking here ó Ms. Pinto ó

but they are in the parking lot and its shrinking. They are going to retain the parking lot and there is going to be parking in the parking lot, so you will not even have to cross the street. Ms. Pinto say there is something going on in Memorial Park (inaudible ó something about not allowing parking) Mr. Costa ó Right but you are going to have a lot more parking in this lot. Ms. Pinto ó But we are going to have a lot more people once the buildings are done in the south end of town and they are all going to be driving up here. Mr. Costa ó there's going to be a lot more parking. If there's a large event its not going to be haphazard. It's actually going to be better because there will be more parking in this lot because the building is going to be gone. Ms. Pinto ó The other question is on Kinderkamack by Tenney at rush hour the cars can't get out from the school we can't get out because there are cars all the way down past the dinner is that going to happen with the people coming out onto Continental trying to make a left. Think about rush hour now on Continental. Mr. Costa ó Can I say this tongue and cheek? I've done closets bigger than this in Alpine New Jersey. This is not going to bring in the masses. This isn't like you're building a Walmart. Ms. Pinto (inaudible). Mr. Costa ó Kinderkamack Road, if nothing happens in this community the traffic between Main Street and River Edge Road is probably close to 35,000 cars per day. If we do nothing there is going to be 35,000 cars a day. If Oradell builds, if Montvale builds, if Park Ridge builds, if Westwood builds any of the above that's going to increase this is not going to be destination. Ms. Pinto again speaks of the traffic. Mr. Arakelian ó Can I ask you to save this question for our traffic engineer? Ms. Pinto okay. Anybody else in the second row ó I'm sorry first row still ó go ahead.

Kathy B ó 753 Summit Avenue ó just a few quick things why couldn't you make a cross from the park over to that parking lot? Mr. Costa ó Good question what happens when you do what is called midblock crosswalks their discouraged and again, I can pass the baton over to the traffic expert, but for the most part you want to have the crosswalks at the corners of the intersections and not what is called midblock. And again, we talked about this for a while, can we do the bump outs, can we quell this can you do something more and the other issue you have more than 4,000 cars per day so you can't even do what's called speed tables/speed bumps because there is too much traffic. If you can do that then you could possibly put that there but its not recommended to put a midblock crosswalk. Kathy B ó just in line with that don't they do speed bumps because I have lived in town long enough and made suggestions for speed bumps and I was told that the snowplows can't address the speed bumps, but isn't there rubber speed bumps that are removable, something to think about when the Fourth of July happens or Memorial Day when there is an increase in traffic. Okay that's all I have on that and the Memorial is that going to stay? Mr. Costa yes right there. The edge of this parking lot is where the edge of the slope is for the American Legion. Kathy B- Another thought on Continental wouldn't it be wise to restrict it to right turn only egressing on Continental. Mr. Costa ó Kathy that's why Lee is here, he is getting paid so let's let him do something. Kathy ó okay. The other thing is ó about the trees ó how did we make out with the trees? Are there going to be trees that are going to come down? ó yes. Kathy ó how many? Mr. Costa ó we are going to work very closely with Shade Tree. I spoke with (Liz hard to hear) we were

supposed to meet there on Sunday and she was walking her dog in one direction and I was walking my son's dog in the other direction and I said do you want to be because we have the dogs with us but she said no that she would call me. I said Liz you know I can work with you I have worked with you for many years and we will work very closely with them. Kathy B ó doesn't that do something for the water to keep trees there? Mr. Costa ó we need the trees there we are not going to make this like a desert. The key is this there is going to be impact I can't get up here tonight and say there will be no impact on anybody hopefully it will be a positive impact and whatever hesitation there is we will try to do whatever we can to minimize the impact. Kathy B ó I like the idea of the building, I'm sorry to see the Legion come down ó a lot of good times in the Legion.

Rosemary Garcia, 242 Webb Avenue ó question one is there any way you can change the entrance to not face Elm and actually face the larger parking lot so the parking spots can be more for the library instead of the community center so maybe then people will come in and go up the hill to enter because I feel that you are taking away a lot of spots from the people who just want to go into the library to just pick up a book, use the fax, get something notarized, print something. Then they'll park on Elm, on Tenney and even on Adams, instead of pulling in and parking all the way back by Continental ó is that set-in stone as that being the main entrance? Mr. Costa ó there is going to be 14 parking spaces obviously for the library. Rosemary ó well my concern is if the entrance to the community meeting area is on Elm they are going to park where the people wanting to go into the library would park -is it possible to move the entrance so people will go "oh let's go up the hill and park there." This way it just leaves it for the library ó I work for the library and when people are just running into the library, they'll park right in front sometimes they double park because they don't even pull into the parking lot. So, I'm just wondering if that's an issue one, that can be addressed, that's one thing. Mr. Costa ó this is an architectural question. I am also concerned about the water run-off and the drains. My other question is the berm you are talking about putting up currently now when you leave the library in front the beautiful landscaping ó you have to pull out pretty far to see if anyone is coming so I am concerned if you put the berm up there are so many bikes and children and scooters so the berm is not going to be high so you can pull out before the sidewalk to see what's coming. Mr. Costa ó Basically sight triangles you take 15 feet ó take the curb line come back 15 feet and the eye level is roughly 3 ½ feet off the ground and you are supposed to see an object 2 ½ feet of that distance so in that case 100 to 175 feet ó again what is going to be designed otherwise (both Mr. Costa and this woman are speaking over each other ó inaudible).

Mr. Arakelian ó Thank you. I'll go to the second row ó Sir (name inaudible) 763 Cadmus (heavy accent difficult to understand) in last meeting there was considerable opposition to this project in general. People said that it's quite a small building and that it's not practicable for big things like children day camp during summertime or larger events, we already have room in the library ó is this project proceeding are we still considering that maybe it is not a good idea ó Chairman Arakelian ó Sir your

questions must be strictly toward what Mr. Costa just testified to we are not here tonight to decide whether or not it's a good idea, that would have to go back to the Mayor and Council in future meetings. (763 Cadmus person inaudible) Chairman Arakelian ó I believe so, we can give our recommendation, but they will act on that.

Mr. Costa ó The attorney said in her opening statement, that because this is a Municipal Land Use Law because it a Capital Improvement and the town is doing this, it is required by law to come to this Board to present and get recommendations as required. What the attorney failed to say was even if this Board hates it, doesn't like this, this is wrong, that's wrong and they make that recommendation to the Council, quite frankly it means nothing ó it's up to the Council. So, any of those concerns you have, this really isn't the pervue.

Ms. Nabbie ó I kind of did say it in the beginning ó what I did say this Board is not here to approve or deny this. This is not this Board's function they have no authority. I did say that very early on. The Board is simply here to hear the presentation and to make recommendations to the governing body. That's the Board's sole function. Towards the end I assume we are going to hear from Mr. Behrens the Planner he may have some comments with respect to the Master Plan and in those comments the Board then adopts them and then they make their way back to the governing body.

Chairman Arakelian ó Sir ó My name is Ron Silvestra, I'm Captain of the Ambulance Corp. We just want to thank you for thinking about us with regard to the parking lot.

Chairman Arakelian ó Next Row, that would be the third row. Anybody. Yes. Jim Callahan, 200 Continental Avenue, in regard to the parking lot and the water runoff dumping into the ditch is that going to cause a problem down towards Webb where the park is low, and it takes on water already. Has there been any thought about putting in a seepage tank where all that property is right there? Mr. Costa ó Yes. Obviously, I'm a big proponent of seepage pits. (inaudible) Honestly some of the storms we have had recently there is a lot of seepage. (something about pumping it out onto the street) that is a different situation and quite frankly we just talked about that and the sewer meeting last week, that we are going to start coming up with a list because obviously this (inaudible) certain areas ó how many parking spots in that area ó 14 for the library a total of 72 parking spaces and the square footage of (inaudible) ó I do not know ó the central building is staying as is. What you see today you will see later.

Fourth row ó Anybody? ó I'm Kenny Lehman ó 190 Tenney Avenue ó First time at a Land Use Board meeting ever. Quick question as I was trying to listen to everything ó there was a mention about the use of funds in the beginning comments of the meeting and how the use of those funds I guess some way get determined by the Board? It sounded like it as a mix of public funds ó I didn't quite get that.

Ms. Nabbie ó I don't know if you heard me so why you don't come forward. This was basically to give the Board an overview of what their function is. There is a section of a statute which we call the Municipal Land Use Law and what that law says is that when a governing body or municipality expends public funds, and when a Board and this Board being one of those Boards is charged with creating or

weighing in on a portion of the Master Plan ó the Master Plan is basically the goals and objections of a community and Tom you may want to jump in here and explain it better.

Mr. Behrens ó its intended to provide the policy of the Borough in terms as to how development is to occur and it does talk specially about this property, about libraries , about community centers in general which I will talk about a little bit more essentially it does establish the policy upon which the Land Use Board looks to and also the governing body. Mr. Lehman ó so you provide guidance, but you don't have any control over the purse strings. ó Ms. Nabbie ó right. So basically, when the municipality spends money and because this Board is involved with the Master Plan and the like the law says listen were going to have the Board review these capital projects and make recommendations in conjunction with the Master Plan that you will hear more about. However, the Board you have no authority. This is an informal review, you can't approve it and can't deny it. All you can do is hear it informally and if you have recommendations, you make those recommendations. Those recommendations are made then they go back to the governing body. They may accept them, they may reject them, they may accept some, they may reject some ó that's the reality of what's involved here. Mr. Lehman ó okay so my next question is ó I know you have answered questions on drainage but I want to discuss that again because I live on the corner of Tenney and Elm and if you have been on the corner of those streets especially during the recent colder days you will notice that there has been a ton of ice because we all have drainage that comes out the street because everyone has sump pumps so the water table is a big concern on our block. I just don't know how seepage pits necessarily work but I'm gathering that it collects water in the ground and I'm going to guess that adds to the water table and will the increase in the water table create the likelihood of (inaudible) of which there is none right now ó Mr. Arakelian ó I'll put it on the record. Mr. Costa ó Basically as you get further away if you have a seepage pit in a location ó it picks up the water route (the parking lot) there is something called a mounding analysis and basically it's something like (inaudible) where the seepage pit is the water table will mound higher and as you get further away from it goes down to not exactly zero but as your going away you're not talking 1,000's of feet away tens of feet, hundreds of feet maximum away and it will go down to basically nothing think about the amount of drainage going into the Hackensack River, 6,000 square feet in this parking lot is not going to impact the level of the water. You couldn't even discern any difference. And again, I know what your talking about, last week temperatures 1 degree for a few days it's crazy I actually got up and I said to my wife why am I living here? I don't belong here. But to make a long story short it's an issue, the DPW knows its an issue, I've gotten complaints, people are calling the DPW, my office calling the town we actually discussed it at length last Wednesday morning to come back with a list and go back to the Mayor and Council and say start hitting these things because people have sump pumps this discharging over ground on their property and discharging in the street and its creating some serious issues. So, let's put in some small pipes, connect it so residents can connect into it. So, we are going to come up with hopefully some solution and some plumbing to start ó I'm not saying everyone will get done in one season, but this is what was discussed Wednesday morning. You're more than welcome to

come to those meetings, send an email to Allan, send an email to the Mayor, and everyone is invited there. But that has nothing to do with this. That is more of a Borough issue not a planning issue.

Mr. Lehman ó the trees that you had mentioned. Will you be marking the trees? Mr. Costa ó what I discussed recently was let's put in some marks in the field, so the public can see where this is actually going to be. Then people can get an idea in the field, the lay person, you know maybe they can look at this and understand it but if they physically see it in the field then you get a better understanding. Mr. Lehman (inaudible) saying something about the canopy line. Will you be able to determine what tree might be lost even if the limit line (inaudible) just so I can know when I cross the street which trees are marked. Mr. Costa ó like I said I will work with Shade Tree and mark this out and out ribbons around the trees. If you want to meet us, you are more than welcomed you can call my office and we will do this in the next couple of weeks. Again, you are one of the people most affected. You have been at every meeting, so I think you deserve to see what is going to go on there obviously the entire community is going to see what is going to go on there to get a proper understanding. I think that where this was at the beginning to where it is now, I think it's night and day. Mr. Lehman, I'm done. Thank you.

Chairman Arakelian ó Last row ó anybody? Mr. Bartelloni you're awful quiet back there. Mr. Bartelloni ó like I said I recused myself. Do I have a Motion to close this portion of the meeting to the public? (inaudible) second, yes, all in favor, aye ó any opposed any abstained. Okay we will start with the architect next.

I have worked with Kurt on other projects and just recently I worked with the county in Upper Saddle River. Chairman Arakelian ó can we just get his name and address just for the record. Kurt Vierheilig, of DMR Architects, I am a partner on this design, and I have been involved for quite some time. Okay, so following up on what Rob had described in terms of the building site and location, the proposed Community Center will be located on the north side of the library about half back set back from Elm. The main entrance to the building will face Elm Street and I can address later on the parking and how we arrived at that in terms of the relationship to the building and obviously we can take any questions as it relates to that to the design committee and discuss that with them but basically what we have today as a result of discussions with the committee and the relationship to the building to Elm Street towards Continental and the relationship to the existing (inaudible). So, the main entrance is facing eastward toward Elm and basically the existing parking lot that the building will be located in the back portion where the existing lot is as you enter in you have the entrance to the Community Center directly ahead. The building itself 6,400 square feet it's a one story building it has basically as you can see here in the salmon color are the meeting space, so the primary function of the building is for a gathering place and community meetings. There are three rooms, the largest room which would be the community media room which is approximately 2,200 square feet and its multipurpose space that is flexible basically for any types of events, gatherings and meetings that would be programmed there, and Carolyn of the

Recreation Department would be in charge of that. I also want to add that as result of the meeting with the Mayor and Council where we had a large group, we had a meeting with Carolyn and go through the plan and made some adjustments to satisfy the needs within confines of what was being built because this project we are limited on how much we can spend on the building so there's been a back and forth about how large the building can be, how much it will cost and what the Borough can afford. So, in reviewing it with Carolyn we made some tweaks to the plan and you know at that time to her satisfaction. So, we have the large meeting room and as part of the large meeting room there will be storage for chairs and tables, there will be a prep kitchen which will enable different types of events that will be held there for community gatherings, seniors gatherings and other groups ó prep kitchen meaning that there is no cooking or anything of that nature, countertop, refrigerator space things of that nature. Then in the front right off of the main lobby in the blue area to the right is a medium size meeting room. That room will hold about twenty people and is a conference room setting. Those tables again very foldable and flexible, they can be folded up and stored away. In addition, that space well have a divider a partition and that will enable that to be used for a large group or divided to accommodate two smaller groups. So then third would be this media conference room on the left side as you enter into the lobby and that's for two flexible meeting rooms for twelve people.

In addition, there will be two offices to the left so the Recreation Director will occupy one and the other will be for some other person who has not yet been determined. In addition, off to the lobby, so the lobby will act as a reception area for people going to the Recreation Department there will be some seating and a lounge area off to the right side and the space is also large enough to act as a break out or pre-function area from anyone of the three meeting spaces. In addition, straight ahead we will propose that there by some type of display cases where things can be displayed by local groups, the school or Recreation Department. The building is self sufficient in terms of its functionality so it can stand alone with respect to bathroom facilities, storage and so forth. Then finally, off of the community meeting room to the side is a covered patio area which is basically additional space to be used by people coming to the Community Center. So basically, defines the scope and program of what we are proposing, again back to the orientation of the building the design committee has determined that the presence as it relates to the existing library was most appropriate in this configuration ó not that it couldn't be different but that's just where we ended up now. I do have some renderings which I can show. I have one here ó this rendering shows the proposed building looking from Elm to the west. So you can see in the left in the foreground here is the existing library in the setback is the Community Center so you can start to get a sense as to how the two buildings presents themselves in terms of similarities of materials, similarities of the colors, similarities of the (inaudible) and basically since the building is raised up a little bit has a good presence in addition since it is raised up about a foot in a half plus or minus from the parking lot. The materials and the design is meant to be cohesive and meant to tie together and be compatible with the existing library not to overwhelm so we are keeping the scale similar the library has a very distinct entry with the three arches and the glass element so we are creating our own identity with the community

center by creating this large canopy and we have a vertical glass element in the center and then the multipurpose rooms because it's a larger volume that you can see in the background and take a cue from that from the roof line from the library where they have that vaulted entry space and we are using similar articulation in the (inaudible) (something about the multipurpose room). I have another rendering this is a closer view looking west from the sidewalk on Elm, the existing parking lot and you can see the existing trees they will all remain the larger trees between Elm and the new access driveway to the expanded parking (inaudible due to him shuffling papers).

Chairman Arakelian - That's it. I have a quick question of the HVHC where's that? Professional- There will be a unit located of this angle is a high angle, but we represented in the back corner towards the rear of the building there and that will be sufficient to supply the entire building. Chairman Arakelian of Is there any plan for screening on that or no? Professional of We believe that it is far enough back from a ground level prospective that you won't see that because it's a distance of its like 75- it will be located here by the restroom so from the front you wouldn't be able to see that and definitely Continental because you have the higher roof of it'll be a couple hundred feet and its only 6,000 square feet so its not going to be a huge unit.

Chairman Arakelian of I'm going to start on my right this time. Michael of If your out in the Memorial Park area does it make sense to screen it from the view from the other side or no? Costa of let me help you of the Planning Board should probably recommend to the governing body that it should be screened so it's out of sight. Also, the state regulation where noise has to be the state requirement of 65 decibels at the property line. So, 6,000 square feet with the new energy codes and the insulation (bantering back and forth inaudible). Costa of if you are going to build a new building it should be screened.

Mr. Krey of another question is not knowing what the uses the community room will be used for I am sure people will come up with reasons to use it - for example youth activities, ping pong tables and things of that nature of is there enough storage for that kind of stuff. Mr. Vierheilig of We have met with Carolyn and the space that we have provided she says is sufficient for the type of programming that she is visioning for the space. She's the one who will be doing the programming and dealing with the things that you are talking about. So, we have provided as much storage as we could of program space, storage space at the maximum.

Mr. Mehrman of Once again I did attend the October meeting and I believe in the October meeting there was a discussion where you made a presentation as to how you arrived at the general usage of square footage and I think if I recall you said you did a survey and so forth could you please explain to this Board of

Mr. Vierheilig of as architects we did not prepare a survey. I believe that the Mayor and Council and committee may have done surveys but the information in terms of how the building itself was built is from what the Committee gave us. Mr. Mehrman of So the Mayor and Council did a community survey and then passed along to you - Mr. Vierheilig they passed on the program requirements. Mr. Mehrman

ó Screen wise instead of putting up an ugly screen, is it possible that we can paint it a neutral color whether it be green for background, blue for the sky instead of putting up fencing? Mr. Vierheilig ó typically they are beige. Mr. Costa hereø the thing with a HVHC on a flat roof ó if you donø build the curb high enough and then again understandably you donø want to build it too high because then its an eye sore but then if you build the AC unit too low to the flat roof and the curb that it sits on is not high enough then the issue is drainage, water. Again, I know youøve been on roofs Iøve certainly been on roofs more than I want to be but again you have to balance the to out. I donø think its going to be that big of a unit. The bigger thing is put the right roof on the building because then otherwise youød have to provide umbrellas. Mr. Mehrman ó Thatø basically it. Thank you.

Mr. Grasso ó I have a question ó you were mentioning before about youth to utilize the center ó how many square feet is that? From what I understand you told Carolyn the square footage for the youth of the town. Mr. Vierheilig ó The area of the total building we had to we had a budget we had to adhere to so we basically and we do this on many of our projects on where you work backwards on how much you can spend to how big the building can be so we have heard many times that people would like a larger building but maybe itø not large enough for the ideas and thoughts of what a community building should be, but our charge is to design a community building that is going to service the community, the needs of the community, provide meeting space within the budget that the Borough has. We did move around some walls, we made some meeting spaces bigger, we had maybe we had one storage space we made a little smaller and we made the meeting room larger, we made the lobby smaller, we made the large meeting room bigger. Mr. Grasso ó I donø know if itø a question for you or Carolyn but is there a devoted area thatø going to be a space for teens and youth or is it flexible? Mr. Vierheilig ó As far as I know no ó its multi-purpose ó its going to be flexible. So, she will program the rooms for the users and the functions themselves. Its possible she may do that dedicate one room for that purpose but from discussions that I have had with her it was (inaudible). Mr. Grasso ó There was a discussion at one point in previous meetings that the way its divided up that those walls are permanent because I know at one point somebody had mentioned that it could be rearranged or opened up ó Mr. Vierheilig ó we reconfigured this room to be able to be able to accommodate an operable partition so this room is around 7 or 800 square feet we broke it up into two smaller meeting rooms. Mr. Grasso ó And also what is the material that is being used for the outside structure. Mr. Vierheilig ó its going to be brick. Mr. Grasso is going to brick or brick veneer. Mr. Vierheilig ó brick veneer. Mr. Grasso is that the same that is presently on the library? Mr. Vierheilig, yes.

Ms. Boland ó Do you have a elevation view facing Continental so we can se what the building will look like facing Continental? Mr. Vierheilig ó This is from the northwest looking from the monument to the back. This would be the multipurpose, the existing memorial tree and the plaza behind it and then the new parking and the porch covered canopy area. Ms. Boland ó I was concerned that it would all be just solid brick but its broken up there. Mr. Vierheilig ó yeah these are the meeting rooms, so we got the

windows into the meeting rooms here, we got the porch area, so it breaks up the (inaudible) volume. Ms. Boland ó that's it for me.

Mr. Gibbons ó I have a few questions ó so on the main meeting room are those windows right below the roof line ó Mr. Vierheilig no ó Mr. Gibbons so the light coming in there is coming off of the covered patio. Mr. Vierheilig ó in the rear we have two full height windows on each side. On the right side we have similar two full windows that open up underneath the patio area to the door. Mr. Gibbons ó okay and then what's the approximate height of that room? Mr. Vierheilig ó total height is about 24 feet from the finished floor and the inside will be in the range of 16 feet. Mr. Gibbons ó and then the connect to the library there is obviously a door connecting between office two is that a door that will be assessable or is that more of a fire exit door? Mr. Vierheilig ó that door is an existing door and right now that door will not be used between the two. That's a policy issue that is a discussion I had between the library, the Recreation Department and the Mayor and Council how its going to be but there is an exit here, an exit here and this will also be an exit which would come through and will be able to exit through the building this will be an emergency but we don't need this door to go into the library ó Mr. Gibbons ó I can see that actually both sides keeping the two buildings separate but as a parent I can see - Mr. Vierheilig, it's a policy issue. Mr. Gibbons ó just to put it out there I can see it as a benefit to be able to go through both sides as a dad having a daughter in the library and me having a meeting over here ó but I know that that is not for you to decide just to put that out there. Just one other question ó I know that at the October meeting there was a suggestion of having the main meeting room partitionable just like you have the large meeting room, so if you could have two decent size groups that you could actually divide that room in half, so I assume that was taken off the table. Mr. Vierheilig, it was determined to keep it as one large room. How big is that room ó it's 2,200 feet by 16 feet. Mr. Grasso ó the room that isn't partitioned what is the height of the ceilings ó Mr. Vierheilig, that will be 9 foot ceiling. This room is 20 feet by 30 feet. (Mr. Grasso and Mr. Vierheilig going back and forth not audible because the clock is chiming) recommendation that it be a manual instead of motorized for safety reasons and budgetary reasons there's a lot of people in there, those doors are very heavy and there is a great strain on those motors they need a lot of upkeep and a lot of repair.

Chairman Arakelian ó I have a couple of questions myself - The building is obviously going to have sprinklers. It is going to be hard sprinkle, a wet system or a dry system. Mr. Vierheilig ó It will be an MPA13 which is standard. Chairman Arakelian ó generator ó yes, no? Mr. Vierheilig ó there is a generator. Chairman Arakelian ó and the floor composite what's the floor made of? Mr. Vierheilig ó it will be in the multipurpose room it will be multi use tile ó Chairman Arakelian ó not carpeting. Mr. Vierheilig ó no. Chairman Arakelian ó do you know if the Borough plans on using it for polling? Mr. Vierheilig ó I do not.

Tom Behrens ó First of all I want to say I think you did a good job in matching the building with the existing building. Just a general question I guess ó is there any sort of sustainable or green building features being that it is a public building ó I think we have such a policy here. Mr. Vierheilig ó when we design our buildings, DMR has been at the forefront of designing sustainable and lead buildings we have eight lead buildings ranging from certified ó actually we had the first certified school in the state and (inaudible) gold certified buildings, so when our clients ask us to do that we are we are well adapt to do all that work in house, so when we do project even as small as this that carries over to designing from the building envelope the efficiency of the envelope, the mechanical system, the lighting, the windows, even though it doesn't have to be a lead project we design out projects to be as sustainable as possible. Mr. Behrens ó with that in mind are there any specific features ó Mr. Vierheilig ó this building really nothing special ó the building envelope is really the most important thing, the roofing and good quality windows, and the mechanical system is the biggest factor when it comes to designing efficiency for operations. Mr. Behren ó I understand it's a 6,400 square foot building ó how does that rank (someone is coughing unable to hear) to the next level is a cost effective way or are we kind of where we are in terms of a budgetary - - Mr. Vierheilig, the other things would be solar panels ó really right now the market, the cost and the size of the building and the amount of panels you could fit on this building would probably not even accommodate one or two percent of the usage of the building. You really need a big array of solar panels to meet solar panel cost effectiveness and the only other thing could be geothermal where they put in pipes underground and they use the water that cooled by the natural ground temperature but those are things that are more expensive than we have the budget for. So, keep that in mind. I understand how everyone is concerned how new buildings should be built most cost efficiently and keep the lowest maintenance down and operating costs.

Mr. Arakelian ó I'd like to make a motion to open to the public. Mr. Mehrman ó So made. Second ó all in favor ó aye ó any opposed any abstained? Okay this is your opportunity folks in the public to ask the architect anything specific to the building itself. Anybody in the first row?

(Did not get name) ó if you're not going to accessing the library through the doorway why wasn't the plan to redo the footprint of the front of the building ó why do this if it's going to cause more trouble ó flooding, parking. Mr. Vierheilig ó the reason that the building attached to the library is for the most potential inflexibility, the library is a 14,000 square foot building, this is a 6,000 square foot addition and having this building attached just gives the Borough the most flexibility in terms of (inaudible) so while the library still functions as the library there may be some point in the future where the library uses it for some of their programs and vice versa, we know that the libraries now a days are used differently its possible that maybe in the future the library in the future will convert into being more of a community space and then we will have one big building and it just provides more flexibility. (public member going on about the door ó inaudible) Mr. Vierheilig trying to explain that the door is connected ó how the door physically is being locked and unlocked is not a decision that he makes its up to the Committee and

policies. Public person ó so that means the library can be used by all members of the public from the minute its open til the minute its closed where I feel this community center or community meeting area is only going to be used by small groups of people who will be using it at the time so I feel that you are taking away from the building which gets more use from the building that will have limited use by the limited amount of people who use it so that's why I'm concern. The parking will be on Tenney. It will be down the road, just being on the street that going to cause a bigger issue but I will take that up with the traffic guy ó this one is going to cause a bigger issue, so this way if we can flip it and people going into there will park up the hill and not the original spots.

Mr. Arakelin ó second row, third row ó John ?, 167 Tenney ó I was just curious was the Cultural Center ever being considered to be (inaudible) this building. Mr. Vierheilg ó at one point I believe that it was, the space couldn't be accommodated in the building because of the size of the building ó John - it just seems like a missed opportunity to have an art gallery maybe in the hallway. Mr. Vierheilg- I think that there may still be a possibility we can still display. Mr. Costa ó Its my understanding there is a lease with the Cultural Center and they wanted an x amount of square feet and obviously (two people speaking at once ó inaudible) certainly under the budget. Costa ó You have to remember something because it's a center it's a higher construction value because it's a town we have prevailing wage, public bidding wars this is not like it's a private development this is going to be a little more expensive then it's a private individual trying to build this center ó we had to work within a certain budget (back and forth inaudible)

Mr. Costa ó So the Cultural Center that building on the corner is going to remain as it is. Like I said they have a separate lease. I never seen a copy of the lease. I understand what you're saying but again there is an actual lease there.

Pam Mobley, 112 Adams Avenue ó I wanted to echo what has already been addressed ó can you please put up the other rendering how many of those spaces would any of those parking spaces be handicapped? Mr. Vierheilg There's two and two. Ms. Mobley ó So how many regular spaces does that leave in the parking lot? Mr. Vierheilg ó 14. Mr. Costa there are two to service the library and because you have the new regulations with ADA those need to be more accessible which mean you have (inaudible) feet and width and again for the Community Center for the proposed lot (two people speaking at once ó inaudible) I'm also concerned about that parking lot filling up like that and people wanting to use the library will have to park in the far one and walk and there's a lot of little kids and seniors and stuff ó I'm in and out of the library a couple of times a week so I know how that lot gets filled and I would be concerned about the people then parking on Tenney and Elm because they can't get into that - I would choose to park on Tenney rather than park in the far parking lot if I was visiting the library ó so I would say flip it. Mr. Arakelian ó the fourth row ó anybody?

Kenny Lehman, 190 Tenney ó A quick few things - Mr. Mehrman to answer your question regarding the survey, the survey was done in 2014 under Mayor Sandy, it was a paper survey that we left at the

entrance of the library (inaudible) one from Friends of the Library, one from the Woman's Club, two indiscernible and all the rest were sport related. You were asked at the October meeting with regard to the occupancy as to how many people you can have in the building at any given time or do you have a number? Mr. Vierheilg- in the entire building? As to the egress calculation? Mr. Lehman or if there is an occupancy load or cannot exceed x amount of people. Mr. Vierheilg or yes, I can give you that. So, in the maximum amount of people in the meeting room would be 440 people in the large meeting room. Mr. Lehman or 440 people that's a significant climb from the numbers that were thrown around in the October meeting, which was around 200. Mr. Vierheilg or you asked for the maximum amount of people or the code will allow 440 people. That's not actually how many people will use it. Mr. Lheman so that's 440 people like standing. - Mr. Vierheilg or that's 440 people before the Fire Marshall came and told you there are too many people. Mr. Lehman or and how many people can you have (inaudible) it's a two-part question, if you were to walk into this building and it had a sign that said maximum amount of people Mr. Vierheilg or the meeting room would be 440 people standing, it's a code calculation or we will normally not get to that because there are chairs and tables (inaudible) based on code 275 people (going back and forth or inaudible).

Mr. Lehman or last questions or I don't know if this is more or you or more Bob, currently when the snow gets plowed where would all that snow go? Obviously, the DPW would be in charge in getting the snow out of that lot. Mr. Lehman or and for the record they do a phenomenal job or I'm just wondering where they are going to put the stuff. Mr. Costa or Well again, a parking lot or we have front end loaders in this town, so if they had to remove the snow there's the front end loaders, there's trucks, there's dump trucks, they have the capability of taking this right down to the surface, and as you know from living in this town for awhile they do a good job so if they need to remove it or it's gone. Getting back to your other point, there's no basement in this building, its 6,000 square feet, the existing building when it was operational, there was a basement, there was a first floor and there was an upper floor and probably if you took all of that square footage in the existing American Legion you are probably very close in size to this if not that might even be slightly larger I don't have that square footage in my head, but in terms of occupancy and I think this is what Kurt was trying to say, there is reality and there's the fire code, the occupancy I would say you'd never get to the occupancy in the building or again I have never seen it to date anywhere to get to that many people because normally when that happens, almost what happen the first night of the meeting here you almost close off the meeting because you couldn't get in this room and that was just this room not the rest of the building and if you had people in the rest of the building there would have been a time out and you would have had to go to another venue. So, I don't think this is going to produce that many more people than could have produced in the past when the American Legion was operating between the basement, the first floor and the upstairs. I doubt it.

Mr. Lehman or the question comes from when there are rainy days during summer camp and bringing all those kids over here that's 400 kids. Mr. Costa or In reality I don't think you are going to fit 400 kids in this place. It's not large enough. In reality I don't think you are going to get 400 kids that are in the

middle of Memorial, get them across the street and get them into this building. I don't even think that is reality quite frankly. I don't think you are going to get that many children in 6,400 square feet. I don't see it. I might be criticized for this tomorrow morning and my phone might start ringing. If there was a crisis that's a different story, but if it starts raining, I do not see 400 kids coming across Continental to get to this building or again I might be criticized tomorrow morning, my phone might ring. I think in reality it's not going to happen it's not large enough.

Chairman Arakelian or Mr. Zemmitis I see you're ready to come up. Joe Zemmitis, 799 Fifth Avenue. Just two questions for you is that switching (someone coughed could not hear) feasible or in reality when you're talking about dedicated green lands (he's inaudible). Mr. Costa or Could you design this and turn it the opposite way? Of course. But is it optimal again, maybe to some it is and to some it isn't that's the thing it might fit your prescription but it might not fit somebody else's. This just didn't happen overnight, I wasn't involved in those meetings but this is awhile or I don't know if it was decades - Chairman Arakelian or since the Borough brought that property. I would say since 2009. Mr. Zemmitis or the argument is what the potential is to have in there again living here my entire life, being the use the library does get out of it my question was (inaudible- then he starts talking about a prep kitchen) is there a reason why they are not running gas - Mr. Vierheilg or yeah it takes on a whole different level. A cooking kitchen, needs much more space, it's very expensive, it requires fire suppression, exhaust and it was just decided that they didn't want cooking in the building (several people speaking at once- inaudible) Chairman Arakelian or the issue probably is dollars and cents to build out a commercial kitchen in a space like that would cost you probably \$300 to \$400,000.00 I'm thinking it was more of a money issue than anything else. Am I right Mr. Siderias you know commercial kitchens better than anybody? Mr. Siderias or you were on the low end. Chairman Arakelian or well I'm a low-end kind of guy sometimes. Any more question in the back? (?) They can't just have a simple kitchen like the Legion had? Mr. Costa or The Legion had a full commercial kitchen, ovens, stoves, vents. The Legion was built many many years ago or there was a full kitchen. Mr. Arakelian or Mr. Bartelomi? or you're a member of the public you can speak if you wish. Mr. Bartelomi or yeah sure just to address some of the questions if I can or if that's okay? Alfonse Bartelomi, 719 Oak Avenue, you mentioned the Cultural Center and what was discussed was bringing them on board and coming into this building and ultimately getting rid of the existing building, but it was mentioned that they wanted 2,000 square feet dedicated solely to them and obviously that's not a permanent building and that didn't happen. The hope of the council and I can't speak for the current council but the past the hope was cultural events - - I know my son is going over there to see art work that is going to be done at Roosevelt and Cherry Hill the hope was that ultimately that those programs would be moved to the Community Center first where the Cultural Center has 400 square feet total space and if you have ever been in there you are kinda like this and you're afraid you are going to bump into one of those columns in there. Also, the Council when they redid the Recreation Commission and created the Recreation Department also created the Cultural Affairs Committee and the purpose of that Committee and I don't know if Council got to fulfilling that but the purpose was to bring

on people who had talents in the arts, all disciplines and start promoting from within the Borough. The Cultural Center is a very autonomous group they're not actually a Borough organization. They operate on their own and as Mr. Costa mentioned they are subject to a lease, that lease expired years ago so if Council ever came to a position where they wanted to (people on the Board whispering amongst themselves can't hear Mr. Bartelomi). Mr. Arakelian ó Mr. Bartelomi ó thank you ó your testimony as always valuable. As I see there is no one else from the public ó I am going to close to the public and we have heard from everybody I am going to ask for a Motion to close to the public ó so moved, second- all in favor aye ó any opposed any abstained? At this point it's 9:30 ó I'm going to ask for a little indulgence of the members before we get to the traffic study, but I do think we need a five-minute recess to stretch a little bit. Mr. Mehrman ó so made, second- all in favor aye ó any opposed any abstained?

Chairman Arakelian ó It's 9:37 and we are going to continue with our hearing on the River Edge Community Center and we have heard testimony from both the borough engineer and the architect, and we are about to hear from the traffic professional. Do you swear that the testimony you are about to give will be the truth, the whole truth and nothing but the truth? I do ó please state your name for the record ó Lee D. Klein I am a principal of Klein Traffic Consulting and I was hired by the Borough to perform a traffic impact study for the proposed Community Center. So, I will be referring to the color rendering of the site plan to talk a little about the traffic impact study. We were able to obtain traffic volumes via the speed detector devices on Elm Avenue and Continental Avenues roughly in October and November of this past year and through several weeks of the data we able to pull through that data the highest peak hours of a peak day. We avoided Halloween, we avoided Election Day, and we just look for typical high-volume numbers and we came up with four different peak hours throughout a day. 7:00 ó 9:00 in the morning we came up with an 8:00 to 9:00 hour, 3:00- 4:00 p.m. which picks up a lot of school traffic; 5:00-6:00 which probably picks up some commuter traffic and then I chose a 7:00 to 8:00 p.m. an hour when people might possibly be leaving an event at the Community Center. What I did was I summarized those traffic volumes at the intersection of Tenney and Elm and along Continental Avenue so I could analyze the traffic coming in and out of Continental Avenue driveway and the Elm Avenue driveway. What I did was in order to estimate the number of trips that would be coming in and out of here I did an estimate based on the number of parking spaces. As Robert said before there were seven, eight or nine different iterations and I think one had a higher number at 80 or 82 spaces so I chose the higher number of parking spaces, I assumed all 82 cars would come in and come out in the same 20 minute period which is really kind of overkill assuming that everybody was coming in for an event but also the same people in that same 20 minute period would also be leaving that event, so I did an overkill sort of analyze of in and out coming in and as I said before we had four different peak hours along the two main streets and then the driveway we distributed the traffic in and out left turns in, left turns out and what we did we came up with levels of service acceptable of service of a C or better during all four of those peak hours ó I don't know if you have heard other testimony on traffic but levels of service go

from A to level of service F ó F not necessarily being a failure but a level service of F is excessive 50/60 seconds of delay. We ended up with acceptable levels of service C or better with one exception during one of the peak hours with a level of service of D but that was because it was just over the threshold of level of service C - the cut off for level of service C is 25 seconds of average delay during that hour and we had one time when traffic at the Continental driveway during the peak hour of 5:00 and 6:00 would be a level of service D with a 28 seconds ó so we are right on the border with level of service C and D so again we looked at four different hours of the day and during the worst hours of volume I could find through those two, three four weeks of data that was collected by the police the levels of service were C or better with the exception of one hour in the evening between 5:00 and 6:00 at level D which is also acceptable.

As Robert said we looked at I think it was like 8 different scenarios I looked at from the site plan and in my report dated December 10th I put together a little matrix which gives a summary of the pros and cons of each of the scenarios and I can just go through it briefly. When you put the number of scenarios in a matrix and you look at the number of parking spaces, number of access driveways, that ambulance staff parking was in a separate area, we looked at two-way circulation isles and we looked at whether there was a pick up or drop off area. So scenario number 7 which is the one we are working with had 73 parking spaces total, two means of ingress and egress, one on Continental, one on Elm had the separate parking area for the 6 ambulance members, it had the two-way circulation with the exception of this little area here that's a one-way circulation but because the sight distance would be could here as somebody trying to circle around trying to find a parking spot they go through here and look for another parking spot and they go around and if somebody comes up and around here as they come through they can see whether these spots are full or not and they can decide whether to go to a space or they can go around and the drop off pick up is on this scenario as well. So, we chose that as our scenario to go with, it met all the criteria that we were looking for. We also looked at the sight distance from Elm Avenue and the existing driveway and as Robert said there is not going to be any parking along the southern side of Continental Avenue and if there were to be parking for special events and so forth we have to indicate the sight triangle and probably put a yellow curb along the area to indicate the no parking zone would be. On Elm Avenue as Robert said before if we do add any landscaping that would be certainly out of the sight triangle and if there was a need to remove a parking space because sight distance was inadequate, we can certainly stripe that. Just some statistics on the speed data that we had gotten ó for Continental Avenue when we look at the traveling speeds along the roadway we look at the 85th percentile of speed we look at the speed that 85% of the traffic is going and we found that the 85th percentile of the speed on Continental Avenue west bound was 29 mph between November 1st and November 13th, and the 85th percentile east bound on Continental Avenue was 33 mph for that same period. So, what Robert had said before we are looking to try to calm traffic here so as you saw from the other diagram we are trying to narrow the road, define the lanes if we could put parking on one side that's another physical means of (inaudible everyone is coughing) two 11 foot travel lanes, restripe the double yellow

line and that gives the appearance that the road is narrower and people will travel at a lower speed and we are looking to some striping at first, do another speed sample, we will get the police to put the collector data strips in the same place, collect another week or two of data and we will look and compare and see if we can bring it down another mile or two. We are actually looking east bound to get it lower. We also looked at Elm and Tenney we were able to get some traffic numbers and analyze the intersection of Elm and Tenney the level service table ó table number 3 was a C or better except for that one Continental level service D. Elm and Tenney operates at acceptable levels of service of A and Bø during those four peak hours with the additional traffic coming out of the Recreation Center. So thatø pretty much the highlights of the traffic study and the data that we were able to collect was important that we were able to get it because normally when somebody goes and does a traffic study they will say that they did a two hour count ó 7:00 to 9:00 in the morning; 4:00 to 6:00 in the evening, we were able to get more data from the police because they put out the speed collectors and couple of weeks of data and obviously we were able to look through it and find the highest peak hours. So, as I said before we found the highest four hours, we estimated that all the cars parked here would come in ó in the same twenty minutes that would be coming out so that really is the worst-case scenario. And we still end up with a level of service of C or better.

Chairman Arakelian ó okay ó Tom ó Tom Behrens ó no questions ó you know what Iøl just add a comment given the location of the site, it is sort of centrally located so I would anticipate that there will be a good amount of people walking to the site at last in decent weather and also exiting the site, you have people going in every which direction, Iøm not a traffic expert but I would think that that would alleviate some concerns about everybody filing out in one direction and going one particular way so I think you did a good job there. Mr. Klein ó yes we distributed the traffic sort of about a 3rd coming out of the Elm driveway and the other 2.3rds coming out of Continental and once they get onto Elm and Vine it was pretty balance. Half of them went that way the other half went that way ó it was pretty well distributed. Chairman Arakelian ó Thanks Tom

Mr. Gibbons ó I have a question about the one way right by the ambulance staff parking. I can see someone driving down that direction towards one of those spots ó you know there being a small little car in one of those spots and having to now make a bad K turn or go in the opposite direction down that one way. Is there a concern ó I can see pick-up truck and a Honda Civic right next to each other and you can thing that is spot so I can then see people kinda going the wrong way and making that left or backing up or trying to make a K turn so do you think there is a concern of having that one one-way I guess there is now way of making that space a little bigger? You do that then your going to remove a road ó we can make that a one-way though (Mr. Costa is showing something on the plan regarding the one-way option) Mr. Gibbons - so when you come into that space you have to make a left essentially.

Mr. Costa ó the only thing is you canø make it a Do Not Enter only because it will be a roundabout (rest in audible people speaking at the same time) Mr. Gibbons ó because I can see two cars driving head first into one another down that space. Mr. Costa ó Again the whole idea for that was to maximize parking

in the space. Mr. Gibbons ó no I get it I just could see cars backing out or two cars going head on into each other. Mr. Costa ó we'll make that a one-way and the sad reality I'll have to fire somebody when I get onto the office. Mr. Gibbons ó You're not firing me are ya? Mr. Costa - Like I said before your talking about the perfect storm where's there's a big pick-up truck blocking a small Honda and I'm driving up thinking there's a vacant spot there and yeah I can illegally go that way when there's nobody coming or like I said we can stripe it, put a sign that says Do Not Enter and just make it effective.

Mr. Gibbons ó And I can also see when that event is all letting out do, I now want to go out that way because that's a quicker route for me. Mr. Klein - So, your saying if your parked here your going to try to turn that way? Mr. Gibbons ó yup. And just a point of clarification ó that curb separating the main lot and the ambulance lot, is that a typical three-inch curb? Mr. Costa ó We actually talked about putting some shrubbery between the two. Mr. Gibbons ó because I can see people hopping that curb too. Mr. Costa ó the whole idea here is to keep these two areas separate. Mr. Gibbons I understand you want to keep people out of those spots ó but I can see if it's a thin curb ó Mr. Costa ó its going to be landscaped along the front and landscaped between there. There was also talk amongst the governing body just to put a small four-foot fence. Mr. Gibbons ó just to keep people (inaudible). And then just one other question ó has there been any thought of having no left turn or during say after school or after school hours no left turn out of either other ingress and egress? Mr. Klein ó like I said based on volume ó No. Based on safety oddly enough when you do a Google street view of Continental Avenue at least a month or so ago, there's a police vehicle sitting here and it looks like its in the afternoon so I'm jus thinking maybe the police officer is sitting there because he knows the kids are going to be jaywalking or cutting across the street, so its really an enforcement thing to get the kids used to coming down, walking to the corner and crossing, its not that long of a distance but you know kids and there talking and ya know they just diagonally cut across. Here they are going to be able to cut across and walk through the parking lot, here we are going to fence this off so if they cut this way they are not getting out, so we are going to do it this way. Its an enforcement thing to educate the students and the school, tell the teachers ó look guys the speeds are here, there's volume here and you need to just take the extra effort to walk the right way.

Ms. Boland ó Just looking at the drop-off I think there is an argument for rotating the entrance. I don't want to open a can of worms but the drop off I thinks it's just a natural tendency to want to get to the front of the building, bad weather, so if anybody tries to get where the entrance is now its very hard to maneuver. Mr. Costa ó This is where the senior van would be told to drop off passengers can be dropped off here if it's raining or they have crutch ó here they can do that ó I see what your saying they come around here, drop them off in the front. Ms. Boland ó and then they have to figure out how to get out of there. That's just an argument for it. That's it.

Mr. Chairman to Mr. Mehrman Sir ó Mr. Mehrman - pass. Mr. Caslin ó was there any speed data collected on Elm Avenue. Mr. Klein ó yeah ó the speed data on Elm ó ya know I had it but I didn't use it because we were talking about traffic on Continental. I have the data I just don't have in my report

because we weren't looking at traffic there. Mr. Caslin ó That stretch of Elm seems to have a large amount of people that do travel at a higher rate of speed and because as they come up to Continental they seem to slow down, but my concern would be more if there is any sort of analysis with the intersection of Tenney and the increase use now with the Elm entrance. Is there any type of analysis done insofar as is there a need for a stop sign coming up Elm (cough inaudible) Tenney. Mr. Klein ó No we did get speed volumes from Tenney 85th percentile speed east bound was 26 mph and west bound was 29 mph and those are generally acceptable. So, I don't think there is a need for a multi-way stop here. As I said right now there's 32 parking spaces for the library so we are probably looking at the same number of trips coming in and out because some of them from here might decide to come out this way, so I don't think we are going to see that much of an increase.

Mr. Krey ó how many more parking spots exist in total compared to what is there now? (bantering between professionals ó inaudible) 73 ó 60 ó Mr. Krey _ that's kind of the number I had in my head ó I'm trying to get a sense of additional traffic if there is 60 parking spaces down to 72 were really talking about potentially 12 more cars coming in and out ó Mr. Klein ó right but the counts that I got I doubt that there was anything more than the normal activity so it's more conservative. Mr. Krey ó so what I'm hearing how this is going to effect traffic, wait times and everything else if we were talking about 12 more cars leaving the parking lot.

Mr. Siderias ó No questions. Chairman Arakelian ó Okay while we were on break, I had an opportunity to run into Traffic and Safety who indicated a bit of disappointed as they weren't included in any of these discussions with the traffic changes and so forth. So, I would recommend that you reach out Bob with traffic and safety and have a discussion with them because I guess the changes that are going to be made on Bogart Road specifically are probably under their purview. Mr. Costa ó Normally, again I will do that but normally it's up to the governing body to do that ó again I don't want to overstep ó Mr. Arakelian -and neither do I but they did indicate a level of disappointment that they weren't consulted so I'm just putting it out there. Ms. Nabbie ó Can I make a suggestion? At the conclusion of the meeting the Board will be making recommendations so we can just include that as a recommendation as a governing body confer with or reach out to traffic and safety. Mr. Costa ó Again, I don't mean to slight anybody, but I think it has to go back to the governing body. Mr. Arakelian ó I explained to them that this meeting is more of an informational meeting and that they should go to the Mayor & Council meeting ó Mr. Carol is here so I am sure he is going to have some questions. So, at this point I am going to make a Motion to open to the public. So moved, second, all in favor, aye, any opposed any abstained?

Mr. Arakelian - Okay again we are now open to the public. First row, Rosemary Garcia 242 Webb Avenue, ó I don't 100% understand exactly how testing was done at the exit of the library. Mr. Klein ó we gathered traffic volumes in both directions on Elm and I got two or three weeks of data and I looked through that data to try to find the highest four hours of a week day. Ms. Garcia ó that I understand.

Mr. Klein ó then I added the traffic entering and exiting and I formed a T intersection and I analyzed it. In New Jersey E and sometimes F is acceptable. Ms. Garcia ó I am not sure who will answer this was it taken into account the size of the street, the parking on the street and everything because this street is very narrow. Two cars can't pass at the same time. People coming to this will come from Midland or coming down they all don't want to come down 5th, they don't really come down to the light they cut down Webb and this has been an issue that 20 years ago when they (something regulations inaudible) you're not expanding the streets you there may be less traffic but you're not putting in sidewalks, you're not making them wider it just seems that you are going to be increasing a lot of traffic and you are still not addressing the street issue, the parking issue or as someone earlier people walking and when you walk from Millbrook to get here there's no sidewalks. Is there anything you can do to make this better or maybe we can make this less, we can't increase the parking or anything but at least address it or when you add those things into it does it make it more ó like are those issues brought into it because that was a major concern putting another large structure in this park years ago and it still doesn't seem like it's being addressed. Does your traffic survey address any of that? Do you recommend making the streets wider, putting sidewalks down (inaudible) on the other side of Continental up by 5th Avenue and Adam.

Mr. Klein ó all I analyzed was site driveway on Continental and the site driveway with Elm and like I said before I over exaggerated the amount of traffic volume going in and out, I concentrated it in a 20-minute period. The geometry of the street was taken into account. It's a shared left through to come into the site and it's a shared right through to come into the site so the geometry is taken into account, I do the analysis the traffic volumes and like I said before I found the highest four peak hours and again assumed that all this traffic would come out in 20 minutes and then again come in at the same 20 minutes, so again I was overly conservative when I analyzed these two driveways so I took into account more than anything you could have imagined. What we're showing is it's not decreasing the level of service from what's there today. Ms. Garcia ó So it will be the same of what's there today (inaudible).

Kenney Lehman ó 190 Tenney Avenue ó So like I mentioned before I live right on that corner. I have five kids ó I live in that short span between Elm and Bogart so part of my question is were you physically there during any of those times during the analysis? Mr. Klein ó I was there with Robert ó we were there in the morning and it was relatively quiet there. I did turning movement counts here ó I have to look at my notes but I believe it was towards evening because it was turning dusk and I observed the amount of cars coming in and out and I actually basically counted the movements in and out of Tenney and in and out of the library and I think it was 4:00 to 5:00 or 6:00 in the afternoon.

Mr. Lehman ó the reason why I ask that is because if you had been there after school hours you would see a very large pedestrian traffic ó does your grading system take into account any of the pedestrian traffic that is in the area? Mr. Klein ó No ó what we analyze is the turning movements of the traffic. Mr. Tenney ó so when you do your speed analysis the entering and leaving does that grade indicate anything other than like the average number of incidences (inaudible he's mumbling) Mr. Klein ó No I analyzed the operation of this driveway with the Community Center traffic coming in and out. Mr. Lehman ó I

think that a level of concern here is as much as I appreciate the speed observation and the study that you did I'm concerned that there is no indication as what the impact to the walkways would be especially the 20 minutes before school and the hour or so after school considering the amount of children that come to the library to do their schoolwork afterwards, pickups, drop offs, there's going to be a lot of kids playing in that Elm and Bogart area so I just want to know where (inaudible)

Mr. Klein ó Tenney Avenue is stop control, it's not a marked crosswalk of what I can remember so we can recommend striping that crosswalk to give a visual to the driver's that there's a crosswalk there and drivers making a right hand turn or left hand turn are supposed to yield to pedestrians and stop for pedestrians who are in the crosswalk. What we are trying to do up here and the children specially to use the crosswalk at Elm and Continental we are going to whatever we can to get them to go in that direction by talking to the kids in school and explaining to them that it's not safe for them to do this maneuver that they have to go to the corner and cross and there are other things that can be done. The amount of times this is going to be used and the time of days this is going to be used and you are trying to come up with a perfect storm of the five minutes that the kids are walking through this intersection is the same five minutes that everybody is coming in or out of the Community Center to get that perfect storm is going to be rare and if everybody follows the stop signs, crosses on the crosswalk it should be safe. We're not on busy road ó I wouldn't call this a busy road 4,000 ADT is not a huge number ó I don't even know what the ADT on Elm is and again probably less.

Mr. Lehman ó if the answer is the adherence to a stop sign and crosswalks, I don't think that is going to resolve the issue at the intersection. Mr. Klein ó are you saying that there is an issue today with the kids crossing and the kids crossing and the traffic today? Mr. Lehman ó I'm not saying - I just saying you have a large flow of children in the area. Mr. Klein and the library is there today and so is the traffic going in and out this driveway is hereto today so it will be about the same because of the way the site is configured ya know I'd say from here or so ó so I don't think you are going to see a noticeable difference. If your sitting at home or your down Tenney and all of the sudden there are 6 cars going down within five minutes your going to think oh there must be something going on at the library. Six cars over five minutes is not a large number. Mr. Lehman ó so your saying that the traffic pattern is pretty much going to remain the same I won't know the difference because unfortunately I do work in the City during the week, so I don't get to see the school hours. (Someone is speaking I do not know who it is) Even pulling in and not so much exiting the library and backing out of spot and parents don't always watch their kids they run in and out of the parking lot that's why I'm also concerned back to the library keeping its own spots more and not having because you have a lot of parents with young children and they hop out and then they run we see it everyday that it happens so if their up there and they have to come running down its an issue. We live on Tenney we see people park because they don't want to pull into the library ó they just run across the street, the kids are running around the grounds playing Pokémon Go and things like that where they are chasing things and they'll run over here and over there so there's a lot of pedestrian traffic there. Is it going to increase ó I would think so because of the new

building there but maybe it won't be any different I don't know. But there's a lot of traffic, foot traffic kids, bike, scooters. (bantering back and forth about traffic when the Legion was open) it just seems like this Community Center or meeting area its going to have the same 10:00 to 9:00 access where cars are coming in and out it just seems like it will be increasing.

Chairman Arakelian ó Again what I would suggest we've gone off line just a little bit because we are just an advisory Board this evening. What I suggest is the next Mayor & Council meeting you go and say you attended the meeting here and you learned this because their the ones that are going to make the final decisions to -and not us so I just don't want to ó Sir Mr. Carol ó I'm a member of the Traffic and Safety the only plan that we saw was on (inaudible) cellphone. We heard narrowing of streets, we've heard a center island down Continental Avenue, we've heard speed bumps, we've heard angle parking in front of the ambulance Corp. we have no clue. We have two police officers assigned to traffic and safety, they attend the meetings. They are traffic officers there not regular police officers, they know the traffic in this town, we have no clue, we can't make a recommendation to the Mayor & Council if we don't know anything. Mr. Arakelian ó so we are going to recommend that somebody from the Mayor Council reach out to the Traffic & Safety and listen to their concerns, maybe invite them in for an informal meeting or invite them to a meeting. But I would think that Traffic and Safety should have something to say considering that's the committee that deals with traffic in the Borough. Mr. Carol ó one of our members is a member of the ambulance Corp. and she lives on Continental Avenue so she has the big picture. I'm just curious if that's Continental Avenue ó where's the Ambulance Corp.? Mr. Klein ó this the existing where they park now and here is where it will be. Mr. Carol ó I heard you refer to the ambulance corp. and I was wondering it's not the Cultural Center ó no we are keeping the six parking spaces they have. Mr. Carol we were told that those six parking spaces are only for the ambulance corp and they would be the only people using those spots entering onto Continental Avenue.

Mr. Costa ó excuse me with all due respect at the original meeting with the Mayor & Council there was no driveway going onto Continental. After that meeting because obviously from some of the comments from the public it was revised, Mr. Klein came in as a traffic expert and then there was another meeting and I believe this plan has been sitting in Borough Hall since December the other plan was actually discussed that night and it was there and its my understanding that at least 18 copies of this plan ó Mr. Carol ó the Borough hired Gary Ascolese to come before us and give us all the traffic problems in town including that street and one of the recommendations was the angle parking and not narrowing the street, no speed bumps etc. So, we're confused. Mr. Arakelian ó I think the angle parking is down Bogart Road ó Mr. Carol no I'm talking about 6 angled parking spaces on Continental to the west of the ambulance driveway. (bantering) Mr. Bartelomi ó I was not the liaison to Traffic and Safety committee when that was proposed by Mr. Ascolese so I really can't speak to that. My understanding is though was that there was some discussion regarding that but after the meetings that were held for the general public I think it was the ambulance squad that they did not want parking on that side of the street,

they were happy with what they had and that was the alternative that came up so I think one of the Captains from the ambulance squad was here tonight and he was generally happy with that layout so.

Chairman Arakleian ó so the bottom line is we are going to recommend that they contact the committee and deal with because we already had testimony that there is not going to be angel parking and there is going to be an opportunity to try to slow down traffic on Continental again however they do it they are going to try different methods to try to slow it down. By the way I do have a quick ó I'dl get back to that but I don't know if you have ever traveled down to the Outerbanks but I have many times and I will tell you for a fact that I will go 55 to 60 mph on that highway until I get to the town that says 35 mph with a little sign that says strictly enforced. Separate sign. What I suggest is the Borough attach those words to those two signs, throw some radar out there for a week or two and believe nobody will do a mile over the speed limit. That's what I suggest the Borough correct first before they go through all these curb cuts and everything else. Strictly enforced ó I'm telling you it stands out and word will get out very quickly. Anybody from the Board at this point have anything to ask. I'dl open it up to the Board on any question on anything. Mr. Mehrman ó you got to close the public meeting. Chairman Arakleian ó oh yes I'm sorry ó Motion to close, so moved do I have a second, second, all in favor, aye, any opposed and abstained?

So, I'm going to let the Board ask any questions that was discussed this evening and I am going to start with Mr. Siderias, noting that it is 20 after 10:00. Mr. Siderias ó in this shrubbery I would make a strong recommendation in the interest expeditious snow removal, and you guys are going to love this that those be taken out. If anyone has plowed snow you know this is an absolute nightmare. Our guys are great but to get someone in here to do all of these turns with a dumbtruck, not to mention the cost to the Borough because you will be replacing this every year because once they salt it ó its all dead. Just take it out. Berm them just take it out. Chairman Arakelian ó I think it's a great idea Mr. Siderias. Its going to be a nuisance for the plow drivers, its going to be a monetary burden for the town.

Michael ó I'm good, Chris, I'm good, Mr. Mehrman, pass, Mr. Grasso, good, Ms. Boland, good, Mr. Gibbons, good. The board has made several recommendations tonight I know our attorney has been diligently writing them down so I would ask her to read them.

Ms. Nabbie - Some of them are expressed, some of them I took down based on the comments of the Board so if there is anything in here that does not belong please let me know and I will put a big X through it. There was one comment a recommendation made with regard to landscaping and a berm on site. The next recommendation is for the HVAC to be appropriately screened. I think it was Mr. Siderias who made the recommendation the petition doors be manual in lieu of motorized. There was also a question that was raised or really a comment regarding the parking circulation and Mr. Costa I am going to need your help in putting it in a way of a recommendation making it one-way in the area where the ambulance corp is.

Mr. Costa ó you can say make it one-way south bound from parking space 62 to parking space 67. Thank you ó that's what I like specificity. A comment was made by one of the Board members regarding the drop off area and the Board's recommendation was to ask the governing body to take a look at that again. There was a comment with regard to Traffic and Safety ó what we are going to add is to have the governing body reach out to Traffic & Safety and have a conversation with them as well. And then the last comment that I have or recommendation is to remove all green isles. Is there anything I missed?

Chairman Arakelian ó the strictly enforced sign on the speed limit coming down from 5th and then the other one coming up from Elm. Ms. Nabbie ó so strictly enforced signs under the 25 mph sign. Here's what I am going to ask Mr. Arakelian once I have prepared these recommendations, I will forward it over to you first for you to have a look at it and then I will send it over to the governing body. Chairman Arakelian ó perfect.

Mr. Krey ó two others one was to conserve the rotation of the building 90 degrees for the parking access of the library and the other was to stripe the Tenney crosswalk. Mr. Mehrman ó I don't think you can do the Tenney Crosswalk ó can you Mr. Costa? Mr. Costa ó the crosswalk across Tenney ó absolutely. Ms. Nabbie ó so recommendation to stripe the crosswalk on Tenney. There was a recommendation to create some sort of educational program for the kids as far as crossing Continental ó design some type of program. Chairman Arakelian ó let the Mayor & Council deal with that. Is everybody satisfied with what they heard? Mr. Mehrman ó what was the questions regarding turning the entrance 90 degrees? I don't agree with ó Chairman Arakelian - I don't agree with that either. Leave it the way it is. Mr. Mehrman ó this site is so difficult know that if you go out there with the plans and look at what you got and you look at what this Borough has to live with because of Rossi its nearly impossible I think they have done a fantastic job. Chairman Arakelian ó they certainly spend enough time on it.

Mr. Arakelian ó I would like to thank the members of the public for coming, the press for showing up, I would like to thank Mr. Costa and his team for their excellent presentation and Tom and hopefully you'll get better by tomorrow. I would like to make a motion - Ms. Nabbie ó before you adjourn in an abundance of caution this Board acts as one body what I would like is the Board to make a motion with a second with a recommendation directly me to issue a letter to the governing body. Mr. Mehrman ó I'd take a shot at it. Ms. Nabbie you can just say its stated on the record by the Board attorney.

Mr. Mehrman ó excuse me - you can just say its stated on the record by the Board attorney. I was going to read a pre-empt to the motion. Ms. Nabbie - Okay ó

Mr. Mehrman -Whereas the Mayor & Council propose a Community Center adjacent to the existing library and as a courtesy and per the municipal land use law has presented an overview of this project to the Land Use Board for comments and suggestions. I therefore move that this Board submit a full endorsement of the present project with the suggestions as recorded.

Chairman Arakelian ó do I have a second on that, Second. Ms. Nabbie that was Mr. Siderias ó yup. Roll call, Ms. Nabbie - Mr. Arakelian, yes, Ms. Boland, Yes, Mr. Mehrman, most definitely yes, Mr. Grasso, yes, Mr. Krey, yes, Mr. Caslin, yes, Mr. Gibbons, yes and Mr. Siderias, yes.

Chairman Arakelian ó Thank you again. That was a wonderful job.

Meeting adjourned.